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

September 10, 2026

GMS
Governmental
Management Services

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
September 10, 2026
7:00p.m.

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

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Consent Agenda
   A. Approval of the Minutes of the August 13, 2026 Meeting **– Page 3**
   B. Approval of Check Run Summary and Invoices **– Page 15**
   C. Approval of Unaudited Financials **– Page 21**
5. Update on Disputed Invoices with Envera
6. Discussion of:
   A. Holiday Lights (Snowflakes) **– Page 34**
   B. Parking Violators and ADA Compliance
7. Staff Reports
   A. Attorney
   B. Engineer – Engineer's Report **– Page 47**
   C. Field Manager – Monthly Report **– Page 49**
   D. CDD Manager
7. Old Business
8. New Business
9. Adjournment

If any person decides to appeal any decision made with respect to any matter considered at these meetings such person will need a record of the proceedings and such person will need to ensure that a verbatim record of the proceedings is made at his or her own expense and which records include the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (954) 721-8681 at least seven (7) days prior to the date of the particular meeting. Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://coralbaycdd.com

MINUTES OF THE AUGUST 13, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, August 13, 2026	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

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

Attendee Name	Title	Status
John Hall	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; (by ZOOM) Jonathan Geiger, District Engineer; Andrew Gill, GMS; Patrick Burgess, GMS; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:09)

2. Presentations/Reports

Mr. Hall (Tape Time: 0:00:56) asked Mr. Gill to move forward and introduce the porter and janitorial presentations.

A. Porter and Janitorial Services Specifications & Proposals

1) Porter Services

Mr. Gill (Tape Time: 0:01:02) stated several proposals were obtained for porter and janitorial services which were included in the agenda package and several of those vendors were in attendance to present their proposals to the Board. He then stated the first presentation was from Total Cleaning.

2) Total Cleaning – Michael Elberg, Director of Sales, Fernando Correa, Operations Manager

(At this time (Tape Time: 0:03:31) Mr. Elberg from Total Cleaning introduced himself and Mr. Correa and thanked the Board for inviting them to present. He then gave a little bit of background information on his company and a quick overview of his proposal)

(A Q&A session (Tape Time 0:06:26) was held among the Board members and Mr. Elberg relating to his proposal)

3) Clean Space – Matt Giunco, Owner, Marcella Velasquez, Account Executive, Liliana Freitas, Operations Manager

Mr. Gill (Tape Time: 0:10:38) stated the next presentation was from Clean Space.

(At this time (Tape Time: 0:10:50) Ms. Velasquez from Clean Space introduced herself and gave a little bit of background information on her company and a quick overview of her proposal)

(A Q&A session (Tape Time 0:15:22) was held among the Board members and Ms. Velasquez relating to her proposal)

4) BrightView, Dana Hoffman, Account Sales

Mr. Gill (Tape Time: 0:23:02) stated the next presentation was from BrightView.

(At this time (Tape Time: 0:23:28) Ms. Hoffman from BrightView introduced herself and gave a little bit of background information on her company and a quick overview of her proposal)

(A Q&A session (Tape Time 0:25:46) was held among the Board members and Ms. Hoffman relating to her proposal)

5) 911 Commercial Cleaning – Edsel Muchevicz, Owner and CEO; Edgardo Constanzo, Owner

Mr. Gill (Tape Time: 0:28:45) stated the next presentation was from 911 Commercial Cleaning, our current company.

(At this time (Tape Time: 0:28:56) Mr. Muchevicz from 911 Commercial Cleaning introduced himself and gave a little bit of background information on his company and a quick overview of his proposal)

(A Q&A session (Tape Time 0:33:09) was held among the Board members and Mr. Muchevicz relating to his proposal)

6) Summary, Map and Specifications

(There was some additional discussion among the Board members and District staff relating to the presentations and the proposal prices)(The Board agreed to table the decision on the porter and janitorial services until the next Board meeting)(Mr. Gill stated (Tape Time: 0:43:39) if the Board were to make a decision at this meeting Mr. Padilla's recommendation would be to continue with 911 Commercial Cleaning)

B. Landscape, Irrigation and Annuals Transition Status

1) Cutter's Edge – Michael Conover, General Manger, Geroy Randolph, Operations Manager

Mr. Hall (Tape Time: 0:44:13) stated the next presentation was supposed to be from Cutter's Edge however no representative was in attendance at this time.

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:44:20) (There were no audience comments at this time)

Mr. Hall then asked if there were any Supervisor's comments. (Tape Time: 0:44:55) (There were no other comments at this time)

4. Consent Agenda

A. Approval of the Minutes of the July 9, 2026 Meeting

B. Approval of Check Run Summary

C. Approval of Unaudited Financials

Mr. Hall (Tape Time: 0:45:03) stated unless there were any comments or questions, he would ask for a motion to approve the July 9, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

MOTION:	Approve the Minutes of the July 9, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

RESULT:	The July 9, 2026 Meeting Minutes, the Check Run Summary and the Unaudited Financials were approved
Tape time:	0:45:05

5. Public Hearing to Adopt the Fiscal Year 2027 Budget

Mr. Hall (Tape Time: 0:46:22) moved to item No. 5 and asked for a motion to open the public hearing.

A. Motion to Open the Public Hearing

MOTION:	Opening the Public Hearing
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The Public Hearing was opened
Tape time: 0:46:25	

B. Public Comment and Discussion

Mr. Hall then asked (Tape Time: 0:46:46) if there were any public comments or discussion relating to the budget.

(Ms. Hagen (Tape Time: 0:47:05) made a few comments on the proposed budget at this time)(At this point a discussion was held among the Board members, Ms. Hagen and Mr. Gill relating to the budget)

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Hall (Tape Time: 0:51:18) introduced resolution #2026-03 which was the annual appropriation resolution for fiscal year 2027 budget and asked for a motion to approve.

MOTION:	Approve Resolution #2026-03 Annual Appropriation Resolution
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Resolution #2026-03 the Annual Appropriation Resolution was approved
Tape time: 0:51:31	

D. Consideration of Resolution #2026-04 Levy of Non-Ad Valorem Assessments

Mr. Hall (Tape Time 0:51:59) then asked for a motion to approve resolution #2026-04 which was the levy of the Non-Ad Valorem Assessments that allows the District to levy the Non-Ad Valorem Assessments on the tax roll.

MOTION:	Approve Resolution #2026-04 Levy of Non-Ad Valorem Assessments
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Resolution #2026-04 Levy of the Non-Ad Valorem Assessments was approved
Tape time: 0:52:00	

E. Motion to Close the Public Hearing

MOTON:	Closing the Public Hearing
MOVER:	Tina Hagen
SECONDER:	Tony Spavento

VOTE:	All in favor
RESULT:	The Public Hearing was closed
Tape time: 0:52:30	

6. Discussion of:

A. Resilient Broward Grant Funding Opportunity – Flood Risk Reduction

Mr. Hall (Tape Time: 0:54:04) moved to item No. 6A, discussion of resilient Broward grant funding opportunity and asked Mr. Gill to present this item.

Mr. Gill (Tape Time 0:54:14) gave a brief explanation relating to the Broward grant funding opportunity and stated that Broward County was soliciting responses from municipalities, CDDs and other Special Districts for governmental grant funding to utilize the programs that mitigate flood risks within the District. Mr. Gill also made a few additional comments and stated he has a phone call scheduled for August 18th with Broward County to obtain additional information about the program.

(At this point (Tape Time: 0:55:25) a discussion was held among the Board members and Mr. Gill relating to this item)

B. Dock Invoices

Mr. Hall (Tape Time: 0:56:36) moved to item No. 6B, discussion of dock invoices and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:56:43) gave a brief overview relating to the dock invoices and stated at the last meeting the Board discussed at length the final payment to the vendor, South Florida Dock & Seawall. He also stated he spoke with Mr. Mizusawa on this issue and it was staff's recommendation to make the final payment if the Board chose to do that.

Mr. Mizusawa (Tape Time: 0:57:06) also made a few additional comments regarding this item and stated it would be best for the Board to move forward and agree to make the full payment for the invoices received by the District.

MOTION:	To authorize the final payment for dock invoices received from South Florida Dock & Seawall in the amount $10,769

MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Authorizing the final payment for dock invoices received from South Florida Dock & Seawall in the amount of $10,769 was approved
Tape time: 0:57:57	

Mr. Gill (Tape Time: 0:58:27) stated he would like to bring up a couple of items to the Board's attention before moving on with the agenda, one of which was a new permit application for a backyard fence within the lake maintenance easement. Mr. Gill stated the Board had the ability to waive some of those requirements.

Mr. Geiger (Tape Time: 0:59:11) stated the Board did not have the ability to waive the requirements but did have a section in the Rules, Section 4.15, that did say fences aren't permitted without express written consent of the Board and some sort of recorded agreement, if the Board agreed to it.

(At this point (Tape Time: 0:59:43 a discussion was held among the Board members, Mr. Geiger and Mr. Gill relating to this item)(The Board agreed not to approve this item) (Ms. Smoker (Tape Time: 1:05:27) stated this item could not be fully approved by the Board unless it was in accordance with the District Rules and a check list was provided)

MOTION:	To deny a new permit application for a backyard fence within the lake maintenance easement
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The new permit application for a backyard fence within the lake maintenance easement was denied
Tape time: 1:05:14	

Mr. Gill (Tape Time: 1:07:18) stated the second item for discussion was that the holiday lighting vendor had reached out to him while they were negotiating the contract. The vendor informed Mr. Gill that the price for this new company's creation of the gift boxes portion of the Christmas decorations had increased from the proposal amount, and was now $8,000 higher. Mr. Gill stated that the Board would need to make a decision on that. Mr. Gill also stated he had reached out to the previous holiday lighting company, Light R Up, to obtain the gift boxes that they had previously made and used last year. Mr. Gill also wanted to see what other options JM Holiday Lighting, the new company might have, so the Board could then make a decision on whether they wanted the presents or not.

(At this point (Tape Time: 1:08:28 a discussion was held among the Board members and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 1:08:34) stated Mr. Gill had informed him of this issue and to make the Board aware, he was not looking for a decision at this meeting but, was preparing the Board for the next meeting that he would present whatever options were available)

7. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending in September 30, 2026

Mr. Hall (Tape Time: 1:13:25) moved to item No. 7 and asked for a motion to accept the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026.

MOTION:	To accept the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved

Tape time: 1:13:43

8. Status on:

A. Envera Matters

Mr. Hall (Tape Time: 1:15:08) moved to item No. 8A, status on Envera matters and asked Mr. Gill to give an update on this item.

Mr. Gill (Tape Time: 1:15:17) stated that at the last meeting, the Board gave staff the authority to reach out to Envera's attorney to negotiate a resolution, and Ms. Smoker had done that. He also stated that the District had submitted to Envera, the documentation prepared by Mr. Mizusawa that shows the reasonable amount that we believe should be paid to Envera. That documentation was the result of Mr. Mizusawa's detailed analysis of the Envera-claimed outstanding charges, and was presented to the Board at a previous meeting. Mr. Gill then stated he was trying to set up a meeting with the Envera representatives, along with Mr. Mizusawa. As of now, Envera was still reviewing the documentation and will let Mr. Gill know once they finished their review.

Ms. Smoker (Tape Time: 1:16:06) stated that the last update she had from Envera's counsel was at the beginning of the week, and that they were still trying to review the information. Therefore, she had nothing else to add unless the Board had any questions. She also stated once the meeting was set with Envera, they would go through the disputed invoices with Mr. Gill and Mr. Mizusawa.

(At this point (Tape Time: 1:16:33) a discussion was held among the Board members, Ms. Smoker and Mr. Mizusawa relating to this item)

B. ABM Invoice Dispute

Mr. Hall (Tape Time: 1:29:08) moved to item No. 8B, ABM invoice dispute, and stated this item had been discussed at the last meeting, so he wasn't sure why it was still on the agenda.

9. Staff Reports

Mr. Hall (Tape Time: 1:29:13) moved to item No. 9A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:29:18) stated she had nothing to report at this time unless the Board had any questions. (The Board had no questions)

B. Engineer

Mr. Hall (Tape Time: 1:29:42) moved to item No. 9B, engineer, and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:29:45) gave a brief update on the Indian Key headwall erosion repair stating that construction project was underway. He also made some additional comments relating to a grading adjustment and stated the job was scheduled to be completed by the end of next week pending weather conditions and the city inspection schedule.

Mr. Geiger (Tape Time: 1:31:08) then gave a brief update relating to the tennis court resurfacing stating the project agreement had been executed by all parties, and the vendor was issued a notice to proceed to go to permitting. Mr. Geiger also made some additional comments relating to this item.

At this point (Tape Time: 1:33:11) a discussion was held among the Board members, and Mr. Geiger relating to his updates)

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:36:31) moved to item 9C, field manager and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:36:36) stating that Mr. Padilla had provided his field manager’s report relating to pending and in-progress items which was included in the agenda and was available by phone if the Board had any additional questions on his report.

(At this point (Tape Time: 1:37:59) a discussion was held among the Board members and Mr. Gill relating to a couple of items on Mr. Padilla’s report)

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Hall (Tape Time: 1:39:14) presented the consideration of the proposed fiscal year 2027 meeting schedule and asked for a motion to approve.

MOTION:	Approve the proposed Fiscal Year 2027 Meeting Schedule
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The proposed Fiscal Year 2027 Meeting Schedule was approved
Tape time: 1:39:17	

2) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed*

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – 2,270

Mr. Hall (Tape Time: 1:40:04) presented the Form 1 financial disclosure due July 1, 2026 and stated all Board members had filed their forms.

Mr. Gill (Tape Time: 1:40:13) then reminded the Board members they have until December 31, 2026 to complete their annual ethics training and he would resend the email to all the Board members to make sure they had the information.

Mr. Hall (Tape Time: 1:40:31) then stated the number of registered voters in the District was 2,270.

12. Old Business

Mr. Hall asked (Tape Time: 1:41:43) if there was any old business to discuss.

Mr. Gallucci asked (Tape Time: 1:41:43) about the parking list Mr. Hall sent to Mr. Gill regarding the sidewalks and if there were any improvements since tickets were given out.

Mr. Hall (Tape Time: 1:41:52) stated nothing had changed on that issue and it was the same residents who were overhanging or blocking the sidewalks on a daily basis, and the police said there was nothing they could do about it.

(At this point (Tape Time: 1:42:43) a discussion was held among the Board members, Mr. Hall and Mr. Gill relating to this item)(Mr. Hall requested staff to find out who enforces the ADA parking rules)

13. New Business

Mr. Hall asked (Tape Time: 1:48:51) 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 8:50 p.m.
Tape time: 1:49:14	

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount	
	Checks		
08/18/26	20880-20889	$	78,331.42
09/01/26	20890		18,271.50
09/10/26	20891-20903		69,343.05
	TOTAL	**$**	**165,945.97**

Date	Check Numbers	Amount	
	ACH		
08/01/26	800081	$	4,262.47
08/31/26	800082-800088	$	1,154.22
	TOTAL	**$**	**5,416.69**

*** CHECK NOS. 020880-020903

CORAL BAY CDD - GF

BANK C GENERAL FUND - WELLS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00242	7/30/26	26224986	202608	320-53800-46508		*	300.00		
			SWING GATE REPAIR 08/26							
						ASAP GATE PLUS LLC			300.00	020880
8/18/26	00012	7/24/26	26071212	202607	320-53800-34502		*	1,566.00		
			SECURITY SVCS 07/26							
		8/07/26	26081203	202608	320-53800-34502		*	1,914.00		
			SECURITY SVCS 08/26							
						CITY OF MARGATE-POLICE DEPARTMENT			3,480.00	020881
8/18/26	00197	8/16/26	10406	202608	320-53800-46507		*	235.62		
			SVCS 08/26							
						EAGLE GROUP, INC			235.62	020882
8/18/26	00017	8/06/26	111895	202608	320-53800-46508		*	1,712.00		
			SVCS 08/26							
		8/14/26	112039	202608	320-53800-46508		*	1,243.00		
			ACCESS CONTROL APP 08/26							
						ENVERA SYSTEMS			2,955.00	020883
8/18/26	00273	8/04/26	16170	202608	320-53800-46408		*	4,197.08		
			PATIO FURNITURE 08/26							
						FURNITURE LEISURE INC			4,197.08	020884
8/18/26	00195	8/10/26	072026	202607	310-51300-31100		*	2,028.75		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46609		*	1,566.25		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46513		*	780.00		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46504		*	277.50		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46611		*	647.50		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46419		*	277.50		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	320-53800-46419		*	2,438.75		
			SVCS 06/26-07/30/26							
		8/10/26	072026	202607	310-51300-31100		*	508.75		
						KCI TECHNOLOGIES, INC.			8,525.00	020885
8/18/26	00263	8/14/26	15022	202608	320-53800-46420		*	490.00		
			MAINT 08/26							
						REDLINE IGUANA REMOVAL			490.00	020886

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/18/26	00259	7/01/26	3091	202607	320-53800-46202		*	7,999.00		
			FLOWER ROTAION 07/26							
		7/31/26	3824	202607	320-53800-46404		*	2,069.39		
			ZONE VALVE REPLACEMENT							
		8/06/26	3835	202608	320-53800-46404		*	2,220.00		
			IRRIGATION REPAIRS 08/26							
						SHINTO LANDSCAPING LLC			12,288.39	020887
8/18/26	00251	8/03/26	11125	202608	320-53800-46000		*	1,500.00		
			FLAT FACE POST 08/26							
						911 COMMERCIAL CLEANING CORP			1,500.00	020888
8/18/26	00219	8/13/26	8861	202608	320-53800-46419		*	44,360.33		
			PROJECT DEPOSIT							
						3-D PAVING & SEALCOATING LLC			44,360.33	020889
9/01/26	00266	8/27/26	2409	202608	320-53800-46609		*	18,271.50		
			EROSION REPAIR PROJECT							
						LANDSHORE ENTERPRISES LLC			18,271.50	020890
9/10/26	00242	8/19/26	26225100	202608	320-53800-46508		*	142.50		
			REPAIR SWING GATE 08/26							
						ASAP GATE PLUS LLC			142.50	020891
9/10/26	00009	7/31/26	199978	202607	310-51300-31500		*	5,625.00		
			SVCS 07/26							
						BILLING COCHRAN PA			5,625.00	020892
9/10/26	00013	8/21/26	230058-0	202607	320-53800-43100		*	690.24		
			SVCS 07/26							
		8/21/26	230060-0	202607	320-53800-43100		*	285.69		
			SVCS 07/26							
		8/21/26	230064-0	202607	320-53800-43100		*	656.14		
			SVCS 07/26							
		8/21/26	239260-0	202607	320-53800-43100		*	114.11		
			SVCS 07/26							
						CITY OF MARGATE-UTILITIES			1,746.18	020893
9/10/26	00197	8/26/26	10407	202608	320-53800-46507		*	245.02		
			SVCS 08/26							
						EAGLE GROUP, INC			245.02	020894
9/10/26	00032	8/31/26	4305	202609	320-53800-46202		*	2,887.50		
			SVCS 09/26							
		8/31/26	4306	202608	320-53800-46408		*	775.00		
			REPLACE ACID FEED/GRATE							
						EAST RIVER POOLS AND SPAS, INC.			3,662.50	020895

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/26	00017	8/03/26	771667	202609	320-53800-34500		*	6,279.28		
			MONITORING 09/26							
		8/03/26	771998	202609	320-53800-34500		*	2,976.75		
			MONITORING 09/26							
		8/14/26	INV00000	202608	320-53800-46509		*	7,890.00		
			WINDSHIELD STICKER 08/26							
						ENVERA SYSTEMS			17,146.03	020896
9/10/26	00020	8/24/26	082026	202608	320-53800-43000		*	9,774.73		
			SVCS 08/26							
						FPL			9,774.73	020897
9/10/26	00001	9/01/26	424	202609	320-53800-34000		*	4,641.42		
			FIELD SVCS 09/26							
		9/01/26	425	202609	310-51300-34000		*	6,675.00		
			MGMT FEE 09/26							
		9/01/26	425	202609	310-51300-35100		*	83.33		
			COMPUTER TIME 09/26							
		9/01/26	425	202609	310-51300-35101		*	208.33		
			WEBSITE ADMIN 09/26							
		9/01/26	425	202609	310-51300-42000		*	21.35		
			POSTAGE&DELIVERY 09/26							
		9/01/26	425	202609	310-51300-42500		*	121.90		
			COPIES 09/26							
						GOVERNMENTAL MANAGEMENT SERVICES			11,751.33	020898
9/10/26	00250	8/21/26	5694	202608	320-53800-46410		*	1,600.00		
			SVCS 08/26							
		8/21/26	5695	202608	320-53800-46410		*	800.00		
			SVCS 08/26							
						JUST CALL JAMES, INC.			2,400.00	020899
9/10/26	00221	8/28/26	26-2495-	202608	320-53800-34501		*	96.00		
			FIRE INSPECTION 08/26							
						MARGATE FIRE DEPARTMENT			96.00	020900
9/10/26	00198	8/31/26	08312026	202608	320-53800-46401		*	1,833.76		
			PEST CONTROL 08/26							
						SOUTHERN PLANT AND PEST SERVICES			1,833.76	020901
9/10/26	00012	8/21/26	26083114	202608	320-53800-34502		*	252.00		
			POLICE DUTY DETAIL 08/26							
		8/21/26	26083115	202608	320-53800-34502		*	2,013.00		
			POLICE DUTY DETAIL 8/26							
						CITY OF MARGATE-POLICE DEPARTMENT			2,265.00	020902

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/26	00259	9/01/26	4059	202609	320-53800-46203		*	3,214.00		
			09/26 SVCS							
		9/01/26	4060	202609	320-53800-46202		*	9,441.00		
			09/26 SVCS							
						SHINTO LANDSCAPING LLC			12,655.00	020903

TOTAL FOR BANK C	165,945.97
TOTAL FOR REGISTER	165,945.97

*** CHECK NOS. 800081-800088
CORAL BAY CDD - GF
BANK Z CORAL BAY AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/26	00269	7/26/26	43603086	202608	310-51700-71000		*	4,137.02		
			CANON FINANCIAL 08.26							
		7/26/26	43603086	202608	310-51700-72000		*	125.45		
			CANON FINANCIAL 08.26							
						CANON FINANCIAL SERVICES INC			4,262.47	800081
8/31/26	00234	7/09/26	082026	202608	320-53800-41000		*	164.86		
			SVCS 08/26							
						COMCAST - AUTO PAY			164.86	800082
8/31/26	00034	7/11/26	0826	202608	320-53800-41000		*	162.90		
			SVCS 08/26							
						COMCAST - AUTO PAY			162.90	800083
8/31/26	00173	8/02/26	082026	202608	320-53800-41000		*	167.90		
			SVCS 08/26							
						COMCAST - AUTO PAY			167.90	800084
8/31/26	00174	8/03/26	082026	202608	320-53800-41000		*	162.90		
			SVCS 08/26							
						COMCAST - AUTO PAY			162.90	800085
8/31/26	00175	7/22/26	082026	202608	320-53800-41000		*	162.90		
			SVCS 08/26							
						COMCAST - AUTO PAY			162.90	800086
8/31/26	00176	7/22/26	082026	202608	320-53800-41000		*	167.90		
			SVCS 08/26							
						COMCAST - AUTO PAY			167.90	800087
8/31/26	00233	7/08/26	082026	202608	320-53800-41000		*	164.86		
			SVCS 08/26							
						COMCAST - AUTO PAY			164.86	800088
						TOTAL FOR BANK Z		5,416.69		
						TOTAL FOR REGISTER		5,416.69		

Coral Bay

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Coral Bay

Community Development District

Balance Sheet

August 31, 2026

		General Fund		*Debt Service Fund*		*Totals Governmental Funds*
Assets:						
Cash:						
Operating Account	$	29,992	$	-	$	29,992
Regions Account		942				942
Investments:						
State Board of Administration		499,597		-		499,597
BankUnited Money Market		142,872		-		142,872
Electric Deposits		218		-		218
Total Assets	**$**	**673,621**	**$**	**(0)**	**$**	**673,621**
Liabilities:						
Accounts Payable	$	51,065	$	-	$	51,065
Deposits		460		-		460
Total Liabilities	**$**	**51,525**	**$**	**-**	**$**	**51,525**
Fund Balance:						
Nonspendable:						
Deposits	$	218	$	-	$	218
Assigned for:						
Security Services		60,605		-		60,605
Capital Reserves		20,500		-		20,500
Unassigned		540,773		-		540,773
Total Fund Balances	**$**	**622,096**	**$**	**(0)**	**$**	**622,096**
Total Liabilities & Fund Balance	**$**	**673,621**	**$**	**(0)**	**$**	**673,621**

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted Budget Fiscal Year 2026	Prorated Budget 8/31/26	Actuals Through 8/31/26	Actual Variance	Projected Next 1 Months	Projected Through 9/30/26	Projected 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	13,750	30,020	16,270	2,011	32,032	17,032
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	3,667	4,760	1,093	1,190	5,950	1,950
Total Revenues	**$ 1,639,589**	**$ 1,638,006**	**$ 1,682,263**	**$44,257**	**$ 3,201**	**$ 1,685,464**	**$ 45,875**
Expenditures:							
General and Administrative:							
Supervisor Fees	$ 12,000	$ 11,000	$ 10,800	$ 200	$ 1,000	$ 11,800	$ 200
FICA Expense	918	842	826	15	77	903	15
Engineering	45,000	41,250	21,348	19,903	7,500	28,848	16,153
Attorney	50,000	45,833	47,355	(1,522)	8,333	55,688	(5,688)
Commissions/Tax Collector	18,849	18,849	18,234	615	-	18,234	615
Annual Audit	3,500	3,208	3,500	(292)	-	3,500	-
Trustee Fees	3,500	3,208	-	3,208	3,500	3,500	-
Management Fees	80,100	73,425	73,425	(0)	6,675	80,100	-
Information Technology	1,000	917	917	0	83	1,000	-
Website Administration	2,500	2,292	2,292	0	208	2,500	-
Postage and Delivery	2,500	2,292	1,341	951	268	1,609	891
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	1,375	758	617	138	896	604
Legal Advertising and Other	4,000	3,667	2,396	1,270	333	2,730	1,270
Office Supplies	300	275	183	92	25	208	92
Dues, Licenses	175	175	175	-	-	175	-
Closing Costs	-	-	9,000	(9,000)	8,720	17,720	(17,720)
Interest on Regions Bank Loan	-	-	75	(75)	42	118	(118)
Total General and Administrative	**$ 315,173**	**$ 297,938**	**$ 276,099**	**$ 21,839**	**$ 36,903**	**$ 313,002**	**$ 2,171**

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted Budget Fiscal Year 2026	Prorated Budget 8/31/26	Actuals Through 8/31/26	Actual Variance	Projected Next 1 Months	Projected Through 9/30/26	Projected Variance
Operations and Maintenance							
Field Management Fees	$ 55,697	$ 51,056	$ 51,056	$ 0	$ 4,642	$ 55,697	$ -
Contractual-Security	111,072	101,816	101,816	-	9,256	111,072	-
Contractual-Security Equipment	51,150	46,887	46,887	0	4,262	51,150	-
Security Patrols	37,000	33,917	30,689	3,228	4,625	35,314	1,686
Parking Enforcement	8,400	7,700	1,400	6,300	7,000	8,400	-
Fire and Security System Monitoring	500	458	586	(128)	-	586	(86)
Telephone	12,000	11,000	11,625	(625)	1,216	12,841	(841)
Water and Sewer	18,000	16,500	18,810	(2,310)	3,762	22,572	(4,572)
Electric	107,625	98,656	102,124	(3,468)	9,284	111,408	(3,783)
Pest Control	22,725	20,831	20,671	160	1,834	22,505	220
Community Maintenance	175,857	161,202	163,202	(2,000)	12,655	175,857	-
Porter Services	39,416	36,131	31,583	4,548	6,317	37,900	1,516
Other Maintenance	12,000	11,000	11,363	(363)	637	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	32,083	43,831	(11,747)	2,917	46,747	(11,747)
Wall Maintenance and Repair	3,000	3,000	17,379	(14,379)	-	17,379	(14,379)
Park and Pool Maintenance/Repair	50,000	45,833	26,291	19,542	4,167	30,458	19,542
Pool Maintenance - Contract	31,500	28,875	29,450	(575)	2,888	32,338	(838)
Janitorial	43,042	39,455	35,000	4,455	7,000	42,000	1,042
Iguana Removal	5,880	5,390	5,390	-	490	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	36,667	50,270	(13,603)	-	50,270	(10,270)
Mulch	5,000	5,000	23,243	(18,243)	-	23,243	(18,243)
Landscape Replacement/Removals	45,000	41,250	26,289	14,961	18,711	45,000	-
Storm/Emergency Cleanup	-	-	4,450	(4,450)	-	4,450	(4,450)
Lake Maintenance/Repair	35,268	32,329	31,015	1,314	2,661	33,676	1,592
Fountain Maintenance/Repair	1,000	917	919	(3)	81	1,000	0
Drainage Maintenance	26,000	23,833	4,250	19,583	21,750	26,000	-
Road Maintenance/Repair	20,000	18,333	21,200	(2,867)	-	21,200	(1,200)
Sidewalk Maintenance/Repair	20,000	18,333	22,000	(3,667)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	9,167	278	8,889	1,667	1,944	8,056
Pressure Cleaning	41,000	32,417	32,417	-	8,583	41,000	-
Electrical Repair and Replacement	26,000	23,833	39,783	(15,950)	3,250	43,033	(17,033)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	14,667	13,672	995	2,329	16,000	-

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended August 31, 2026

	Adopted Budget Fiscal Year 2026	Prorated Budget 8/31/26	Actuals Through 8/31/26	Actual Variance	Projected Next 1 Months	Projected Through 9/30/26	Projected Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	165,000	253,510	(88,510)	13,580	267,090	(87,090)
Clubhouse - Dock Extension	-	-	106,952	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement - Islamorada	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	52,657	-	-	-	-
Headwall Erosion Project - Indian Key	-	-	28,411	-	-	-	-
Total Operations and Maintenance	**$ 1,317,747**	**$ 1,189,633**	**$ 1,288,544**	**$ (98,911)**	**$ 171,656**	**$ 1,460,200**	**$ (142,453)**
Total Expenditures	**$ 1,632,920**	**$ 1,487,571**	**$ 1,564,643**	**$ (77,072)**	**$ 208,560**	**$ 1,773,203**	**$ (140,283)**
Excess (Deficiency) of Revenues over Expenditures	**$ 6,669**	**$ 150,435**	**$ 117,620**	**$ 121,329**	**$ (205,358)**	**$ (87,739)**	**$ 186,158**
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**	**$ 150,435**	**$ 135,899**	**$ 139,608**	**$ (196,638)**	**$ (60,739)**	**$ 213,157**
Fund Balance - Beginning	**$ 506,557**		**$ 486,198**			**$ 486,198**	
Fund Balance - Ending	**$ 513,226**		**$ 622,096**			**$ 425,458**	

Coral Bay

Community Development District

Schedule of Approved Major Projects

Projects	Location	Total Spent FY 2025	Actuals Through 8/31/26	Projected Through 9/30/26	Total Projected Cost
Expenditures:					
Non-Landscaping Projects					
Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	$ -	$ -	$ -	$ 34,000
Basketball Court Lights ($5,500 per pole - 4 in total expected)	North Bay Park	-	-	-	22,000
LED-based Message Signage	Coral Bay Entrances (Max 3)	-	-	-	30,000
Fence Replacement for Tennis/Pickleball Court	North Bay Park	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing	North Bay Park	14,695	52,657	52,657	217,352
Dock Extensions	Clubhouse and Peninsula Park	17,198	106,952	117,721	134,919
Roof Replacement	Clubhouse Park Building	-	-	-	49,000
Roof Replacement	Fay's Cove Park Building				14,000
Pool Resurfacing	Clubhouse Pool	24,310	46,690	46,690	71,000
Pool Resurfacing	Fay's Cove Park	5,500	-	-	71,500
Wall Replacement	Islamorada	-	18,800	18,800	18,800
New Pool Shading	All Pool Areas	-	-	-	50,000
Perimeter Wall Drainage Cutout Cover Panels	Entire District Perminter Wall	-	-	-	50,000
Headwall Erosion Project	Indian Key	-	28,411	31,222	31,222
Landscaping Projects					
Hedge Removal and Replacement	Southwind Lane (Fay's Cove and Port Antigua)	-	-	-	65,000
Projects reported under "Major Projects" Line Item		**$ 61,703**	**$ 253,510**	**$ 267,090**	**$ 883,793**

Coral Bay

Community Development District

General Fund Forecast Comments

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

	Adopted Budget Fiscal Year 2026	Prorated Budget 8/31/26	Actuals Through 8/31/26	Actual 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	2,286	-	30,020
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	-	-	-	35	-	4,760
Total Revenues	**$ 1,186**	**$ 120,897**	**$ 1,363,785**	**$ 33,114**	**$ 22,231**	**$ 17,364**	**$ 52,082**	**$ 22,633**	**$ 26,333**	**$ 20,317**	**$ 2,321**	**$ -**	**$ 1,682,263**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 10,800
FICA Expense	77	77	77	77	77	61	77	77	77	77	77	-	826
Engineering	2,445	2,901	900	1,058	3,410	2,723	1,606	1,878	1,890	2,538	-	-	21,348
Attorney	4,113	5,393	4,875	3,003	4,033	5,763	5,710	4,375	4,468	5,625	-	-	47,355
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	6,675	-	73,425
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	917
Website Administration	208	208	208	208	208	208	208	208	208	208	208	-	2,292
Postage and Delivery	85	170	82	42	207	56	184	176	268	46	25	-	1,341
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	97	-	41	51	125	-	758
Legal Advertising and Other	143	180	179	64	177	183	168	337	283	484	198	-	2,396
Office Supplies	-	0	-	-	-	0	-	-	15	168	0	-	183
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Closing Costs	-	-	-	-	-	-	-	-	9,000	-	-	-	9,000
Interest on Regions Bank Loan	-	-	-	-	-	-	-	-	-	32	43	-	75
Total General and Administrative	**$ 98,593**	**$ 18,056**	**$ 29,731**	**$ 12,482**	**$ 16,069**	**$ 16,745**	**$ 16,266**	**$ 15,002**	**$ 25,561**	**$ 19,161**	**$ 8,435**	**$ -**	**$ 276,099**
Operations and Maintenance													
Field Management Fees	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ 4,641	$ -	$ 51,056
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	-	101,816
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	-	46,887
Security Patrols	1,426	1,983	3,038	1,856	2,679	2,784	3,027	3,165	3,594	2,958	4,179	-	30,689
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	105	70	-	201	-	586
Telephone	993	993	993	1,009	1,009	1,009	1,009	1,067	1,216	1,173	1,154	-	11,625
Water and Sewer	1,148	3,307	1,911	1,786	1,504	1,906	1,955	1,895	1,653	1,746	-	-	18,810
Electric	9,049	8,489	8,726	9,895	9,688	9,137	9,098	9,293	9,490	9,486	9,775	-	102,124
Pest Control	2,234	1,934	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	-	20,671
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	12,655	12,655	12,655	12,655	20,654	-	163,202
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	1,500	-	11,363
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	3,790	2,306	5,501	1,077	2,028	4,340	4,289	-	43,831
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	4,972	-	26,291
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	2,888	2,888	2,888	2,888	2,888	-	29,450

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	490	-	5,390
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	4,420	5,000	3,050	-	2,400	-	50,270
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	2,661	-	31,015
Fountain Maintenance/Repair	113	81	81	81	81	81	81	81	81	81	81	-	919
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	833	-	185	780	-	-	21,200
Sidewalk Maintenance/Repair	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	278	-	-	278
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	481	-	39,783
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	95	-	-	-	95	11,288	-	13,672
Major Projects	-	40,020	93	17,273	42,896	29,415	26,953	1,665	3,978	21,560	69,659	-	253,510
Subtotal Field Expenditures	**$ 131,376**	**$ 158,493**	**$ 80,198**	**$ 97,211**	**$ 122,836**	**$ 141,867**	**$ 119,949**	**$ 93,405**	**$ 81,270**	**$ 105,273**	**$ 156,665**	**$ -**	**$ 1,288,544**
Total Operations & Maintenance	**$ 131,376**	**$ 158,493**	**$ 80,198**	**$ 97,211**	**$ 122,836**	**$ 141,867**	**$ 119,949**	**$ 93,405**	**$ 81,270**	**$ 105,273**	**$ 156,665**	**$ -**	**$ 1,288,544**
Total Expenditures	**$ 229,969**	**$ 176,549**	**$ 109,928**	**$ 109,693**	**$ 138,905**	**$ 158,612**	**$ 136,215**	**$ 108,407**	**$ 106,831**	**$ 124,434**	**$ 165,099**	**$ -**	**$ 1,564,643**
Excess (Deficiency) of Revenues over Exper	$ (228,783)	$ (55,652)	$ 1,253,857	$ (76,580)	$ (116,674)	$ (141,248)	$ (84,133)	$ (85,774)	$ (80,498)	$ (104,117)	$ (162,778)	$ -	$ 117,620
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)**	**$ (85,774)**	**$ (80,498)**	**$ (104,117)**	**$ (162,778)**	**$ -**	**$ 135,899**

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**

Estimate
for
Coral Bay
3101 S Bay Dr
Margate, FL 33063-9309
954 721-8681 ext 226

JM Holiday Lighting Inc.
1941 NW 40th Ct
Pompano Beach, FL 33064
954-482-6800
561-573-7090
jmholidaylighting@gmail.com

Estimate No. 26136 Issued on Thu Aug 13, 2026

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

140	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	$5.00	$700.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
25	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree ** 1 Tree Gets and Extra Set	$30.00	$750.00	TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	$30.00	$240.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
1	Area D	Area D: 2ND ENTRANCE - CENTER ISLAND - SOUTH BAY DRIVE	$0.00	$0.00	NON
65	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 65 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDER-HANG of the Guard House	$5.00	$325.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
42	4in WARM WHITE	TRUNK: Spiral wrap 3 ROYAL PALM trees located in the Center Island with 40 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	$30.00	$1,260.00	TAX
9	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar at the Top of the 3 ROYAL PALM trees listed above	$30.00	$270.00	TAX
30	4in GREEN	FRONDS: Light 10 Fronds in Each of the 3 ROYAL PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	$45.00	$1,350.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
1	Area E	Area E: CLUB HOUSE	$0.00	$0.00	NON
26	4in WARM WHITE	TRUNK: Spiral wrap 13 ROBELLINI PALM trees located (9) on the Left Side & 4 on the Right Side of the Club House Front Entrance-way with an Average of 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$28.00	$728.00	TAX
13	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 13 ROBELLINI PALM trees listed above	$28.00	$364.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
1	Area F	Area F: 3RD ENTRANCE - CENTER ISLANDS - NE 30TH ST & N BAY DR	$0.00	$0.00	NON
1	Manager Notes	____	$0.00	$0.00	NON
3	4in WARM WHITE	TRUNK: Spiral wrap 1 BOTTLENECK PALM tree located in the Front Center Island with 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights	$30.00	$90.00	TAX
1	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 1 BOTTLENECK PALM tree listed above	$30.00	$30.00	TAX
1	Manager Notes	____	$0.00	$0.00	NON
20	4in WARM WHITE	TRUNK: Spiral wrap 4 CHRISTMAS PALM trees located Just Inside the Gate with 5 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$600.00	TAX

4	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 4 CHRISTMAS PALM trees listed above	$30.00	$120.00	TAX
1	Manager Notes	________________________________	$0.00	$0.00	NON
8	4in WARM WHITE	TRUNK: Spiral wrap 2 BOTTLENECK PALM trees located (1 Per Side) of the Coral Bay Resident Entrance Monument Sign located Just Past the Resident Gate with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$240.00	TAX
2	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 2 BOTTLE NECK PALM trees listed above	$30.00	$60.00	TAX
1	Manager Notes	________________________________	$0.00	$0.00	NON
20	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 20 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns of the (1) Monument Sign located Behind the Resident Gate	$5.00	$100.00	TAX
1	Manager Notes	________________________________	$0.00	$0.00	NON
1	Area G	Area G: VARIOUS SUBDIVISIONS	$0.00	$0.00	NON
730	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 730 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 18 VARIOUS SUBDIVISON MONUMENT SIGNS located Through out the Community: 2 Las Brisas Del Mar 1 Las Brisas 1 East Mallory Harbor 2 Las Brisas 1 The Cape 1 Mallory Harbor 1 Mallory Harbor 1 The Cape 2 Islamorada 2 Port Antigua 1 Fays Cove 1 Port Antigua 2 Indian Key	$5.00	$3,650.00	TAX
	Subtotal	Subtotal		$19,125.00	
1	Discount Percent	Discount Per Year for Signing a 3-Year Agreement in 2026	-10.00%	$-1,912.50	TAX
23	Specialty Item	Holiday Lighting Monitoring Agreement: CUSTOMER REQUESTED TO HAVE SERVICE DONE ON AN EVERY OTHER DAY BASIS TO ENSURE LIGHTING IS OPERATING PROPERLY AT ALL TIMES. WE HAVE PRICED IT AT $40. PER NIGHT & 23 NIGHTS OF SERVICE *November 16th - December 30th of Each Season	$40.00	$920.00	TAX

tax	**$0.00**
estimated total	**$18,132.50**
Deposit Due	**$9,066.25**

THANK YOU for considering JM Holiday Lighting

"Confidentiality Notice": This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.
JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees mus be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious foi tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GF outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

JM HOLIDAY LIGHTING, INC.
SEASONAL SERVICE AGREEMENT

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

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

2. **PAYMENT FOR SERVICES**. In exchange for services, Coral Bay will pay JM Holiday Lighting, Inc. according to the following schedule:
A pre-installation deposit in the amount of $9,066.25 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining $9,066.25 must be paid by December 31st of each season. An upaid balance will accrue at a rate of 2% interest per month beginning March 1st. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

3. WARRANTY. JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects. JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outsid party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.
If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a $125.00 pe hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting, Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreemen (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

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

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

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

a. The failure to make a required payment when due.

b. The insolvency or bankruptcy of either party.

c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

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

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

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

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

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

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

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

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

13. CONTRACT TOTAL. Estimate Number: 26136 Total Amount: $18,132.50

Service Recipient:

Coral Bay

By: ____

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

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

Customer Initial Here >>______________________

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

Customer Initial Here >>______________________

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

Customer Initial Here >>_______________________

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

Customer Initial Here >> ______________________

Service Provider:

JM Holiday Lighting, Inc.

By

President
Marc J. Gotta

Vice President
Jena Thompson

Chief Administrative Officer
Gianni Lazzara

Chief Operating Officer
Brandon Lawerance

QUESTIONS? CONTACT US

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

TERMS & CONDITIONS

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

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

NOTE:

Estimate
for
Coral Bay
3101 S Bay Dr
Margate, FL 33063-9309
954 721-8681 ext 226

JM Holiday Lighting Inc.
1941 NW 40th Ct
Pompano Beach, FL 33064
954-482-6800
561-573-7090
jmholidaylighting@gmail.com

Estimate No. 26143 Issued on Thu Aug 13, 2026

Qty	Name	Description	Rate	Amount	Tax
1	Area A	Area A: MAIN ENTRANCE - LEFT & RIGHT SIDES - NORTH BAY DRIVE	$0.00	$0.00	NON
140	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	$5.00	$700.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
18	4in WARM WHITE	TRUNK: Spiral wrap 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$540.00	TAX
6	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar on the Nut of the 2 SYLVESTER DATE PALM trees listed above	$30.00	$180.00	TAX
60	4in GREEN	FRONDS: Light 30 Fronds in Each of the 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 4in Watertight GREEN L.E.D. mini lights	$32.00	$1,920.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
2	Triple Snowflake Sign Enhancer	SIGN ENHANCER: Install 1 WARM WHITE Triple Snowflake Sign Enhancer on the Top on Each of the 2 Monument Signs Located at the North Bay Drive Main Entrance-way	$1,595.00	$3,190.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
24	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$720.00	TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	$30.00	$240.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area B	Area B: MAIN ENTRANCE - CENTER ISLAND - NORTH BAY DRIVE	$0.00	$0.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
24	4in WARM WHITE	TRUNK: Spiral wrap 3 MEDJOOL DATE PALM trees located in the Center Island with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$720.00	TAX
18	4in RED	COLLAR: Install a 6 set 4in Watertight RED Collar On the Nut of the 3 MEDJOOL DATE PALM trees listed above ** LIGHT THE ENTIRE NUT AS THE COLLAR	$30.00	$540.00	TAX

84	4in GREEN	FRONDS: Light 28 Fronds in Each of the 3 MEDJOOL DATE PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights	$32.00	$2,688.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area C	Area C: 2ND ENTRANCE - LEFT & RIGHT SIDES - SOUTH BAY DRIVE	$0.00	$0.00	NON
140	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	$5.00	$700.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
2	Specialty Item	SIGN ENHANCER: Install 1 WARM WHITE Triple Snowflake Sign Enhancer on the Top on Each of the 2 Monument Signs Located at the South Bay Drive Main Entrance-way	$1,595.00	$3,190.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
25	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree ** 1 Tree Gets and Extra Set	$30.00	$750.00	TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	$30.00	$240.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area D	Area D: 2ND ENTRANCE - CENTER ISLAND - SOUTH BAY DRIVE	$0.00	$0.00	NON
65	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 65 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDER-HANG of the Guard House	$5.00	$325.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
42	4in WARM WHITE	TRUNK: Spiral wrap 3 ROYAL PALM trees located in the Center Island with 40 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	$30.00	$1,260.00	TAX
9	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar at the Top of the 3 ROYAL PALM trees listed above	$30.00	$270.00	TAX
30	4in GREEN	FRONDS: Light 10 Fronds in Each of the 3 ROYAL PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	$45.00	$1,350.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area E	Area E: CLUB HOUSE	$0.00	$0.00	NON
26	4in WARM WHITE	TRUNK: Spiral wrap 13 ROBELLINI PALM trees located (9) on the Left Side & 4 on the Right Side of the Club House Front Entrance-way with an Average of 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$28.00	$728.00	TAX
13	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 13 ROBELLINI PALM trees listed above	$28.00	$364.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area F	Area F: 3RD ENTRANCE - CENTER ISLANDS - NE 30TH ST & N BAY DR	$0.00	$0.00	NON
1	Manager Notes	______________________________	$0.00	$0.00	NON
3	4in	TRUNK: Spiral wrap 1 BOTTLENECK PALM tree located in the Front Center	$30.00	$90.00	TAX

	WARM WHITE	Island with 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights			
1	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 1 BOTTLENECK PALM tree listed above	$30.00	$30.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
20	4in WARM WHITE	TRUNK: Spiral wrap 4 CHRISTMAS PALM trees located Just Inside the Gate with 5 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$600.00	TAX
4	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 4 CHRISTMAS PALM trees listed above	$30.00	$120.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
8	4in WARM WHITE	TRUNK: Spiral wrap 2 BOTTLENECK PALM trees located (1 Per Side) of the Coral Bay Resident Entrance Monument Sign located Just Past the Resident Gate with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	$30.00	$240.00	TAX
2	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 2 BOTTLE NECK PALM trees listed above	$30.00	$60.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
20	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 20 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns of the (1) Monument Sign located Behind the Resident Gate	$5.00	$100.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Snowflake 48in Diamond	Install a (1) 48in WARM WHITE Diamond Tip Snowflake on the Monument Sign Located at the Resident Gate ** Present Will Be Approximately 6ft in Height	$495.00	$495.00	TAX
1	Manager Notes	______________________________	$0.00	$0.00	NON
1	Area G	Area G: VARIOUS SUBDIVISIONS	$0.00	$0.00	NON
730	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 730 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 18 VARIOUS SUBDIVISON MONUMENT SIGNS located Through out the Community: 2 Las Brisas Del Mar 1 Las Brisas 1 East Mallory Harbor 2 Las Brisas 1 The Cape 1 Mallory Harbor 1 Mallory Harbor 1 The Cape 2 Islamorada 2 Port Antigua 1 Fays Cove 1 Port Antigua 2 Indian Key	$5.00	$3,650.00	TAX
	Subtotal	Subtotal		$26,000.00	
1	Discount Percent	Discount Per Year for Signing a 3-Year Agreement in 2026	-10.00%	$-2,600.00	TAX
23	Specialty Item	Holiday Lighting Monitoring Agreement: CUSTOMER REQUESTED TO HAVE SERVICE DONE ON AN EVERY OTHER DAY BASIS TO ENSURE LIGHTING IS OPERATING PROPERLY AT ALL	$40.00	$920.00	TAX

TIMES.
WE HAVE PRICED IT AT $40. PER NIGHT & 23 NIGHTS OF SERVICE
*November 16th - December 30th of Each Season

tax	**$0.00**
estimated total	**$24,320.00**
Deposit Due	**$12,160.00**

THANK YOU for considering JM Holiday Lighting

"Confidentiality Notice": This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.
JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GFI outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

JM HOLIDAY LIGHTING, INC.
SEASONAL SERVICE AGREEMENT

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

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

2. **PAYMENT FOR SERVICES**. In exchange for services, Coral Bay will pay JM Holiday Lighting, Inc. according to the following schedule:
A pre-installation deposit in the amount of $12,160.00 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining $12,160.00 must be paid by December 31st of each season. An upaid balance will accrue at a rate of 2% interest per month beginning March 1st. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

3. WARRANTY. JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects. JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside part (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.
If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a $125.00 per hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum

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

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

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

4. DEFAULT. The occurrence of any of the following shall constitute a material default under this Agreement:
a. The failure to make a required payment when due.
b. The insolvency or bankruptcy of either party.
c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

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

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

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

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

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

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

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

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

13. CONTRACT TOTAL. Estimate Number: 26143 Total Amount: $24,320.00

Service Recipient:

Coral Bay

By: ____

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

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

Customer Initial Here >>______________________

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

Customer Initial Here >>______________________

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

Customer Initial Here >>_______________________

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

Customer Initial Here >> ______________________

Service Provider:

JM Holiday Lighting, Inc.

By

President
Marc J. Gotta

Vice President
Jena Thompson

Chief Administrative Officer
Gianni Lazzara

Chief Operating Officer
Brandon Lawerance

QUESTIONS? CONTACT US

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

TERMS & CONDITIONS

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

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

NOTE:


CORAL BAY

Engineer's Report

Prepared by Jonathan Geiger P.E., ENV SP on September 2nd, 2026
For the Coral Bay Community Development District Board Meeting
September 10th, 2026

Projects in Construction

CDD Docks Handrailing:

- Working on Hand Railing proposals for consideration
  - Prior RFQ prepared by Board Member in-review by District Staff

Projects in Post Construction

Indian Key Dead-End Headwall Erosion Repair at Outfall on Canal:

- Construction Proposal: Concrete Block Mat for $28,110 (Approved)
  - **65% Progress payment of $18,271.50 has been approved and sent to GMS for processing and payment**
  - **$2,811.00 balance due after permit close-out with the City of Margate**
- Permit has been issued: 26 – 200050 (Invoice for $1,546.05)
- **Construction work has been completed per the approved and permitted plans**
  - **Awaiting final permit close-out with the City of Margate**
  - **Landshore to furnish all close-out documents to KCI and Coral Bay (as-builts, density testing, close-out paperwork and documentation)**
- **Landshore has reinstalled the two (2) signs at the dead end**
  - **District & GMS to decide if the third sign that was in the canal needs to be reinstalled**

Projects in Design or Permitting

Tennis Court Resurfacing:

- Board has selected the Contractor proposal that Includes tennis court asphalt repairs, milling & resurfacing, sports court for dual tennis/pickle ball courts, fencing, and additional the additional geotechnical services:
  - Tennis Court Restoration (No Fiber membrane) with full-deep restoration & Geotech monitoring - $197,157
- Project agreement has executed per new payment schedule
- **Permit documents have been sent over to the contractor**
  - **Awaiting CDD to provide signed Broward County Building and City of Margate Engineering permit apps as well as the signed Notice of Commencement and NOC**

    - **Contractor to supply fencing details needed for plans or shop drawing for permitting**
    - **GMS/CDD may have to supply a "No Objection" or approval letter as we did with the erosion repair**
- **Coordination with contractor to get everything into permitting by 9/11/26**
- **Coordination with contractor to start work and schedule for substantial completion to be achieved by 11/20/26 and final completion achieved by 12/11/26**

District Residential Permit Reviews

None at this time.

Other Considerations

Islamorada Trellis Replacement:

- To be demoed and not replaced
- Analysis provided by Board member Mizusawa at prior CDD meeting – District to make decision on how to proceed after wood components are demoed and columns are repaired as needed

District Wide PM&S Restriping: Inspections and plan production underway

- Currently collecting quantities throughout District to obtain proposals from Striping & Asphalt Companies
- Redoing ALL striping – existing will need to be sand blasted or ground down to replace so new thermoplastic does not crack after application due to existing striping
- RPMs to be replaced in kind and added to WV locations per Margate standards
- Will also price out Tot Lot, N Bay Park, and Clubhouse parking lot
- May not need to be permitted as it is not new work
- Estimated at $95,000 w/Engineering Costs as of June 2026

Roadway Remedial Repairs: Coordinating with GMS/inspections underway

- KCI to inventory District roadway for repairs as we did in 2021 – focus on catch basins and curb/gutter as well as asphalt areas that need to be repaired
- Quantities to be provided to contractor for rough cost pricing for Bond
- Plans will need to be developed for bidding and permit purposes

District Headwall Inspections: Scheduled to be inspected before December

- KCI asked by GMS to inspect all headwalls for erosion and other repair needs

Old Business:

None at this time.

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion /Status	Comments	Cost
	JANITORIAL & PORTER PROPOSALS						
1	*JANITORIAL SERVICE SPECIFICATIONS*	-	-	-	-	**See Tab B**	-
2	*PORTER SERVICE SPECIFICATIONS*	-	-	-	-	**See Tab C**	-
3	Total Cleaning Proposal	-	-	-	-	**See Tab D-1**	-
4	Clean Space Proposals	-	-	-	-	**See Tab D-2**	-
5	BrightView Proposal	-	-	-	-	**See Tab D-3**	-
6	911 Commercial Proposal Increase	-	-	-	-	**See Tab D-4**	-
	ISLAMORADA TRELLIS REMOVAL						
1	*Proposals to be provided at the Board Meeting*	-	-	-	-	-	-
	FAY'S COVE POOL PROPOSAL						
1	*Proposals to be provided at the Board Meeting*	-	-	-	-	-	-
	LAKE AND CANALS						
1	*Southeast Land & Water Management (SE L&WM)*	*Monthly*	*Contracted*	*Monthly*	*ON-GOING*	**See Tab A** Southeast Land &Water Management Report	Contracted
2	Peninsula Park and Clubhouse Dock Railings	Jun-26	-	-	PENDING	**Completed Phases** **Phase 1** - Proposals, Board Approval, Agreement ***(Update in Engineer's Report Section of Agenda)*** Phase 2 - Permitting Phase 3 - Installation & Completion	N/A
3	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	***(Update in Engineer's Report Section of Agenda)***	$28,110
4	Broward County South Canal Maintenance - Responsible Party	Aug-26	-	-	-	**No updates available.**	N/A
5	District Palm Trimming (Second)	Aug-26	Aug-26	-	-	Trimming will be completed before the end of the month.	Contracted
	LANDSCAPING						
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	Count of Removals Arborist Terry Glyn Identified 22 Proposal for Removals Cutler's Edge/Shinto - $15,990.00 / JCJ $17,820.00 **Palm Replacement** Scheduling City of Margate Meeting	N/A
3	Las Brisas Road Triangle Landscape	Feb-26	Jun-26	-	PENDING	Pending Cutler's Edge Scheduling	$3,083
4	Porter Proposals	Jun-26	-	-	PENDING	Proposal to be discussed at the Board meeting.	N/A

COMMUNITY ITEMS							
>	*Envera Gate Report*	*Mar-24*	*N/A*	*Monthly*	*ON-GOING*	*Envera has not provided Reports*	*N/A*
>	*Envera New Resident Forms*	*May-24*	*N/A*	*Monthly*	*ON-GOING*	*Monthly*	*N/A*
>	*Redline Iguana Removals*	*Nov-24*	*Nov-24*	*Monthly*	*ON-GOING*	*Bi-Monthly*	*N/A*
1	Peninsula Park Backflow Repair	Aug-26	Aug-26	-	PENDING	Repair will be completed by 9/9/26	$545
2	NB-Park Tennis/Pickle Ball Courts Project	Jul-26	Jul-26	-	PENDING	***(Update in Engineer's Report Section of Agenda)***	N/A
3	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
4	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	No updates available.	N/A
5	Peninsula Park Damaged Light Pole Reimbursement	Feb-26	Jul-26	-	IN-PROGRESS	The invoice was submitted to the insurance company.	$3,530
6	Found Bicycles Procedure	Dec-25	-	-	PENDING	**MPD** Not Stolen - 3 / Not - 1 MPD will not accept bicycles needing repairs.	N/A
7	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Phase 1 - Inspection of Trellis - (Completed) Phase 2 - Trellis Repairs Specifications (Completed) **Phase 3 - Inspect Columns** Proposal to be discussed at the Board meeting.	TBD
8	Janitorial Proposals	Jun-26	Jun-26	-	PENDING	Proposal to be discussed at the Board meeting.	N/A
9							
10	JM Holiday Lighting	May-26	May-26	-	IN-PROGRESS	***(Update on Agenda)***	N/A

90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS							
1	(250) Transponder Order	Aug-26	Aug-26	Aug-26	COMPLETED	-	$7,890
2	South Bay Entrance Gate Reader Part Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	$1,243
3	30th Street Gate Replacement Parts	Aug-26	Aug-26	Aug-26	COMPLETED	-	$1,712
4	Removal and Stump Grind of (3) Dead Washingtonian Lightning Strikes	Aug-26	Aug-26	Aug-26	COMPLETED	-	$2,400
5	Annual City of Margate Fire Inspection	Aug-26	Aug-26	Aug-26	COMPLETED	-	$96
6	Entrances Missing and Replacement of Delineators	Jun-26	Jun-26	Aug-26	COMPLETED	-	$1,500
7	Sub-Division Pillars Touch-up Painting	Jul-26	Jul-26	Aug-26	COMPLETED	-	$3,250
8	Repair SBD Road Pavers Near Exit	May-26	May-26	Aug-26	COMPLETED	-	N/A
9	Clubhouse steps and white borders repainting.	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
10	Additional Facilities Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
11	Addi'll Perimeter Road Sidewalk Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
12	Gate Barrier Arm Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	$5,880
13	Annuals Flowers (Pentas) 3rd/Last FY Rotation	Jun-26	Jun-26	Aug-26	COMPLETED	-	Contracted
14	BCSOE August 18 Elections	Jul-26	Jul-26	Aug-26	COMPLETED	-	N/A
15	Peninsula Park Wall Fountain & Chiller Repair	Jul-26	Jun-26	Jul-26	COMPLETED	-	$1,450
16	Peninsula Park Wall Exhaust Panel Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	$1,850
17	Clubhouse A/C Thermostat Issue Service Call	Jul-26	Jun-26	Jul-26	COMPLETED	-	$89
18	Clubhouse A/C Hard Start Kit Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	$333
19	BCSOE Agreement for Aug. 18 Elections	Jul-26	Jun-26	Jul-26	COMPLETED	-	N/A
20	Repair 30th St. Swing Gate Inspection	Jul-26	Jul-26	Jul-26	COMPLETED	-	$95
21	Repair 30th St. Swing Gate Hinge	Jul-26	Jul-26	Jul-26	COMPLETED	-	$300
22	Holiday Banners Proposal	May-26	Jul-26	Jul-26	TABLED	-	N/A
23	Bunting and Flags Replacement	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
24	All 3 Pool Facilities Active Monitoring Disabled	Jun-26	Jul-26	Jul-26	COMPLETED	-	N/A
25	Reinstalled Net Blocking Access to Pen Pk Dock	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
26	MPD Off-Duty Office Rate Increase	Jul-26	Jul-26	Jul-26	COMPLETED	-	N/A
27	NB-Park Basketball Nets Replacements	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
28	Quarterly Facility Pools Pressure Cleaning	Jun-26	Jun-26	Jul-26	COMPLETED	-	Contracted
29	Peninsula Park Damaged Light Pole Replacement	Feb-26	Jul-26	Jul-26	COMPLETED	Pole was installed, and invoice submitted to Ins. Co	$3,530
30	Community Bollards Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	$1,850
31	Additional Community Pressure Cleaning	Jul-26	Jul-26	Jul-26	COMPLETED	-	$3,450
32	Sub-Division Monuments Touchups Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	$3,250
33	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	Jul-26	COMPLETED		$8,394
34	Repair SBD Road Pavers Near Exit	May-26	May-26	-	COMPLETED	-	N/A
35	Cutters Edge Information Flyer	Jun-26	Jun-26	Jun-26	COMPLETED	-	Contracted
36	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	Jun-26	COMPLETED	$18,300 Check was obtained from Ins. Co.	$18,800
37	Annual Fire Extinguisher Inspections	Jun-26	Jun-26	Jun-26	COMPLETED	-	$70
38	Preserve and Reserve Quarterly Maintenance	Jun-26	Jun-26	Jun-26	COMPLETED	-	$2,000
39	M&S A/C Replacement of Jumper	Jun-26	Jun-26	Jun-26	COMPLETED	-	
40	Clubhouse Areca Palms Seed Pods Removals	Jun-26	Jun-26	Jun-26	COMPLETED	-	$550
41	M&S A/C Repair Service Call	Jun-26	Jun-26	Jun-26	COMPLETED	-	$89
42	Pen Park Chemical Containing, Fay's Cove Gutter Grade, and Facility Pools Life Rings Replacements	Jun-26	Jun-26	Jun-26	COMPLETED	-	$1,335

43	A/C Electrical Inspection and breakers Replacement	Jun-26	Jun-26	Jun-26	COMPLETED	-	$512
44	Peninsula Park Remote Water Chiller	Jun-26	Jun-26	Jun-26	COMPLETED	-	$1,450
45	Las Brisas Road Triangle Seagrape Trees Reduction	Feb-26	Apr-26	Jun-26	COMPLETED	-	$2,500
46	Peninsula Park and Clubhouse Dock Renovations	May-23	-	Jun-26	COMPLETED	-	$103,372
47	Removal of Branch Blocking SBD Street	Jun-26	Jun-26	Jun-26	COMPLETED	-	$1,750
48	Removal of Branch Blocking SBD Sidewalk	Jun-26	Jun-26	Jun-26	COMPLETED	-	
49	May Palm Trimming	May-26	May-26	Jun-26	COMPLETED	-	$5,000

Coral Bay CDD

TAB B

JANITORIAL SERVICE SPECIFICATIONS

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.

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.

3101 S Bay Drive, Margate 33063

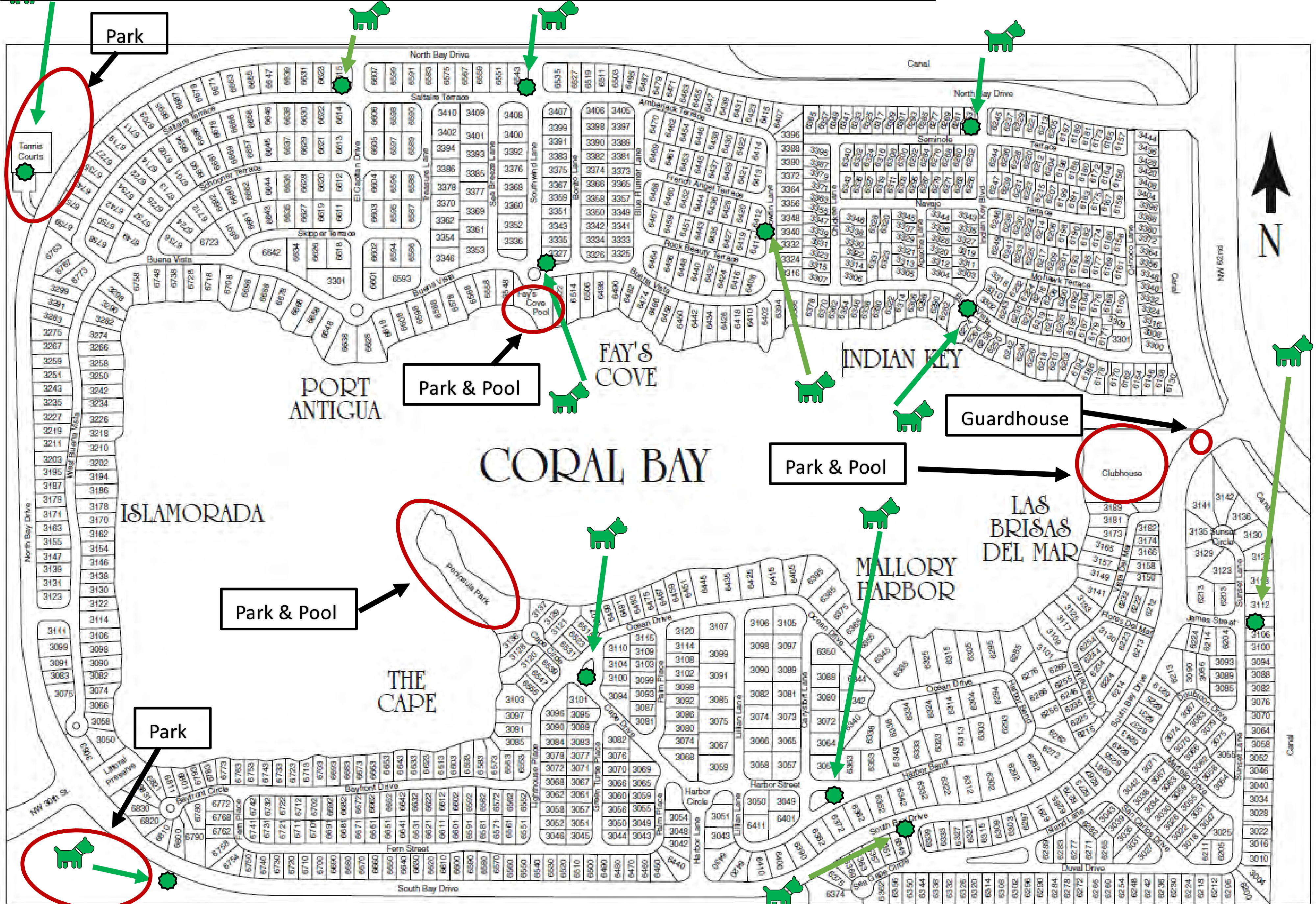
II. WEEKLY: ONCE A WEEK OR AS NEEDED
   a. *OFFICE, CONFERENCE ROOM, INTERIOR ROADS & SIDEWALKS*
      i. Clean and remove trash from the office.
      ii. *Clean all cleared desk and countertop areas with approved desk/counter cleaner.*
      iii. Pick up trash and Dispose from Roads and Sidewalks.
      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.

Coral Bay CDD Janitorial Map – 2024



KEY

Pet Stations

Parks, Pools, Guardhouse

Common Areas, Perimeter & Internal Roads/Sidewalks

Coral Bay CDD

TAB C

PORTER SERVICE SPECIFICATIONS

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.

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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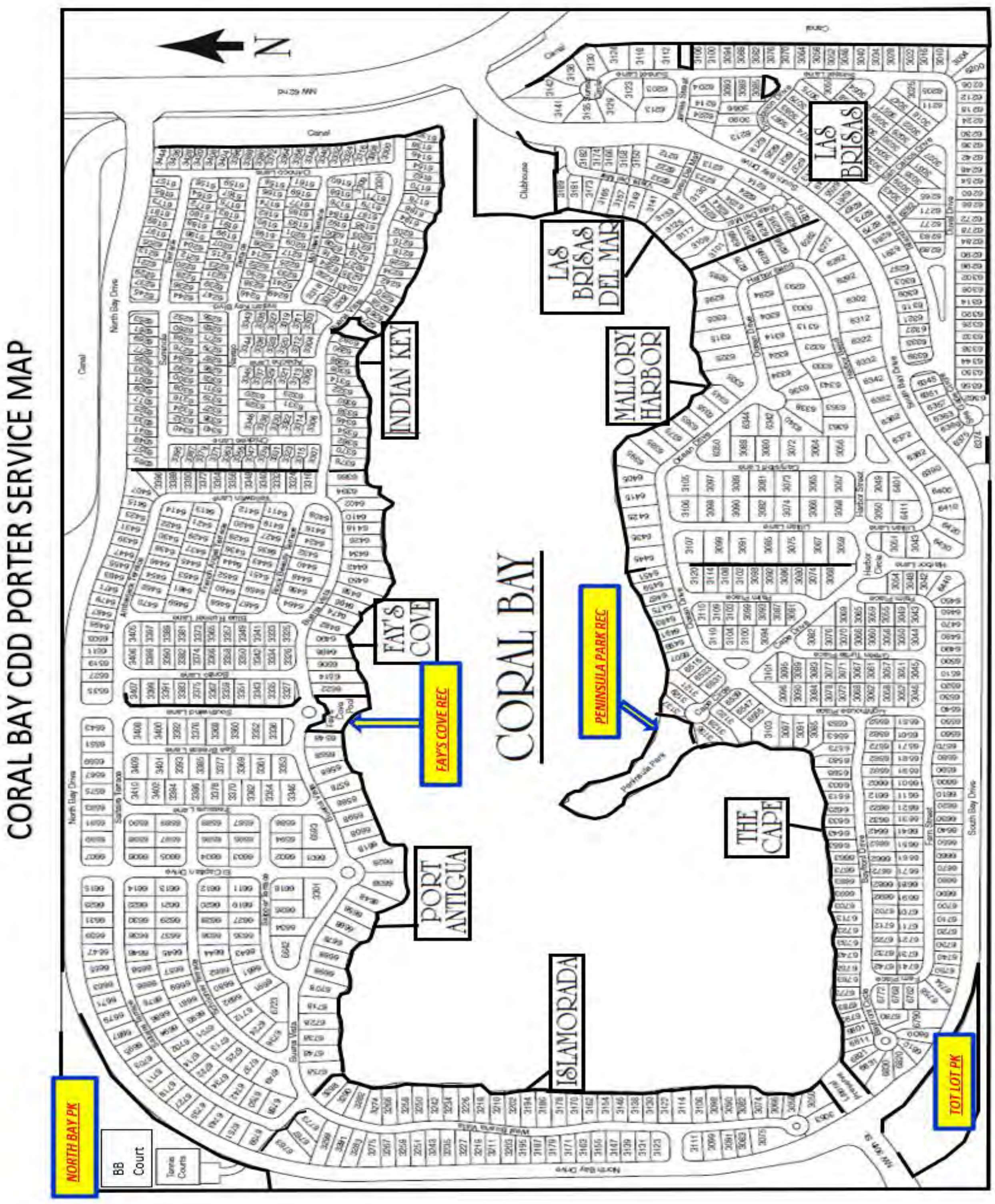
Exhibit "Porter Service Map"

MAP



Coral Bay CDD

TAB D-1

JANITORIAL & PORTER

Total Cleaning

July 23, 2026

PROPOSAL FOR JANITORIAL CLEANING

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

TotalCleaning.com

Total Cleaning
Since 1989

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.

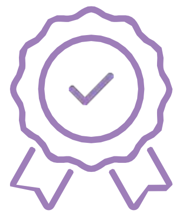
Respectfully,

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

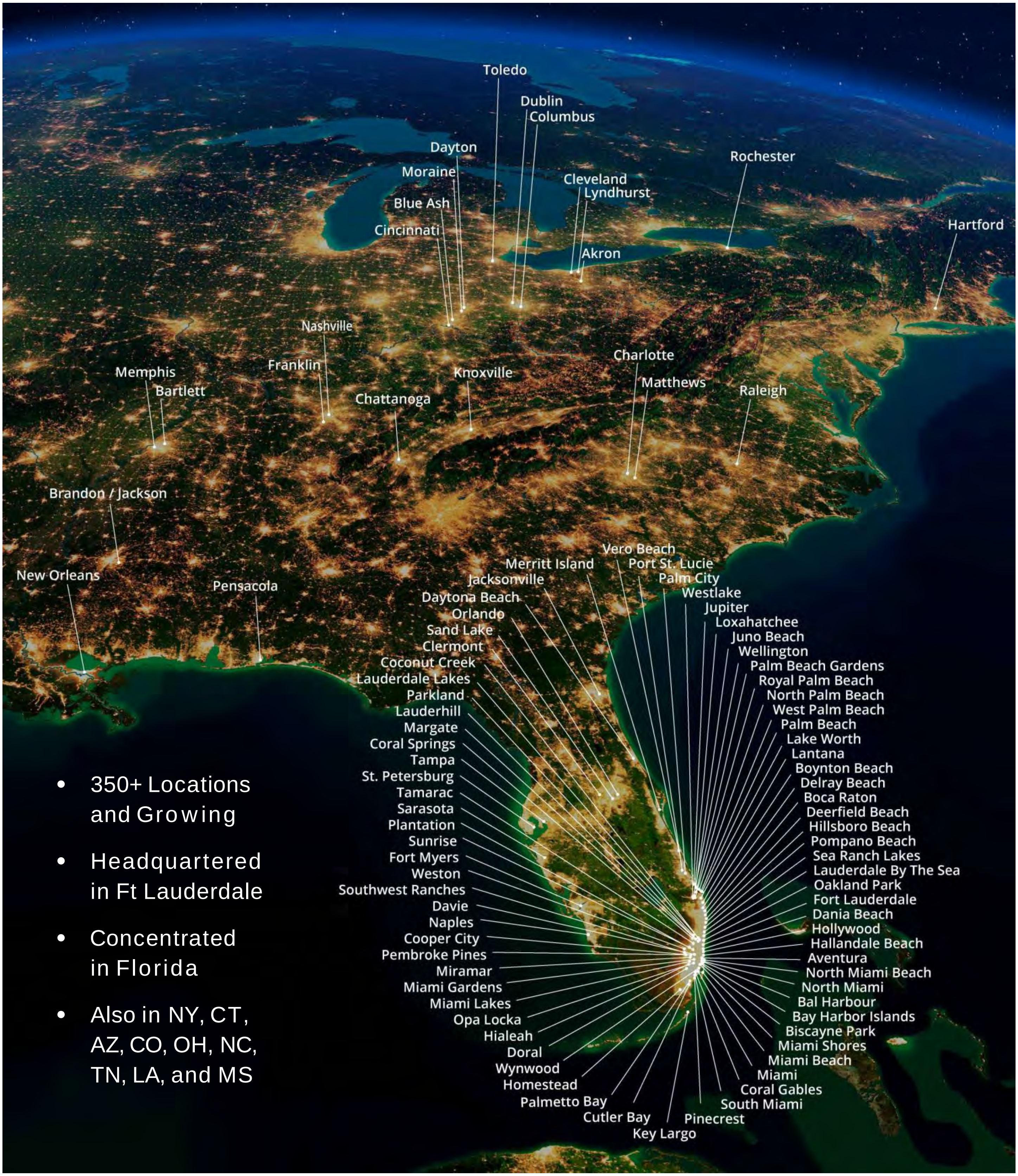
- Consistently Reliable Results
- Vetted, Trained, and Certified Staff
- Quality Control Technology
- Consistent Communication
- Customer Service Culture

INDUSTRY-LEADING CLIENT RETENTION RATE

94%

Total Cleaning

WHERE WE OPERATE



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

Total Cleaning

SERVICES

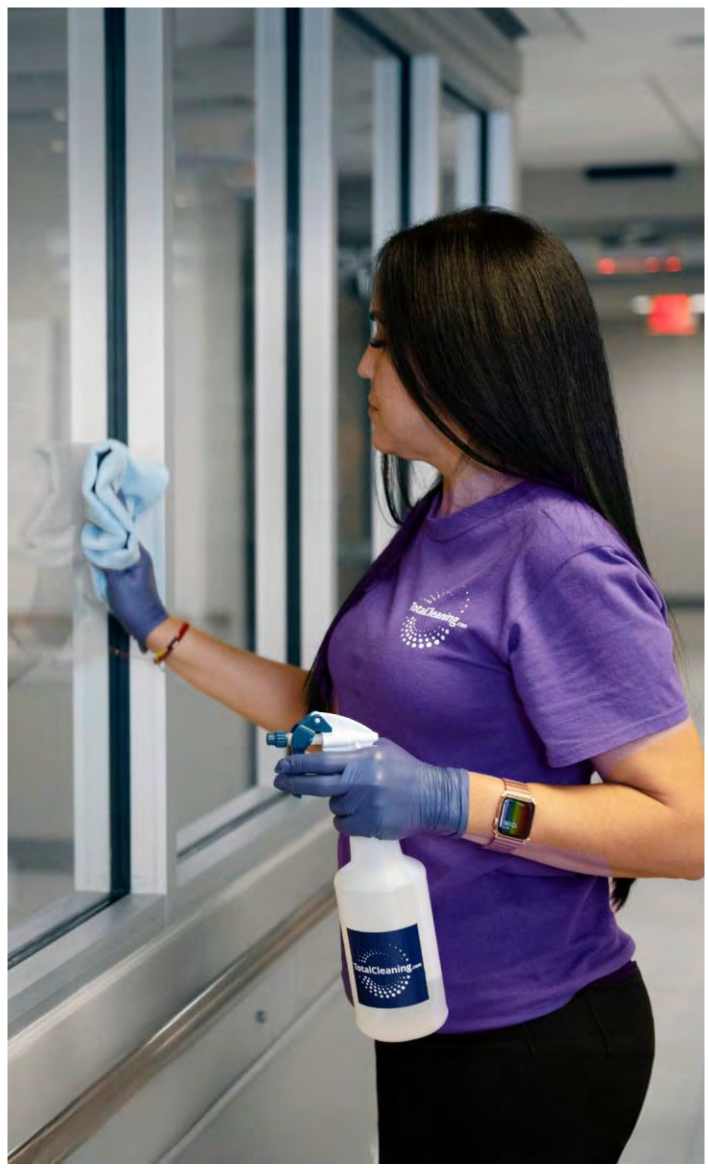
Enhanced Janitorial & Porter Solutions

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.

OSHA® GBAC® GLOBAL BIORISK ADVISORY COUNCIL A Division of ISSA ISSA CMI® CLEANING MANAGEMENT INSTITUTE

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:

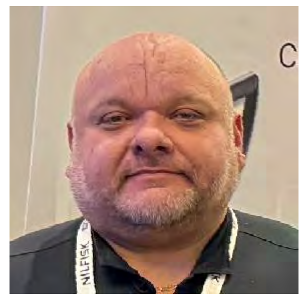
- Janitorial Safety
- Employee Slips and Falls
- Blood-Borne Pathogens (BBP)
- Preventing Back Injury

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

Total Cleaning
Since 1989

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

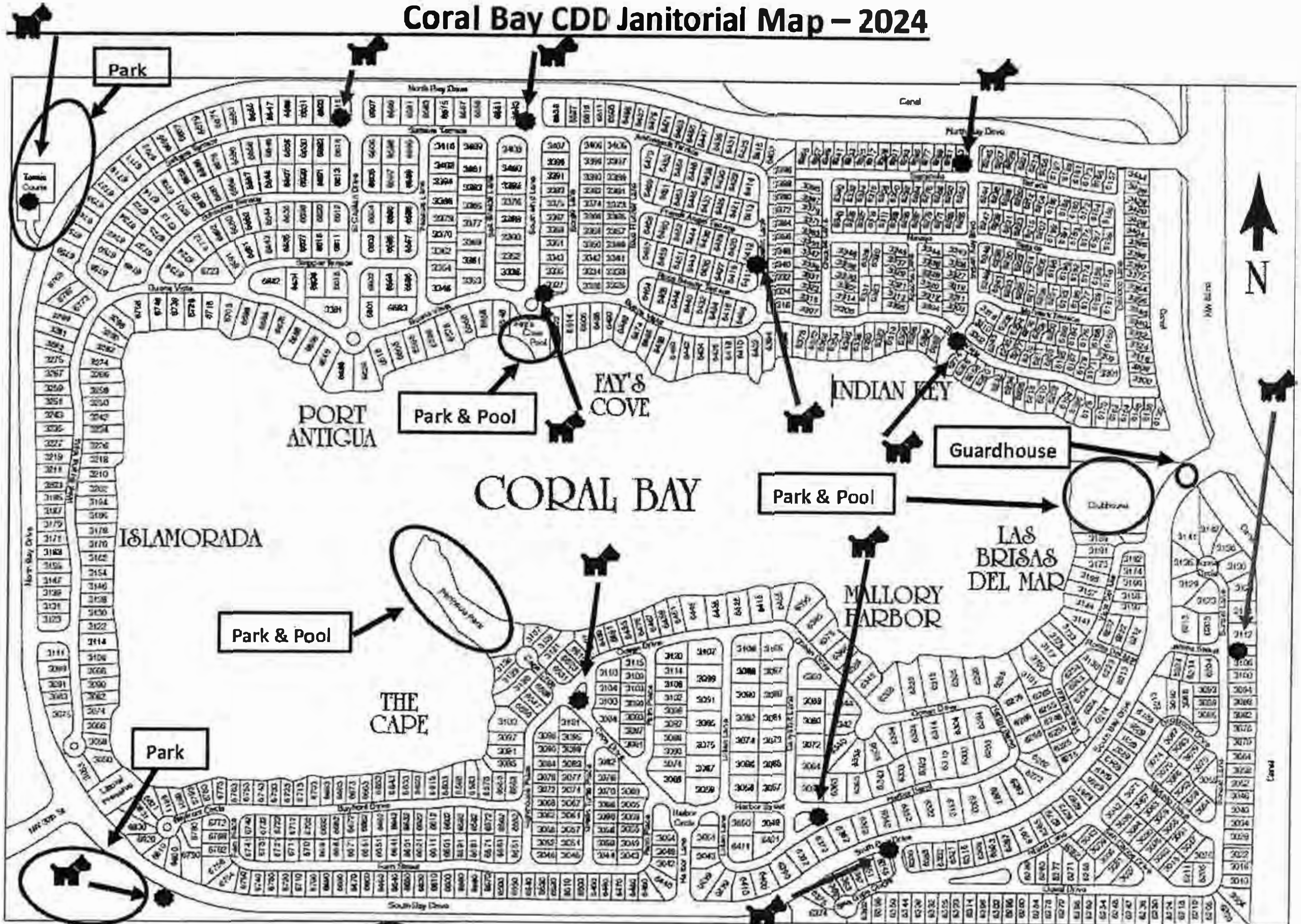
Monday through Friday

- 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

Total Cleaning
Since 1989

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

Total Cleaning
Since 1989

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.

Total Cleaning
Since 1989

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

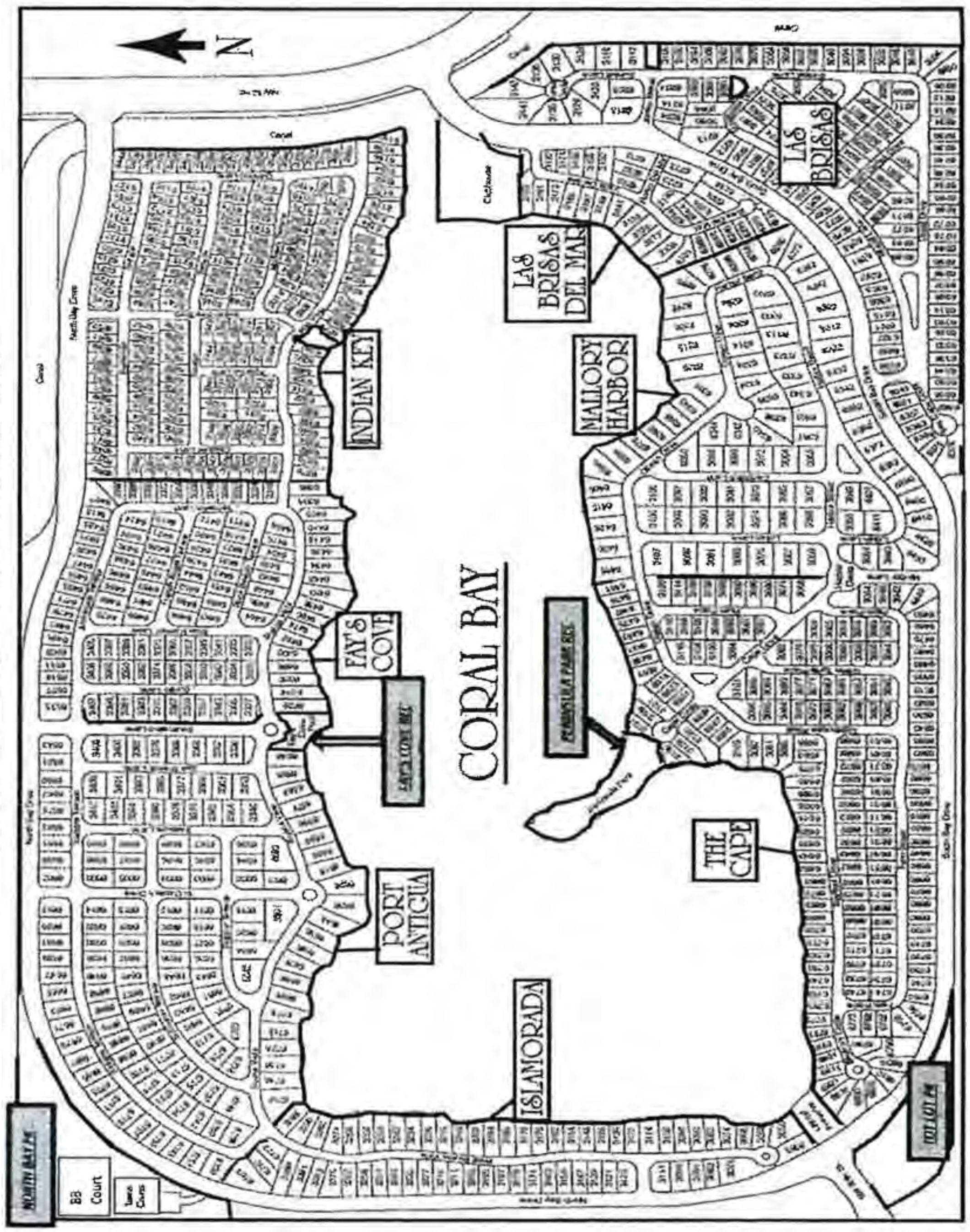
The Contractor shall comply with all applicable Maintenance of Traffic (MOT) requirements.

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.

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

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 USA
REAL ESTATE DEVELOPMENT

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

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
OF FLORIDA LLC

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

Total Cleaning

Total Cleaning
Since 1989

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.

Coral Bay CDD

TAB D-2

JANITORIAL & PORTER

Clean Space Janitorial & Clean Porter Services

Coral Bay CDD

JANITORIAL

Clean Space Janitorial Services

CleanSpace
An Alliance Building Services Company

2026

Bid Proposal

Serving 1,000+
Facilities Across Florida

1,000+
Trained Employees

Statewide Coverage
Across Florida

Prepared for:
Coral Bay CDD
Julio Padilla
5385 N. Nob Hill Road, Sunrise, Florida

Date:
08-06-2026

Contact Us:
800.499.0116
CleanSpaceOnline.com

Created by:
Matt Giunco
mg@cleanspaceonline.com
8004990116

CLEAN SPACE. DONE RIGHT. EVERY TIME.

CleanSpace
An Alliance Building Services Company

2026

Executive Summary

Dear Julio,

Managing a commercial facility means holding vendors to a higher standard — and we welcome that.

Clean Space brings a documented, accountable approach to every building we service. Our W-2 employees operate on GPS-verified schedules, and Coral Bay CDD will receive digital inspection reports delivered directly to management — so you always know the work is being done, and done right.

We don't just clean buildings. We protect the environment your clients and employees work in every day.

The proposal below outlines our scope, staffing, and pricing — built specifically around Coral Bay CDD's facility needs.

We're confident in what we've put together and look forward to the opportunity to prove it.

Matt Giunco, CEO
Clean Space

Why Choose Clean Space

Experienced. Reliable. Proven.
Thousands of successful projects across a wide range of properties throughout Florida.

Trained & Professional Team
Background-checked, highly trained professionals committed to safety, quality, and accountability.

Efficient & On-Time Execution
We respect your time and operations with structured planning, clear communication, and on-time delivery.

Quality You Can See
We use industry best practices, professional-grade equipment, and detailed quality control to ensure exceptional results.

Statewide Coverage
Proudly serving facilities across Florida with the resources and support to get the job done right.

SCOPE OF WORK

1. Guardhouse

- Clean and sanitize all interior surfaces, including counters, desks, and seating areas
- Empty trash receptacles and replace liners daily
- Sweep, mop, and spot-clean entry doors, windows, and glass partitions
- Wipe down and disinfect high-touch points (door handles, phones, keypads, intercoms)
- Maintain clean exterior entry area, including sweeping walkways and removing debris

2. Clubhouse

- Clean and sanitize restrooms, restocking paper products, soap, and sanitary supplies
- Sweep, mop, and/or vacuum all interior flooring
- Wipe down and disinfect high-touch surfaces (door handles, light switches, railings)
- Empty and reline all trash and recycling receptacles
- Clean interior glass, mirrors, and common seating/gathering areas
- Spot-clean walls and remove cobwebs from interior corners and entryways
- Maintain exterior entrance, porch, and walkway areas free of debris

3. Peninsula Park

- Police grounds daily for litter, debris, and trash
- Empty and reline trash receptacles
- Wipe down and sanitize benches, picnic tables, and shade structures
- Sweep and maintain walkways and paved surfaces
- Remove cobwebs and debris from signage, fencing, and structures

4. Tennis Courts

- Sweep and clear courts of debris, leaves, and standing water as needed
- Empty and reline trash receptacles
- Wipe down and sanitize benches and seating areas
- Inspect and clean fencing and gate areas of debris/cobwebs
- Maintain adjacent walkways free of litter and debris

5. Fay's Cove Pool

- Police pool deck and surrounding area daily for litter and debris
- Empty and reline trash receptacles
- Wipe down and sanitize lounge furniture, tables, and umbrellas
- Sweep pool deck and remove standing debris
- Clean and sanitize any restroom/shower facilities associated with the pool area
- Maintain pool gate, fencing, and signage free of cobwebs and debris

DAY & TIME OF SERVICE

STAFF	MON	TUE	WED	THU	FRI	SAT	SUN	TOTAL HOURS
CLEANER	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 11:00am	OFF	23
							TOTAL HOURS PER WEEK	23
							TOTAL HOURS PER MONTH TOTAL HOURS PER WEEK X 52 /12	100

PRICING SUMMARY

LABOR, EQUIPMENT AND SUPPLIES	RATE PER HOUR	HOURS	TOTAL
ALL LABOR, EQUIPMENT, GOLF CART, CLEANING AGENTS AND PPE	$27.10	100	$2,710.00
		PRICE PER MONTH	**$2,710.00**
		PRICE PER YEAR	**$32,520**

Important Information:
Billing is based on actual staff hours completed on-site at Coral Bay CDD's location. This ensures you are never charged for time not worked. Our billing team will provide a detailed hours summary alongside every monthly invoice, giving Coral Bay CDD full visibility into service delivery and cost.

Why outsource vs. hire in-house?

	Clean Space	In-House Employee
Hourly Rate	$27.10	$18 to $22 + benefits
Payroll Taxes	Included	Client responsibility
Insurance	Included	Client responsibility
Backup Coverage	Included	Client responsibility
Equipment & Training	Included	Client responsibility
Management & QC	Included	Client responsibility

With Clean Space, Coral Bay CDD gets a fully managed, insured, and supervised cleaning program — without the overhead of a direct hire.

WHAT'S INCLUDED

- **W-2 Clean Space Employees**
  Our team is made up of fully employed W-2 Clean Space staff, giving you a more reliable, accountable, and professionally managed cleaning program.
- **Dedicated Account Manager**
  Coral Bay CDD will be assigned a dedicated Account Manager who trains staff, oversees daily operations, and performs ongoing quality control inspections.
- **Professional Janitorial Equipment**
  We provide all necessary janitorial equipment and supplies, including janitorial carts, color-coded microfiber cloths, vacuums, mop heads and buckets, brooms, and high-reach cleaning tools. Gas equipment provided by Coral Bay CDD if needed.
- **MSDS Documentation**
  Material Safety Data Sheet documentation is installed and maintained in all cleaning closets for safety, compliance, and easy access.
- **Quality Control Technology**
  Quality inspections are completed digitally and sent directly to management by email in PDF format. Inspection records are also available anytime through a dedicated client dashboard.
- **Operational Technology**
  Know when our cleaners are on site with GPS-enabled, time-stamped clock-in and clock-out records completed daily and verified by your Account Manager.
- **Checklist Technology**
  View smart cleaning checklists anytime. Each checklist includes the cleaned area, photo verification, and time and location stamps for added transparency.
- **Backup Coverage Policy**
  Clean Space guarantees coverage for every scheduled service day. In the event of an absence, a trained replacement staff member will be deployed to Coral Bay CDD's facility — no gaps, no surprises.

ADDITIONAL INFORMATION

Have questions or need adjustments?
Call us at **800.499.0116** or contact Matt Giunco by email at: mg@cleanspaceonline.com or by calling 8004990116. We're ready to help.

CleanSpace
An Alliance Building Services Company

2026

Expanded Services, Same Trusted Team.

Explore additional services available to support your facility.

FEATURED SERVICES

- WINDOW CLEANING
- TILE & GROUT CLEANING
- MARBLE & STONE POLISHING
- PRESSURE CLEANING
- TEMPORARY STAFFING
- AIR DUCT CLEANING

CORE CLEANING & SUPPORT

- General Building Cleaning
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- Pressure Cleaning Services
- High-Rise Window Cleaning
- Parking Lot Sweeping & Striping
- Groundskeeping Services
- Graffiti Removal
- Trash Enclosure & Dumpster Pad Cleaning

NEED SOMETHING NOT LISTED?
We customize solutions based on your facility's needs.
Just let us know—we'll take care of it.

LET'S TALK
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or email the person that sent you this proposal.

CLEAN SPACE. DONE RIGHT. EVERY TIME.

Service Agreement

Supplies

- CLEAN SPACE agrees to pay Clean Space the amount set forth in the pricing schedule to cover all cleaning agents and personal protective equipment.
- Coral Bay CDD will provide Clean Space with all consumable supplies, including but not limited to plastic bags, toilet paper, paper towels, hand soap, gym wipes (if applicable), and female restroom products. Clean Space may also provide these products for an additional fee.

Invoicing

- Payment due within **30 days of invoice date** (or upon receipt, depending on account terms)
- Signing this agreement confirms acceptance of all terms
- Client responsible for charges up to termination date
- Past due invoices may be sent to collections
- Client responsible for any collection or legal fees

Insurance

Clean Space maintains:

- General Liability & Umbrella Coverage
- Property Damage Insurance
- Workers' Compensation Insurance

Proof of insurance available upon request.

Employee Status

- All personnel remain employees of Clean Space and are not employees or agents of the client.
- If the client hires any Clean Space employee directly, a one-time placement fee of **$1,000 per employee** will apply.
- If this agreement ends, the client or any incoming vendor must pay the same **$1,000 per employee** fee to hire any Clean Space staff.

Agreement Cancellation

- Either party may cancel this agreement with **30 days written notice**.
- All equipment and supplies remain the property of Clean Space and will be removed on the final service day.

Early Cancellation Terms

- If proper notice is not provided, the client may be invoiced for the remaining 30-day period.

Performance Resolution

- One written performance notice is required prior to cancellation.
- Clean Space will address and resolve any issues within **10 business days.**

Here's What Happens After You Sign:

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We will schedule a walkthrough of Coral Bay CDD's facility to finalize staffing assignments and your confirmed start date.
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Your customized cleaning program begins — on time, on scope, and on budget.

Agreement Signature

This Agreement is entered into as of 08-06-2026, between Clean Space, LLC, located at 3764 NW 124th Avenue, Coral Springs, FL 33065, and Coral Bay CDD, located at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

By signing below, both parties agree to the terms of this Agreement.

Accepted and Agreed

For Clean Space:

Sign: ____________________________
Matt Giunco
CEO
CLEAN SPACE LLC

Date:____________________________

For Client:

Sign: ____________________________
Julio Padilla
Manager
Coral Bay CDD

Date:____________________________

Coral Bay CDD

PORTER

Clean Space Porter Services

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2026

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SCOPE OF WORK

Daily Duties

- Debris and trash pick-up and disposal at parks, pools, and facilities, including coconuts, palm fronds, branches, garbage, and other debris
- Blow off common areas and facilities at the Clubhouse, Fay's Cove, and Peninsula Park
- Remove seed pods, dead and hanging fronds from palm trees, and low-lying tree branches along sidewalks to protect bicyclists and pedestrians, where accessible
- Spray and inspect all pavers, concrete, decks, and sidewalks at pool decks, facilities, and common areas for weed control; report any trip hazards to the District Manager
- Clean all outdoor District light fixtures, including coach lighting and monument lighting fixtures, where accessible
- Clean all District signage in the service areas, including "no trespassing" signs, where accessible
- Remove any unauthorized signage (for sale, political, service offers, etc.) within service areas
- Remove graffiti from District improvements within service areas, including walls and signs
- Inspect in-ground boxes within service areas for lifts and trip hazards; report findings to management
- Remove leaves or debris blocking drains within service areas
- Report broken gate arms or gate issues at the Guardhouse to Envera and management, and reset gate arm as needed
- Report any safety hazards observed within service areas to management
- Perform any other reasonable task assigned by the District Manager, consistent with standard porter services
- Push back gate arms when hit and need light repair

Weekly Duties

- Remove cobwebs from all bathrooms and structures, including outdoor structures, gates, and facilities within service areas (once per week)
- Trash collection and removal at sidewalks and areas immediately adjacent to service areas (once per week)

DAY & TIME OF SERVICE

STAFF	MON	TUE	WED	THU	FRI	SAT	SUN	TOTAL HOURS
PORTER	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 12:00pm	8:00am to 12:00pm	12:00pm to 4:00pm	9:00am to 12:00pm	OFF	23
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CleanSpace
An Alliance Building Services Company

2026

PRICING SUMMARY

LABOR COST, EQUIPMENT AND SUPPLIES	RATE PER HOUR	HOURS	TOTAL
INCLUDES ALL LABOR, CLEANING AGENTS & PPE, GOLF CART AND SUPERVISION	$27.40	100	$2,740.00
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By signing below, both parties agree to the terms of this Agreement.

Accepted and Agreed

For Clean Space:	For Client:
Sign: ____________________	Sign: ____________________
Matt Giunco	Julio Padilla
CEO	Manager
CLEAN SPACE LLC	CORAL BAY
Date:____________________	Date:____________________

Coral Bay CDD

TAB D-3

JANITORIAL & PORTER

Brightview

Coral Bay CDD Porter & Janitorial Proposal

Presented By: Dana Hoffmann
954-205-7651
Dana.hoffmann@brightview.com

Intro Letter

Dear Board of Directors,

Our Team at BrightView would like to extend a sincere thank you for your time in review of this comprehensive proposal.

For more than three decades, we have worked diligently to be responsible stewards of many of South Florida's prestigious communities, providing consistent maintenance, support, and resources wherever needed.

Our commitment goes beyond our contractual obligations—we actively participate in community outreach initiatives. Supporting local charities and giving back to the community is embedded in our culture, and we remain steadfast in our efforts to help improve them.

With our deep understanding of quality work and a clear focus on your maintenance goals, we have developed a comprehensive and robust bid package for your review. Our objective is not just to meet expectations, but to exceed them —setting the foundation of Coral Bay CDD to a shining example of community excellence, comparable to the many other world-class properties we serve across South Florida. Our track record of delivering high-end work is unmatched.

We are truly excited about the opportunity to grow a partnership. Thank you again for your trust and potential collaboration. We are ready to help develop the community for Coral Bay CDD.

With gratitude and pride,
Your BrightView Team

Charles Gonzalez | VP, General Manager

Profile

BrightView

Company Overview

Since 1939

Mowing | Gardening | Mulching | Snow Services | Tree care | Water management & irrigation

Sweeping & parking lot services | Landscape installation | Disaster recovery | Sports fields | Golf course maintenance | Landscape design

Design +Precon | Landscape installation | Masonry + concrete | Hardscape installation | Pool + water features | Soil mixing + testing | Sports field installation

BrightView's Purpose

Delivering comprehensive landscaping services: These services span the entire "Landscape Lifecycle™", including design, development, maintenance (like mowing, pruning, fertilization, and water management), and enhancements.

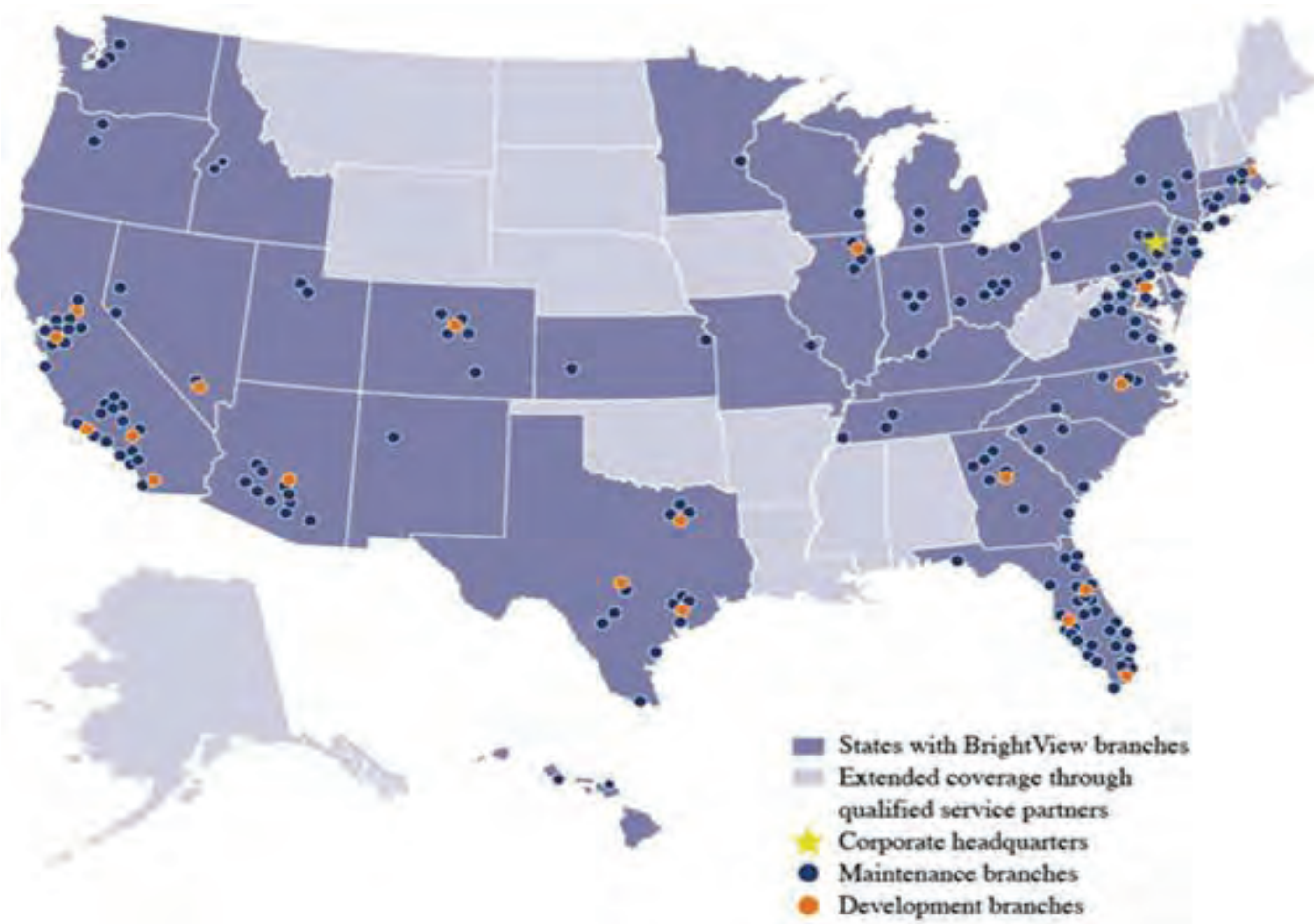
Serving diverse clients: BrightView works with a wide range of properties, such as corporate and commercial buildings, homeowners' associations, public parks, healthcare facilities, educational institutions, retail centers, resorts, golf courses, and sports venues. They even serve as the official field consultant to Major League Baseball.

Operating with a commitment to quality, innovation, and reliability: BrightView aims to provide excellent service and innovative solutions while meeting client expectations and deadlines.
Focusing on client needs and building lasting relationships: BrightView prioritizes understanding and addressing each client's specific needs, aiming to become a trusted partner in achieving their goals.

Emphasizing sustainable solutions and environmental responsibility: BrightView aims to minimize its environmental impact through practices like water-efficient irrigation systems and eco-friendly products.
Investing in its employees: BrightView strives to create a positive work environment and provides growth opportunities for its team members.

In essence, BrightView Landscape aims to provide a "one-stop shop" for all commercial landscaping needs, delivering high-quality, dependable service throughout the entire lifecycle of a property's landscape.

National | Regional Offices



Local Office out of Sunrise FL

People

Local Leadership

Charles Gonzalez, VP, General Manager
40 Years of Green Industry Experience
Lifelong Resident of South Florida

Charles will ensure Peter and his team are performing to property expectations. With Bi-Annual walks of the site, he will provide oversite so that BrightView is exceeding expectations and supporting all the property landscape needs

Peter Olmedo Branch Manager

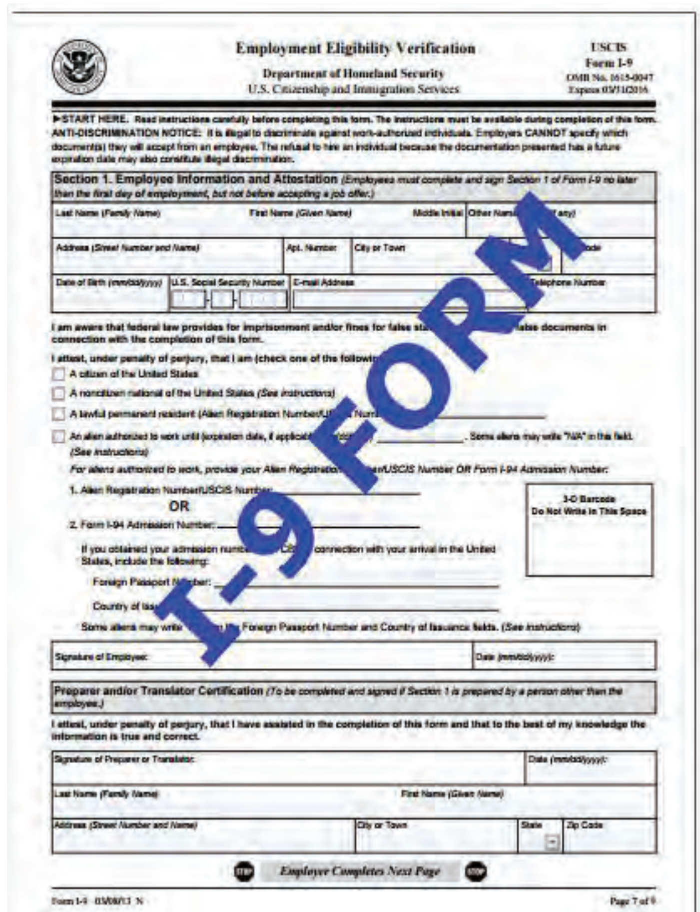
Peter will be the sole point of contact for all services carried out for Coral Bay CDD in the first few months of the startup. He currently manages BrightView business throughout the Broward and Dade area. Peter has been involved in all aspects of BrightView service offerings during his 20+ years with the company

Peter will ensure the service teams are performing to expectations. With regular walks of the site, he will assist in quality site assessments that make your site thrives. He has full autonomy to make all decisions to support this project.

E-Verify Employer

Our Client Company ID Number for the E-Verify program is 132537.

- Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.
- The organization's participation in E- Verify improves our ability to ensure the individuals we hire and are working on our client's sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.



Employment Eligibility Verification

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form I-9
OMB No. 1615-0047
Expires 03/31/2016

▶START HERE. Read instructions carefully before completing this form. The instructions must be available during completion of this form.
ANTI-DISCRIMINATION NOTICE: It is illegal to discriminate against work-authorized individuals. Employers CANNOT specify which document(s) they will accept from an employee. The refusal to hire an individual because the documentation presented has a future expiration date may also constitute illegal discrimination.

Section 1. Employee Information and Attestation *(Employees must complete and sign Section 1 of Form I-9 no later than the first day of employment, but not before accepting a job offer.)*

Last Name (Family Name)	First Name (Given Name)	Middle Initial	Other Names Used (if any)
Address (Street Number and Name)	Apt. Number	City or Town	Zip Code
Date of Birth (mm/dd/yyyy)	U.S. Social Security Number	E-mail Address	Telephone Number

I am aware that federal law provides for imprisonment and/or fines for false statements or use of false documents in connection with the completion of this form.

I attest, under penalty of perjury, that I am (check one of the following):

- ☐ A citizen of the United States
- ☐ A noncitizen national of the United States *(See instructions)*
- ☐ A lawful permanent resident (Alien Registration Number/USCIS Number): ______
- ☐ An alien authorized to work until (expiration date, if applicable, mm/dd/yyyy) ______. Some aliens may write "N/A" in this field. *(See instructions)*

For aliens authorized to work, provide your Alien Registration Number/USCIS Number OR Form I-94 Admission Number:

1. Alien Registration Number/USCIS Number: ______

OR

2. Form I-94 Admission Number: ______

If you obtained your admission number from CBP in connection with your arrival in the United States, include the following:

Foreign Passport Number: ______

Country of Issuance: ______

Some aliens may write "N/A" on the Foreign Passport Number and Country of Issuance fields. *(See instructions)*

3-D Barcode
Do Not Write In This Space

Signature of Employee:	Date (mm/dd/yyyy):

Preparer and/or Translator Certification *(To be completed and signed if Section 1 is prepared by a person other than the employee.)*

I attest, under penalty of perjury, that I have assisted in the completion of this form and that to the best of my knowledge the information is true and correct.

Signature of Preparer or Translator:			Date (mm/dd/yyyy):
Last Name (Family Name)		First Name (Given Name)	
Address (Street Number and Name)	City or Town	State	Zip Code

Employer Completes Next Page

Form I-9 03/08/13 N Page 7 of 9

E-Verify
U.S. Citizenship and Immigration Services

Planning

BrightView

Approach

Our approach is rooted in understanding your business and delivering on those expectations. Having a Plan, committed and trained People and communicating a service Process are the 3 components that will be used to carry out high quality services for your property

People
Having Experienced, Trained, and Certified personnel to carry out efficient, high-quality services

Planning
Mapping, Response and Reports that show our roadmap to carry out efficient, high-quality services

Process
Communicating and possessing the right tools that show our progress in carrying out efficient, high-quality services

Pre Contract

- Branch planning meeting
  Identify and mitigate any safety hazards
- Meet your Client Service Team
  Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
  Week 1 Alignment Check
- Week 2 Alignment Check
  30 Day Alignment Check
- Receive first invoice

60-90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives

Pricing

BrightView

Pricing - Janitorial

We will 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.:

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.

ANNUAL PRICE: $48,000.00

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.

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.

BrightView Pricing Porter

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

ANNUAL PRICE: $39,500

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.

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.

We thank you for the opportunity to provide you with 2 proposals. Brightview is a known landscape company, however we do offer these supplemental services that ensure your property looks prestige.

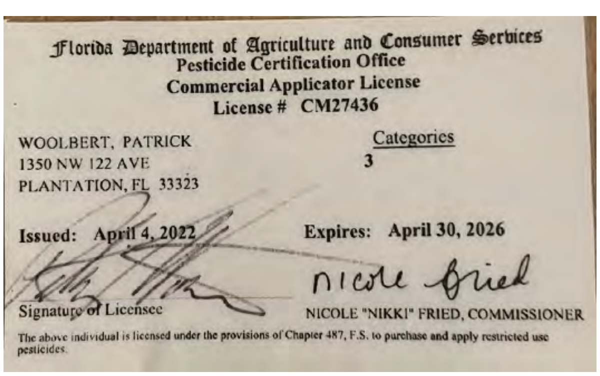
We provide all material and trainings to ensure porters are equipped to do the best job.

You will have an account manager dedicated to your property. Account manager will send schedule with items porters will complete and provide monthly reports. We have 3 month transition period to ensure satisfaction with services and then we continue with monthly reports with photos to show results. (board is invited to walks as well)

Lastly the certifications needed to perform the work we hold (spraying weeds and traffic control).

We welcome any further conversation and hope to earn one or both business to partner.

References:
Turtle Run
The Boca Resort
City of Weston
City of Aventura
FAU



Florida Department of Agriculture and Consumer Services
Pesticide Certification Office
Commercial Applicator License
License # CM27436

WOOLBERT, PATRICK
1350 NW 122 AVE
PLANTATION, FL 33323

Categories
3

Issued: April 4, 2022

Expires: April 30, 2026

Signature of Licensee

NICOLE "NIKKI" FRIED, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

CERTIFICATE
OF COMPLETION

RANDY TREVINO

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Intermediate Course

Training Provider: A Plus Training by Ron Henley, LLC
9001 SW 124 Street
Archer FL 32618
Phone: 352-339-6553

Verify this Certificate by visiting www.motadmin.com

12/22/2023	12/14/2027	J. H	618370
Issue Date	Expiration Date	Instructor	Certificate No.

FDOT


BrightView
A Partnership
Worth Exploring

Coral Bay CDD

TAB D-4

JANITORIAL & PORTER

911 Janitorial and Porter Services

(Current Vendor)

Updated 4% increase

From previous 5%

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 4% 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: $43,680.00 Monthly: $3,640
- **Porter Service** Annual: $39,416.00 Monthly: $3,284.67

911 Commercial Cleaning offers the GMS Board the option of a 1, 2, or 3-year contract with no additional upcharge (with Porter and Janitorial services.

What ever the board decides to do 911 Commercial Cleaning Corp will approve with the terms above.

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

TAB A

Southeast Land & Water Management Report

southeast
LAND AND WATER MANAGEMENT

Waterway Inspection Report

General Information:

Date	8-17-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	89	Wind Speed	5-12	Wind Direction	N/A

SITE/ LAKE #	INSPEC-TION	TREAT-MENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
1	✓	✓	✓			✓	✓		✓	Low
2	✓	✓	✓			✓			✓	All
3	✓	✓	✓			✓			✓	

Wildlife Observations:

Ducks, Birds, Fish

Comments:

Today we treated for surface algae, shoreline grasses, and floating aquatic plants. We also picked up light debris from canals. Water levels are low in all.


outheast
ND WATER MANAGEMENT


southeast
LAND AND WATER MANAGEMENT


southeast
LAND AND WATER MANAGEMENT


southeast
LAND AND WATER MANAGEMENT