



**SONOMA BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 8, 2022
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.sonomabaycdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
Sonoma Bay Clubhouse
3600 Sonoma Drive
Riviera Beach, Florida 33404
REGULAR BOARD MEETING & PUBLIC HEARING
August 8, 2022
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 13, 2022 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 14
- J. Administrative Matters
 - 1. Financial Report.....Page 16
- K. Board Members Comments
- L. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Notice was published in said newspaper in issues dated: first date of Publication 10/01/2021 and last date of Publication 10/01/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

SONOMA BAY CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000662069
Ad Cost:	\$268.32
Paid:	\$0.00
Balance Due:	\$268.32

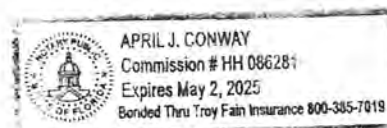
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number:	0000662069
Ad Cost:	\$268.32
Paid:	\$0.00
Balance Due:	\$268.32

**SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sonoma Bay Community Development District will hold Regular Meetings in the Sonoma Bay Clubhouse located at 3600 Sonoma Drive, Riviera Beach, Florida 33404, at 10:30 a.m. on the following dates:

**October 11, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 7, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022**

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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 may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes 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 (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT
www.sonomabaycdd.org
10-1/2021

0000662069-01

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 13, 2022**

A. CALL TO ORDER

The June 13, 2022, Regular Board Meeting of the Sonoma Bay Community Development District (the "District") was called to order at 10:32 a.m. at the Sonoma Bay Clubhouse located at 3600 Sonoma Drive, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented which stated that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 1, 2021, as part of the District's Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Vice Chairperson Consuella Bailey and Supervisors Pamela Whitehall, Sherman Cogle and Rokibul Hasan (who arrived at 10:40 a.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff present included: District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 14, 2022, Regular Board Meeting

The minutes of the March 14, 2022, Regular Board Meeting were presented for Board consideration.

Mr. George pointed out the oath of office being administered for Pamela Carter was missing. Ms. Bethel asked the Board to take a look to see if there were any other errors; if not, she will bring the revised minutes back to the next meeting.

G. OLD BUSINESS

1. FPL Update

Ms. Bethel advised that she had received an email from Allison of the HOA, stating the board does not want to paint the light poles black and could the HOA board make that decision. She also

stated that the vendor advised that the project was not completed as of yet because the HOA was not responding to communication from the vendor. Ms. Bethel asked the Board if they changed their minds or would they like to proceed with the project? A lengthy discussion ensued. Ms. Bailey updated Ms. Carter on the FPL light project and how the Board came to the decision to paint the poles black. The Board inquired if they could reverse the motion. Mr. George advised that they could and they would be responsible for any expenses incurred by the contractor for the project, if any.

Ms. Bailey would like the record to reflect that she has no opinion about the decision because she does not have all of the facts to make an educated decision. For example, if there will be fees from the contractor to cancel and would like this information to reflect in the minutes, once determined.

Mr. Cogle would like the record to reflect that the HOA members on this Board handle these situations separately. HOA matters are HOA and CDD matters are CDD.

Ms. Bethel asked the Board if they would like to take a vote to rescind the motion and the Board stated they would.

A **motion** was made by Mr. Cogle, seconded by Ms. Carter rescinding the **motion** approving the Elite Painting proposal in the amount of \$4,855 for the painting of the light poles. Upon being put to a vote, the **motion** carried 3 to 1 with Ms. Bailey dissenting.

Ms. Bethel followed-up with the contractor after the meeting to advise that the Board did not wish to proceed with the contract and contractor stated no extra expenses had been incurred.

2. Discussion Regarding Security

Mr. Cogle would like how District funds can be used for the record. The HOA is inquiring about the CDD paying for security again. Mr. George explained that public funds could not be used for a private entity such as an HOA. However, the District could pay for additional security, but they cannot enforce HOA rules. Ms. Bethel stated this was the same problem we ran into with security and why the HOA took it over. The Board would like more security during the summer months. Ms. Bethel indicated the Board could address this next, during a discussion regarding the Riviera Beach Police.

3. Discussion Regarding Riviera Beach Police

Mr. Cogle believes the police would be more beneficial during the summer months rather than an extra rover. Ms. Bailey would like the police to patrol and walk the community. A lengthy discussion ensued. Mr. Cogle indicated during the last meeting with the police that they noted that the CDD board could come up with post orders for them that state the specifics of how the community wanted them to patrol. Ms. Bethel agreed with Mr. Cogle. Mr. Gorge suggested the Board do so now, since the next meeting may be in August. The Board stated they would like the police to check for break-ins, loitering and to patrol the area on foot and by automobile.

A **motion** was made by Mr. Cogle, seconded by Mr. Hansan and unanimously passed approving the hiring of the Riviera Beach Police to patrol the community during the summer months (June, July and August).

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel directed the Board's attention to the financial report in the meeting package and asked if there were any questions. Ms. Bailey inquired about Marksman's last payment. Mr. George informed her that their last month was October and the Board had approved the last invoice to be paid that was presented from Marksman by the HOA.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:07 a.m. on a **motion** made by Mr. Cogle, seconded by Mr. Hasan and passed unanimously.

Secretary

Chairperson

Miscellaneous Notices



Published in The Palm Beach Post on July 19, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing and
Regular Board Meeting of the Sonoma Bay Community
Development District

The Board of Supervisors of the Sonoma Bay Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on August 8, 2022, at 10:30 a.m., or as soon thereafter as can be heard, at the Sonoma Bay Clubhouse located at 3600 Sonoma Drive, Riviera Beach, Florida 33404.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the Sonoma Bay Community Development District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District s website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-7374922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Sonoma Bay Community
Development District
www.sonomabaycdd.org
July 19, 26, 2022 #7530013

RESOLUTION NO. 2022-02

A RESOLUTION OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Sonoma Bay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of August, 2022.

ATTEST:

**SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sonoma Bay Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	132,818
Debt Assessments	173,041
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 306,099
EXPENDITURES	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	1,500
Lake Maintenance	2,000
Fountain Maintenance	2,000
Lighting	13,000
Security	0
Contingency	25,000
Management	29,484
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,800
Insurance	6,200
Legal Advertisements	2,300
Miscellaneous	1,000
Postage	500
Office Supplies	900
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL EXPENDITURES	\$ 125,089
REVENUES LESS EXPENDITURES	\$ 181,010
Bond Payments	(162,659)
BALANCE	\$ 18,351
County Appraiser & Tax Collector Fee	(6,117)
Discounts For Early Payments	(12,234)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	UPDATED FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES					
O&M Assessments	275,470	314,199	157,363	132,818	Expenditures Less Interest/.94
Debt Assessments	173,426	173,041	173,041	173,041	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	171	240	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 449,067	\$ 487,480	\$ 330,644	\$ 306,099	
EXPENDITURES					
Supervisor Fees	10,400	11,000	11,000	11,000	Supervisor Fees
Payroll Taxes - Employer	578	880	880	880	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	1,500	No Change From 2021/2022 Budget
Lake Maintenance	0	1,250	1,250	2,000	Lake Maintenance
Fountain Maintenance	0	1,000	1,000	2,000	Fountain Maintenance
Lighting	10,733	13,000	13,000	13,000	No Change From 2021/2022 Budget
Security	247,633	178,000	29,308	0	Line Item Eliminated
Contingency	8,960	25,000	25,000	25,000	Contingency
Management	28,632	28,632	28,632	29,484	CPI Adjustment (Capped At 3%)
Legal	15,312	9,500	9,500	13,000	FY 21/22 Expenditures Through Jan 2022 = \$4,210
Assessment Roll	7,500	7,500	7,500	7,500	As Per Contract
Audit Fees	3,600	3,700	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	6,200	Insurance Estimate
Legal Advertisements	2,343	1,600	1,600	2,300	\$700 Increase From 2021/2022 Budget
Miscellaneous	924	1,000	1,000	1,000	No Change From 2021/2022 Budget
Postage	516	300	300	500	\$200 Increase From 2021/2022 Budget
Office Supplies	863	700	700	900	\$200 Increase From 2021/2022 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	2,500	2,500	2,500	2,500	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	2,000	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 348,532	\$ 295,587	\$ 146,895	\$ 125,089	
REVENUES LESS EXPENDITURES	\$ 100,535	\$ 191,893	\$ 183,749	\$ 181,010	
Bond Payments	(166,156)	(162,659)	(162,659)	(162,659)	2023 P & I Payments Less Earned Interest
BALANCE	\$ (65,621)	\$ 29,234	\$ 21,090	\$ 18,351	
County Appraiser & Tax Collector Fee	(2,827)	(9,744)	(7,030)	(6,117)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,640)	(19,490)	(14,060)	(12,234)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (83,088)	\$ -	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (83,088)	\$ -	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	40	25	25	Projected Interest For 2022/2023
NAV Tax Collection	166,156	162,659	162,659	Yearly Maximum Debt Assessment
Total Revenues	\$ 166,196	\$ 162,684	\$ 162,684	
EXPENDITURES				
Principal Payments	105,000	105,000	110,000	Principal Payment Due In 2023
Interest Payments	55,951	50,958	47,550	Interest Payment Due In 2023
Bond Redemption	0	6,726	5,134	Estimated Excess Debt Collections
Total Expenditures	\$ 160,951	\$ 162,684	\$ 162,684	
Excess/ (Shortfall)	\$ 5,245	\$ -	\$ -	

Series 2015 Bond Refunding Information

Original Par Amount = \$2,240,000 Annual Principal Payments Due = May 1st

Interest Rate = 3.17% - 5.45% Annual Interest Payments Due = May 1st & November 1st

Issue Date = August 2015

Maturity Date = May 2035

Par Amount As Of 1/1/22 = \$1,660,000

SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Two Bedroom Units	\$ 909.90	\$ 1,040.40	\$ 521.07	\$ 439.80
<u>Debt For Two Bedroom Units</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>
Total For Two Bedroom Units	\$ 1,301.13	\$ 1,431.63	\$ 912.30	\$ 831.03
O & M For Three Bedroom Units	\$ 909.90	\$ 1,040.40	\$ 521.07	\$ 439.80
<u>Debt For Three Bedroom Units</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>
Total For Three Bedroom Units	\$ 1,445.84	\$ 1,576.34	\$ 1,057.01	\$ 975.74
O & M For Three Bedroom Units With Garage	\$ 909.90	\$ 1,040.40	\$ 521.07	\$ 439.80
<u>Debt For Three Bedroom Units With Garage</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>
Total For Three Bedroom Units With Garage	\$ 1,692.36	\$ 1,822.86	\$ 1,303.53	\$ 1,222.26

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	76
Three Bedroom Units	136
<u>Three Bedroom Units With Garage</u>	<u>90</u>
Total Units	302

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Sonoma Bay Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of August, 2022.

ATTEST:

**SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

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Meetings may be cancelled from time to time without advertised notice.

SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT

www.sonomabaycdd.org

PUBLISH: THE PALM BEACH POST 00/00/2022

Sonoma Bay
Community Development District

**Financial Report For
July 2022**

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2022**

	Original Annual Budget 10/1/21 - 9/30/22	Adjusted Annual Budget 10/1/21 - 9/30/22	Actual Jul-22	Year To Date Actual 10/1/21 - 7/31/22
REVENUES				
O&M Assessments	314,199	157,363	8,050	157,694
Debt Assessments	173,041	173,041	8,639	173,334
Other Revenues	0	0	0	0
Interest Income	240	240	0	99
Total Revenues	\$ 487,480	\$ 330,644	\$ 16,689	\$ 331,127
EXPENDITURES				
Supervisor Fees	11,000	11,000	0	4,800
Payroll Taxes - Employer	880	880	0	315
Engineering/Inspections	1,500	1,500	1,913	1,913
Lake Maintenance	1,250	1,250	0	0
Fountain Maintenance	1,000	1,000	0	0
Lighting	13,000	13,000	904	9,031
Security	178,000	29,308	0	21,162
Off Duty Police Officer	25,000	25,000	0	0
Management	28,632	28,632	4,772	23,860
Legal	9,500	9,500	1,113	8,433
Assessment Roll	7,500	7,500	0	0
Audit Fees	3,700	3,700	0	3,700
Insurance	6,000	6,000	0	5,706
Legal Advertisements	1,600	1,600	0	441
Miscellaneous	1,000	1,000	7	538
Postage	300	300	8	124
Office Supplies	700	700	86	529
Dues & Subscriptions	175	175	0	175
Trustee Fee	2,500	2,500	2,500	2,500
Continuing Disclosure Fee	350	350	0	0
Website Management	2,000	2,000	332	1,667
Total Expenditures	\$ 295,587	\$ 146,895	\$ 11,635	\$ 84,894
Revenues Less Expenditures	\$ 191,893	\$ 183,749	\$ 5,054	\$ 246,233
Bond Payments	(162,659)	(162,659)	(8,639)	(165,841)
BALANCE	\$ 29,234	\$ 21,090	\$ (3,585)	\$ 80,392
County Appraiser & Tax Collector Fee	(9,744)	(7,030)	0	(4,300)
Discounts For Early Payments	(19,490)	(14,060)	0	(11,333)
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ (3,585)	\$ 64,759
Carryover from Prior Year	\$ -	\$ -	\$ -	\$ -
NET/EXCESS (SHORTFALL)	\$ -	\$ -	\$ (3,585)	\$ 64,759

Bank Balance As Of 7/31/22	\$ 116,111.46
Accounts Payable As Of 7/31/22	\$ 17,675.14
Accounts Receivable As Of 7/31/22	\$ -
Available Funds As Of 7/31/22	\$ 98,436.32

Sonoma Bay Community Development District
Expenditures
October 2021 through July 2022

	Date	Invoice #	Vendor	Description	Amount
Expenditures					
511.122 · Payroll Taxes					
	10/11/2021	PR 10.11.21	Payroll	mtg 10.11.21 ck 10.13.21 (Bailey, Dennis, Cogle, Hasan)	52.20
	11/09/2021	PR 11.08.21	Payroll	mtg 11.08.21 ck 11.10.21 (Bailey, Dennis, Cogle, Hasan)	52.60
	12/13/2021	PR 12.13.21	Payroll	mtg 12.13.21 ck 12.14.21 (Bailey, Dennis, Cogle, Hasan)	52.60
	02/08/2022	PR 02.07.22	Payroll	mtg 02.07.22 ck 02.09.22 (Bailey, Cogle, Hasan)	51.95
	03/17/2022	PR 03.14.22	Payroll	mtg 03.14.22 ck 03.16.22 (Bailey, Denis, Cogle, Hasan)	52.60
	06/14/2022	PR 06.13.22	Payroll	mtg 06.13.22 ck 06.15.22 (Bailey, Cogle, Hasan, Carter)	52.60
Total 511.122 · Payroll Taxes					314.55
511.131 · Supervisor Fee					
	10/11/2021	PR 10.11.21	Payroll	mtg 10.11.21 ck 10.13.21 (Bailey, Dennis, Cogle, Hasan)	800.00
	11/09/2021	PR 11.08.21	Payroll	mtg 11.08.21 ck 11.10.21 (Bailey, Dennis, Cogle, Hasan)	800.00
	12/13/2021	PR 12.13.21	Payroll	mtg 12.13.21 ck 12.14.21 (Bailey, Dennis, Cogle, Hasan)	800.00
	02/08/2022	PR 02.07.22	Payroll	mtg 02.07.22 ck 02.09.22 (Bailey, Cogle, Hasan)	600.00
	03/17/2022	PR 03.14.22	Payroll	mtg 03.14.22 ck 03.16.22 (Bailey, Denis, Cogle, Hasan)	800.00
	06/14/2022	PR 06.13.22	Payroll	mtg 06.13.22 ck 06.15.22 (Bailey, Cogle, Hasan, Carter)	1,000.00
Total 511.131 · Supervisor Fee					4,800.00
511.304 · Lighting					
	10/19/2021	31246-25371 1021	FPL	acct# 31246-25371 9/20/21 - 10/19/21	903.49
	11/17/2021	31246-25371 1121	FPL	acct# 31246-25371 10/19/21 - 11/17/21	903.49
	12/17/2021	31246-25371 1221	FPL	acct# 31246-25371 11/17/21-12/17/21	903.49
	01/19/2022	31246-25371	FPL	For: Dec 17, 2021 to Jan 19, 2022 (33 days)	936.78
	02/17/2022	31246-25371	FPL	For: Jan 19, 2022 to Feb 17, 2022 (29 days)	933.29
	03/18/2022	31246-25371	FPL	For: Dec 17, 2021 to Mar 18, 2022	2,759.71
	06/17/2022	31246-25371	FPL	For: May 18 2022 to June 17 2022	786.87
	07/19/2022	31246-25371	FPL	For: June 17, 2022 to Jul 19, 2022	904.19
Total 511.304 · Lighting					9,031.31
511.308 · Security					
	10/08/2021	86410	Marksman Security Corporation	Security Services provided from 9.25.21-10.08.21	6,983.25
	10/22/2021	86911	Marksman Security Corporation	Security Services 10.09.21-10.22.21	6,400.80
	10/29/2021	87502	Marksman Security Corporation	Security Services 10.23.21 -10.29.21	3,200.40
	11/01/2021	5004	Sonoma Bay HOA	reimbursement for security 10/29-10/31/2121	512.80
	11/15/2021	5029	Sonoma Bay HOA	reimbursement for security 11/1-11/15/2121	4,064.40
Total 511.308 · Security					21,161.65
511.310 · Engineering					
	07/20/2022	2000647770	AECOM	SW Needs Analysis	1,912.50
Total 511.310 · Engineering					1,912.50
511.311 · Management Fees					
	10/31/2021	2021-2178	Special District Services, Inc.	Management Fee Oct 2021	2,386.00
	11/30/2021	2021-2292	Special District Services, Inc.	Management Fees Nov 2021	2,386.00

Sonoma Bay Community Development District
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	Date	Invoice #	Vendor	Description	Amount
	12/31/2021	2021-2507	Special District Services, Inc.	Management Fees Dec 2021	2,386.00
	01/31/2022	2022-0047	Special District Services, Inc.	Management Fees Jan 2022	2,386.00
	02/28/2022	2022-0200	Special District Services, Inc.	Management Fees Feb 2022	2,386.00
	03/31/2022	2022-0300	Special District Services, Inc.	Management Fees March 2022	2,386.00
	04/30/2022	2022-0398	Special District Services, Inc.	Management Fees April 2022	2,386.00
	05/31/2022	2022-0502	Special District Services, Inc.	Management Fees May 2022	2,386.00
	06/30/2022	2022-0601	Special District Services, Inc.	Management Fees June 2022	2,386.00
	07/31/2022	2022-0699	Special District Services, Inc.	Management Fees July 2022	2,386.00
Total 511.311 · Management Fees					23,860.00
511.315 · Legal Fees					
	10/31/2021	171825	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services for Oct 2021	1,705.00
	11/30/2021	172446	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services for Nov 2021	1,200.00
	12/31/2021	172918	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services for Dec 2021	805.00
	01/31/2022	173300	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services for Jan 2022	500.00
	02/28/2022	173757	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services Feb 2022	700.00
	03/31/2022	174326	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services March 2022	1,330.00
	04/30/2022	174974	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services April 2022	580.00
	05/31/2022	175358	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services May 2022	500.00
	06/30/2022	175819	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Services June 2022	1,112.50
Total 511.315 · Legal Fees					8,432.50
511.320 · Audit Fees					
	04/04/2022	22371	Grau and Associates	1st Progress Payment FY 20/21 Audit	2,000.00
	06/01/2022	22546	Grau and Associates	2nd Progress Payment FY 20/21 Audit	1,700.00
Total 511.320 · Audit Fees					3,700.00
511.450 · Insurance					
	10/01/2021	14449	Egis Insurance & Risk Advisors	Renew Policy #100121062 10/01/2021-10/01/2022	5,706.00
Total 511.450 · Insurance					5,706.00
511.480 · Legal Advertisements					
	10/01/2021	I00662069-10012021	PBN (NEWSPAPER)	FY 21/22 Mtg Schedule	268.32
	05/24/2022	0004622395	CA Florida Holdings, LLC	2022 Notice of Qualifying Period	173.04
Total 511.480 · Legal Advertisements					441.36
511.512 · Miscellaneous					
	10/11/2021	PR 10.11.21	Payroll	mtg 10.11.21 ck 10.13.21 (Bailey, Dennis, Cogle, Hasan)	61.20
	11/09/2021	PR 11.08.21	Payroll	mtg 11.08.21 ck 11.10.21 (Bailey, Dennis, Cogle, Hasan)	61.20
	11/30/2021	2021-2292	Special District Services, Inc.	Travel - Oct 2021	4.48
	12/13/2021	PR 12.13.21	Payroll	mtg 12.13.21 ck 12.14.21 (Bailey, Dennis, Cogle, Hasan)	61.20
	12/30/2021			Paymaster fee for W2s	133.25
	02/08/2022	PR 02.07.22	Payroll	mtg 02.07.22 ck 02.09.22 (Bailey, Cogle, Hasan)	45.90
	02/28/2022	2022-0200	Special District Services, Inc.	Conference Calls Jan 2022	20.74
	03/17/2022	PR 03.14.22	Payroll	mtg 03.14.22 ck 03.16.22 (Bailey, Denis, Cogle, Hasan)	61.20

Sonoma Bay Community Development District
Expenditures
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	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	04/30/2022	2022-0398	Special District Services, Inc.	Travel March 2022	4.21
	05/31/2022	2022-0502	Special District Services, Inc.	Travel April 2022	1.23
	06/14/2022	PR 06.13.22	Payroll	mtg 06.13.22 ck 06.15.22 (Bailey, Cogle, Hasan, Carter)	76.50
	06/30/2022	2022-0601	Special District Services, Inc.	Travel May 2022	2.34
	07/31/2022	2022-0699	Special District Services, Inc.	Travel June 2022	4.22
Total 511.512 · Miscellaneous					537.67
511.513 · Postage and Delivery					
	10/31/2021	2021-2178	Special District Services, Inc.	FedEx Sept 2021	18.62
	10/31/2021	2021-2178	Special District Services, Inc.	Postage Sept 2021	14.66
	11/30/2021	2021-2292	Special District Services, Inc.	Postage Oct 2021	14.66
	02/28/2022	2022-0200	Special District Services, Inc.	Postage Jan 2022	2.65
	03/31/2022	2022-0300	Special District Services, Inc.	FedEx Feb 2022	16.17
	04/30/2022	2022-0398	Special District Services, Inc.	Postage March 2022	16.32
	05/02/2022	FY 2022 Postage	Anne M. Gannon, Tax Collector, PBC	Prorated Share of Tax Roll Postage cost- FY 2022	32.00
	06/30/2022	2022-0601	Special District Services, Inc.	FedEx May 2022	8.47
Total 511.513 · Postage and Delivery					123.55
511.514 · Office Supplies					
	10/31/2021	2021-2178	Special District Services, Inc.	Copier Sept 2021	78.30
	10/31/2021	2021-2178	Special District Services, Inc.	Meeting Books Sept 2021	40.00
	11/30/2021	2021-2292	Special District Services, Inc.	Copier charges - Oct 2021	34.50
	11/30/2021	2021-2292	Special District Services, Inc.	Meeting Books Oct 2021	32.00
	12/31/2021	2021-2507	Special District Services, Inc.	Copier charges - Nov 2021	23.70
	12/31/2021	2021-2507	Special District Services, Inc.	Meeting Books Nov 2021	32.00
	01/31/2022	2022-0047	Special District Services, Inc.	Copier Dec 2021	19.50
	01/31/2022	2022-0047	Special District Services, Inc.	Meeting Books Dec 2021	32.00
	02/28/2022	2022-0200	Special District Services, Inc.	Copier Jan 2022	6.00
	03/31/2022	2022-0300	Special District Services, Inc.	Copier Feb 2022	23.25
	03/31/2022	2022-0300	Special District Services, Inc.	Meeting Books Feb 2022	32.00
	04/30/2022	2022-0398	Special District Services, Inc.	Copier March 2022	29.85
	04/30/2022	2022-0398	Special District Services, Inc.	Meeting Books Feb 2022	32.00
	05/31/2022	2022-0502	Special District Services, Inc.	Copier April 2022	29.25
	06/30/2022	2022-0601	Special District Services, Inc.	Copier May 2022	35.70
	07/31/2022	2022-0699	Special District Services, Inc.	Copier June 2022	18.00
	07/31/2022	2022-0699	Special District Services, Inc.	Meeting Books June 2022	32.00
Total 511.514 · Office Supplies					530.05
511.540 · Dues, License & Subscriptions					
	10/01/2021	84929	Department of Economic Opportunity	Special District Fee FY 2021/2022	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
511.733 · Trustee Fees					
	07/20/2022	5057551	TD Wealth Operations (annual fee)	Series 2015 - Annual Fees	2,500.00

Sonoma Bay Community Development District
Expenditures
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	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Total 511.733 · Trustee Fees					2,500.00
511.750 · Website Management					
	10/31/2021	2021-2178	Special District Services, Inc.	Website Fee Oct 2021	166.66
	11/30/2021	2021-2292	Special District Services, Inc.	Website Fee Nov 2021	166.66
	12/31/2021	2021-2507	Special District Services, Inc.	Website Fee Dec 2021	166.66
	01/31/2022	2022-0047	Special District Services, Inc.	Website Fee Jan 2022	166.66
	02/28/2022	2022-0200	Special District Services, Inc.	Website Fee Feb 2022	166.66
	03/31/2022	2022-0300	Special District Services, Inc.	Website Fee March 2022	166.66
	04/30/2022	2022-0398	Special District Services, Inc.	Website Fee April 2022	166.66
	05/31/2022	2022-0502	Special District Services, Inc.	Website Fee May 2022	166.66
	06/30/2022	2022-0601	Special District Services, Inc.	Website Fee June 2022	166.66
	07/31/2022	2022-0699	Special District Services, Inc.	Website Fee July 2022	166.66
Total 511.750 · Website Management					<u>1,666.60</u>
Total Expenditures					<u>84,892.74</u>