

***Proposed Budget
Fiscal Year 2016***

***Coral Bay
Community Development District***

April 9, 2015



Coral Bay

Community Development District

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Coral Bay

Community Development District

General Fund

Description	Adopted Budget FY 2015	Actual Thru 3/31/2015	Projected Next 6 Months	Total Projected 9/30/2015	Proposed Budget FY 2016
Revenues					
Maintenance Assessments	\$1,174,443	\$1,100,930	\$73,512	\$1,174,443	\$1,174,443
Interest Income	\$750	\$315	\$315	\$630	\$500
Insurance Claim Proceeds	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$500	\$622	\$50	\$672	\$500
Gate Damage Proceeds	\$0	\$1,000	\$0	\$1,000	\$0
Undesignated Fund Balance	\$876,208	\$938,697	\$0	\$938,697	\$703,261
TOTAL REVENUES	\$2,051,900	\$2,041,563	\$73,877	\$2,115,440	\$1,878,703
Expenditures					
Administrative					
Supervisor's Fees	\$13,000	\$5,800	\$6,000	\$11,800	\$13,000
FICA Expense	\$995	\$444	\$459	\$903	\$995
Attorney's Fees	\$40,000	\$8,103	\$23,333	\$31,437	\$40,000
Engineering Fees	\$12,000	\$6,951	\$5,049	\$12,000	\$12,000
Annual Audit	\$3,400	\$2,500	\$900	\$3,400	\$3,500
Trustee Fees	\$7,218	\$7,217	\$0	\$7,217	\$7,218
Management Services	\$61,442	\$30,721	\$30,721	\$61,442	\$63,285
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Commissions/Tax Collector	\$14,235	\$13,821	\$414	\$14,235	\$14,235
Postage and Delivery	\$1,250	\$240	\$240	\$481	\$500
Printing and Binding	\$2,500	\$785	\$785	\$1,569	\$2,000
Insurance	\$47,500	\$36,796	\$12,588	\$49,384	\$50,000
Legal Advertising & Other	\$1,250	\$334	\$916	\$1,250	\$1,250
Office Supplies	\$300	\$929	\$150	\$1,079	\$300
Dues, Licenses, Subs	\$1,000	\$175	\$825	\$1,000	\$1,000
Bond Interest	\$38,914	\$0	\$38,914	\$38,914	\$33,097
Bond Principal	\$134,029	\$0	\$134,029	\$134,029	\$139,846
TOTAL ADMINISTRATIVE	\$380,032	\$115,317	\$255,823	\$371,140	\$383,226
Facilities Maintenance					
Field Management Fees	\$20,867	\$10,434	\$10,433	\$20,867	\$21,493
Contractual-Security	\$158,929	\$79,464	\$79,464	\$158,929	\$158,929
Security Patrols	\$24,500	\$14,134	\$14,134	\$28,268	\$30,000
Security System Lease	\$400	\$180	\$180	\$359	\$400
Telephone	\$30,000	\$15,024	\$15,024	\$30,048	\$30,132
Water & Sewer	\$10,500	\$4,183	\$6,317	\$10,500	\$10,500
Electric	\$90,000	\$41,263	\$48,737	\$90,000	\$90,000
Pest Control	\$3,500	\$1,354	\$2,147	\$3,500	\$3,500
Community Maintenance	\$231,868	\$115,932	\$115,932	\$231,864	\$231,868
Other Maintenance	\$2,000	\$565	\$1,435	\$2,000	\$2,000
Irrigation Pumps Maintenance & Repair	\$15,972	\$1,223	\$14,749	\$15,972	\$15,972
Wall Maintenance & Repair	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Park & Pool Maintenance/Repair	\$65,000	\$24,081	\$40,919	\$65,000	\$65,000
Landscape Repairs & Improvement	\$60,000	\$9,349	\$50,651	\$60,000	\$60,000
Lake & Fountain Maintenance/Repair	\$15,000	\$6,680	\$8,320	\$15,000	\$15,000
Drainage Maintenance	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Road & Sidewalk Maintenance/Repair	\$7,000	\$15,815	\$0	\$15,815	\$7,000

Coral Bay

Community Development District

General Fund

Description	Adopted Budget FY 2015	Actual Thru 3/31/2015	Projected Next 6 Months	Total Projected 9/30/2015	Proposed Budget FY 2016
Sign Maintenance/Repair	\$2,500	\$2,055	\$445	\$2,500	\$2,500
Pressure Cleaning	\$12,000	\$12,200	\$0	\$12,200	\$12,200
Electrical Repair & Replacement	\$22,000	\$15,224	\$6,776	\$22,000	\$22,000
Holiday Decorations	\$30,000	\$36,224	\$0	\$36,224	\$37,000
Gate Repair & Replacement	\$30,000	\$8,247	\$8,247	\$16,494	\$20,000
Major Projects-FY 2015					
Undesignated	\$175,000	\$0	\$112,113	\$112,113	\$175,000
Pool Renovation	\$0	\$28,722	\$0	\$28,722	\$0
Exercise Equipment	\$0	\$8,125	\$0	\$8,125	\$0
North Parking Lot	\$0	\$1,195	\$0	\$1,195	\$0
Mallory Harbor Signs	\$0	\$1,053	\$1,053	\$2,106	\$0
East Shoreline Restoration	\$0	\$4,300	\$0	\$4,300	\$0
LED Fixtures	\$0	\$795	\$0	\$795	\$0
Fountain	\$0	\$17,644	\$0	\$17,644	\$0
TOTAL MAINTENANCE	\$1,029,536	\$475,463	\$559,577	\$1,035,040	\$1,032,994
Capital Reserves					
Road Resurfacing	\$0	\$0	\$0	\$0	\$0
Wall Repainting	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
TOTAL CAPITAL RESERVES	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
TOTAL EXPENDITURES	\$1,415,568	\$593,780	\$818,400	\$1,412,180	\$1,422,219
UNASSIGNED FUND BALANCE	\$636,332	\$1,447,783	(\$744,523)	\$703,261	\$456,484

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Total Net Maintenance Assessment	\$1,160,208	\$1,160,208	\$1,160,208	\$1,160,208	\$1,160,208
Total Net Debt Assessment	\$89,138	\$89,138	\$89,138	\$89,138	\$89,138
Discounts 4%	\$52,649	\$52,649	\$52,649	\$52,649	\$52,649
Collections 1%	\$12,241	\$12,241	\$12,241	\$12,241	\$12,241
Property Appraiser (\$2 Per Unit)	\$1,994	\$1,994	\$1,994	\$1,994	\$1,994
Gross Assessment	\$1,316,229	\$1,316,229	\$1,316,229	\$1,316,229	\$1,316,229
# of Units	997	997	997	997	997
Gross Assessment Per Unit	\$1,320.19	\$1,320.19	\$1,320.19	\$1,320.19	\$1,320.19

⁽¹⁾ Refer to Debt Service Fund Budget on Page 10.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

REVENUES:

Maintenance Assessment

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

Interest Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

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

Attorney

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

Annual Audit

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

Trustee

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

Management Fees

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

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

Computer Time

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

Commissions/Tax Collector

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

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising and Other

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

Office Supplies

Miscellaneous office supplies.

Bond Interest/Bond Principal

Annual interest and principal paid on the Series 2004 Special Assessment Bonds. Calculations of interest expense and principal expense can be found on the Amortization Schedule on page 9.

Dues, Licenses & Subscriptions

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

Website Compliance

Per Chapter 2014-22, Laws of Florida, all District must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

Field:

Field Management Fees

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

Contractual-Security

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

Security Patrols

The District has a contracted with Capitol Guard Corporation for parking control monitoring. The District has also contracted with the Margate Police Department for security patrol throughout the District.

Security System Lease

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

Telephone

The District currently has two accounts with AT&T. Services include business lines and broadband services for the security gates. Based on actual FY15 expenses, for FY 2016, \$30,132 has been budgeted for this expense.

Water/Wastewater

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

Account Name

3101 S Bay Drive
6532 Buena Vista Drive
3135 Cape Circle

Based on FY15 actual expenses, for FY 2016 \$10,500 has been budgeted for this expense.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
 PROPOSED GENERAL FUND BUDGET
 Fiscal Year 2016

Electric

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

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

Based on FY15 actual expenses, for FY 2016 \$90,000 has been budgeted for this expense.

Pest Control

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

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

Community Maintenance:

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

Janitorial Contract Labor:

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

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

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

Landscaping Maintenance:

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

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

Porter Services-Street Cleanup:

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

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

Community Maintenance (continued):

Irrigation Maintenance & Repair:

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

Irrigation Water Treatment:

The Treatment of rust and irrigation staining throughout the District.

Other Maintenance

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

Irrigation Pumps Maintenance & Repair

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

Wall Maintenance & Repair

All expenses to maintain the perimeter wall surrounding the District.

Park and Pool Maintenance & Repairs

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

Landscape Repairs & Plant Replacement

Replacement of plants and landscaping throughout the District.

Lake and Fountain Maintenance

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

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

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2016

Drainage Maintenance

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

Road & Sidewalk Maintenance & Repair

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

Signage

Represents estimated cost for repairing or replacing District signage. Based on past expenses, \$2,500 has been budgeted for FY 2016.

Pressure Cleaning

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

Electrical Repair & Replacement

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

Holiday Decorations

The District has contracted for CDI Enterprises for the annual Holiday Lighting of the District. The amount budgeted includes a contingency for additional decorations beyond the contracted amount.

Gate Repairs & Replacement

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

Major Projects

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

Coral Bay

Community Development District

Amortization Schedule

Series 2004, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/15	\$ 896,643	4.34%	\$ 134,028.95	\$ 38,914.30	\$ 172,943.25
05/01/16	\$ 762,614	4.34%	\$ 139,845.81	\$ 33,097.44	\$ 172,943.25
05/01/17	\$ 622,768	4.34%	\$ 145,915.12	\$ 27,028.13	\$ 172,943.25
05/01/18	\$ 476,853	4.34%	\$ 152,247.84	\$ 20,695.41	\$ 172,943.25
05/01/19	\$ 324,605	4.34%	\$ 158,855.39	\$ 14,087.86	\$ 172,943.25
05/01/20	\$ 165,750	4.34%	\$ 165,749.64	\$ 7,193.53	\$ 172,943.17
<u>Total</u>			<u>\$ 896,643</u>	<u>\$ 141,016.67</u>	<u>\$ 1,037,659.42</u>

Coral Bay
Community Development District

Debt Service Fund
Series 2012A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2015	Actual Thru 3/31/2015	Projected Next 6 Months	Total Projected 9/30/2015	Proposed Budget FY 2016
Revenues					
Debt Assessments - A Bonds	\$89,138	\$81,840	\$7,297	\$89,138	\$89,138
Interest Income	\$0	\$6	\$8	\$14	\$0
Carry Forward Surplus ⁽¹⁾	\$23,018	\$21,772	\$0	\$21,772	\$23,023
TOTAL REVENUES	\$112,155	\$103,618	\$7,305	\$110,923	\$112,161
Expenditures					
<i>Series 2012A</i>					
Interest - 11/01	\$21,450	\$21,450	\$0	\$21,450	\$20,213
Interest - 05/01	\$21,450	\$0	\$21,450	\$21,450	\$20,213
Principal - 05/01	\$45,000	\$0	\$45,000	\$45,000	\$50,000
TOTAL EXPENDITURES	\$87,900	\$21,450	\$66,450	\$87,900	\$90,425
EXCESS REVENUES	\$24,255	\$82,168	(\$59,145)	\$23,023	\$21,736

11/1/16 Interest	
2012A	\$18,837.50
	<u>\$18,837.50</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Coral Bay

Community Development District

Amortization Schedule

Series 2012, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/14	\$ 825,000	5.50%	\$ 45,000.00	\$ 22,687.50	\$ -
11/01/14	\$ 780,000	5.50%	\$ -	\$ 21,450.00	\$ 89,137.50
05/01/15	\$ 780,000	5.50%	\$ 45,000.00	\$ 21,450.00	\$ -
11/01/15	\$ 735,000	5.50%	\$ -	\$ 20,212.50	\$ 86,662.50
05/01/16	\$ 735,000	5.50%	\$ 50,000.00	\$ 20,212.50	\$ -
11/01/16	\$ 685,000	5.50%	\$ -	\$ 18,837.50	\$ 89,050.00
05/01/17	\$ 685,000	5.50%	\$ 55,000.00	\$ 18,837.50	\$ -
11/01/17	\$ 630,000	5.50%	\$ -	\$ 17,325.00	\$ 91,162.50
05/01/18	\$ 630,000	5.50%	\$ 55,000.00	\$ 17,325.00	\$ -
11/01/18	\$ 575,000	5.50%	\$ -	\$ 15,812.50	\$ 88,137.50
05/01/19	\$ 575,000	5.50%	\$ 60,000.00	\$ 15,812.50	\$ -
11/01/19	\$ 515,000	5.50%	\$ -	\$ 14,162.50	\$ 89,975.00
05/01/20	\$ 515,000	5.50%	\$ 60,000.00	\$ 14,162.50	\$ -
11/01/20	\$ 455,000	5.50%	\$ -	\$ 12,512.50	\$ 86,675.00
05/01/21	\$ 455,000	5.50%	\$ 65,000.00	\$ 12,512.50	\$ -
11/01/21	\$ 390,000	5.50%	\$ -	\$ 10,725.00	\$ 88,237.50
05/01/22	\$ 390,000	5.50%	\$ 70,000.00	\$ 10,725.00	\$ -
11/01/22	\$ 320,000	5.50%	\$ -	\$ 8,800.00	\$ 89,525.00
05/01/23	\$ 320,000	5.50%	\$ 75,000.00	\$ 8,800.00	\$ -
11/01/23	\$ 245,000	5.50%	\$ -	\$ 6,737.50	\$ 90,537.50
05/01/24	\$ 245,000	5.50%	\$ 80,000.00	\$ 6,737.50	\$ -
11/01/24	\$ 165,000	5.50%	\$ -	\$ 4,537.50	\$ 91,275.00
05/01/25	\$ 165,000	5.50%	\$ 80,000.00	\$ 4,537.50	\$ -
11/01/25	\$ 85,000	5.50%	\$ -	\$ 2,337.50	\$ 86,875.00
05/01/26	\$ 85,000	5.50%	\$ 85,000.00	\$ 2,337.50	\$ 87,337.50
<u>Total</u>			<u>\$ 825,000.00</u>	<u>\$ 329,587.50</u>	<u>\$ 1,154,587.50</u>