



**SONOMA BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 13, 2024  
10:30 A.M.**

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

[www.sonomabaycdd.org](http://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**  
May 13, 2024  
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. February 12, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
  - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 13
- J. Administrative Matters
  - 1. Financial Report.....Page 15
- K. Board Members Comments
- L. Adjourn

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

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## PROOF OF PUBLICATION

Sonoma Bay Cdd  
Sonoma Bay Cdd  
2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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SONOMA BAY COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024  
REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that  
the Board of Supervisors of the  
Sonoma Bay Community Develop-  
ment District will hold Regular  
Meetings in the Sonoma Bay Club-  
house located at 3600 Sonoma Drive,  
Riviera Beach, Florida 33404, at  
10:30 a.m. on the following dates:  
October 9, 2023  
November 13, 2023  
December 11, 2023  
January 8, 2024  
February 12, 2024  
March 4, 2024  
April 8, 2024  
May 13, 2024  
June 10, 2024  
July 8, 2024  
August 12, 2024  
September 9, 2024

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 tele-  
phone; therefore a speaker tele-  
phone 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 meet-  
ings, 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 accom-  
modations 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  
9/29/2023 #9317667

NICOLE JACOBS  
Notary Public  
State of Wisconsin

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 12, 2024**

**A. CALL TO ORDER**

The October 9, 2023, Regular Board Meeting of the Sonoma Bay Community Development District (the “District”) was called to order at 10:31 a.m. in 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 September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Dorothy Dennis, Vice Chairperson Jordia Spence and Supervisors Pamela Carter and Rokibul Hasan 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**

Ms. Spence requested a discussion regarding how the CDD can add a park to the community. Ms. Bethel indicated that the addition of a Discussion Regarding How the CDD Can Add a Park/Exercise Trail to the Community under New Business.

A **motion** was made by Ms. Dennis, seconded by Ms. Spence and passed approving the addition of How the CDD Can Add a Park/Exercise Trail to the Community under New Business.

**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. October 9, 2023, Regular Board Meeting**

The minutes of the June 12, 2023, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **motion** was made by Mr. Hasan, seconded by Ms. Dennis and passed unanimously approving the minutes of the June 12, 2023, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

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

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget**

Resolution No. 2023-05 was presented, entitled:

#### **RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Bethel explained that this was a reconciliation of the past year and the District did well by staying within their budget.

Mr. Hasan asked if the District was responsible for lake maintenance. Ms. Bethel advised that the District is not responsible for lake maintenance but did contribute to a pump replacement sometime back.

Mr. Hasan inquired about the bonds: how much was left and how many payments are made annually. Ms. Bethel directed the Board’s attention to Page 10 of the meeting book and stated that \$1,445,000 was left and 2 payments are made annually.

Ms. Spence asked what happens once the bond has been paid off. Ms. Bethel indicated once the bond is paid off the Board can decide if they want to dissolve the District. Mr. George advised, at that point, the District would turn over any property owned to the City. Ms. Bethel also noted that the Board could decide to not to dissolve and they would continue to pay O&M. Ms. Spence asked who would pay the management services if the District does not dissolve. Ms. Carter stated it would still be paid through assessments.

A **motion** was made by Ms. Dennis, seconded by Ms. Spence and passed unanimously adopting Resolution No. 2023-05, as presented.

Ms. Spence stated that she believes the CDD could add a park to the community. Mr. George indicated the District could contribute to the addition of a park in the community. We would first have to see if the CDD owned any property. If not, then we can get an easement from the HOA to use their property if they will allow it. Mr. George advised that Ms. Bethel should check with the District Engineer to see if the CDD owned any property.

## **I. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel advised that she was discussing with Ms. Dennis that the Board could possibly go to 4 meetings per year due to not having security anymore. Of course, if something comes up, they can schedule a meeting.

Ms. Bethel directed the Board to the financial reports and noted if any one had any questions, to please let her know

**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 11:10 a.m. on a **motion** made by Mr. Hason, seconded by Ms. Dennis and passed unanimously.

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Secretary

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Chairperson

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 May 13, 2024, 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 2024/2025 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 Districts 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 1-877-737-4922, 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](http://www.sonomabaycdd.org)

No.10083460 April. 23, 30, 2024

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

**WHEREAS**, the Sonoma Bay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 2024/2025 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 13<sup>th</sup> day of May, 2024.

**ATTEST:**

**SONOMA BAY  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Sonoma Bay Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

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

**FINAL BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	132,649
Debt Assessments	173,041
Other Revenues	0
Interest Income	600
<b>TOTAL REVENUES</b>	<b>\$ 306,290</b>
<b>EXPENDITURES</b>	
Supervisor Fees	11,000
Payroll Taxes - Employer	880
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	31,260
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,500
Insurance	7,100
Legal Advertisements	1,900
Miscellaneous	1,000
Postage	475
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,290</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 181,000</b>
Bond Payments	(162,659)
<b>BALANCE</b>	<b>\$ 18,341</b>
County Appraiser & Tax Collector Fee	(6,113)
Discounts For Early Payments	(12,228)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	133,187	132,702	132,649	Expenditures Less Interest/,.94
Debt Assessments	173,244	173,041	173,041	Bond Payments/,.94
Other Revenues	0	0	0	
Interest Income	5,310	300	600	Interest Projected At \$50 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 311,741</b>	<b>\$ 306,043</b>	<b>\$ 306,290</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	4,200	11,000	11,000	Supervisor Fees
Payroll Taxes - Employer	312	880	880	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2023/2024 Budget
Lighting	11,383	13,000	13,000	No Change From 2023/2024 Budget
Contingency	240	27,900	27,300	Contingency
Management	29,484	30,360	31,260	CPI Adjustment (Capped At 3%)
Legal	8,443	13,000	13,000	No Change From 2023/2024 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
Insurance	6,134	6,600	7,100	FY 23/24 Expenditures Was \$6,594
Legal Advertisements	1,122	2,000	1,900	\$100 Decrease From 2023/2024 Budget
Miscellaneous	444	1,000	1,000	No Change From 2023/2024 Budget
Postage	260	475	475	No Change From 2023/2024 Budget
Office Supplies	507	900	850	\$50 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,854</b>	<b>\$ 125,040</b>	<b>\$ 125,290</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 232,887</b>	<b>\$ 181,003</b>	<b>\$ 181,000</b>	
Bond Payments	(165,839)	(162,659)	(162,659)	2025 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 67,048</b>	<b>\$ 18,344</b>	<b>\$ 18,341</b>	
County Appraiser & Tax Collector Fee	(2,281)	(6,114)	(6,113)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,184)	(12,230)	(12,228)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 54,583</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 54,583</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,152	100	400	Projected Interest For 2024/2025
NAV Tax Collection	165,839	162,659	162,659	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 170,991</b>	<b>\$ 162,759</b>	<b>\$ 163,059</b>	
<b>EXPENDITURES</b>				
Principal Payments	110,000	115,000	110,000	Principal Payment Due In 2025
Interest Payments	49,294	43,984	45,903	Interest Payment Due In 2025
Bond Redemption	-	3,775	7,156	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 159,294</b>	<b>\$ 162,759</b>	<b>\$ 163,059</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,697</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Refunding Information**

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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 1/1/24 = \$1,445,000

# SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Two Bedroom Units	\$ 521.07	\$ 439.80	\$ 439.42	\$ 439.24
<u>Debt For Two Bedroom Units</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>
<b>Total For Two Bedroom Units</b>	<b>\$ 912.30</b>	<b>\$ 831.03</b>	<b>\$ 830.65</b>	<b>\$ 830.47</b>
O & M For Three Bedroom Units	\$ 521.07	\$ 439.80	\$ 439.42	\$ 439.24
<u>Debt For Three Bedroom Units</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>
<b>Total For Three Bedroom Units</b>	<b>\$ 1,057.01</b>	<b>\$ 975.74</b>	<b>\$ 975.36</b>	<b>\$ 975.18</b>
O & M For Three Bedroom Units With Garage	\$ 521.07	\$ 439.80	\$ 439.42	\$ 439.24
<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>
<b>Total For Three Bedroom Units With Garage</b>	<b>\$ 1,303.53</b>	<b>\$ 1,222.26</b>	<b>\$ 1,221.88</b>	<b>\$ 1,221.70</b>

\* 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. 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of May, 2024.

**ATTEST:**

**SONOMA BAY  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 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 7, 2024**  
**November 4, 2024**  
**December 9, 2024**  
**January 13, 2025**  
**February 10, 2025**  
**March 3, 2025**  
**April 14, 2025**  
**May 12, 2025**  
**June 9, 2025**  
**July 14, 2025**  
**August 11, 2025**  
**September 8, 2025**

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](http://www.sonomabaycdd.org)**

**PUBLISH: THE PALM BEACH POST 00/00/2024**



Sonoma Bay  
Community Development District

**Financial Report For  
April 2024**

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**APRIL 2024**

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual Apr-24</b>	<b>Year To Date Actual 10/1/23 - 4/30/24</b>
<b>REVENUES</b>			
O&M Assessments	132,702	5,452	123,729
Debt Assessments	173,041	6,494	162,308
Other Revenues	0	0	0
Interest Income	300	0	5,508
<b>Total Revenues</b>	<b>\$ 306,043</b>	<b>\$ 11,946</b>	<b>\$ 291,545</b>
<b>EXPENDITURES</b>			
Supervisor Fees	11,000	0	1,600
Payroll Taxes - Employer	880	0	106
Engineering/Inspections	1,500	0	0
Lighting	13,000	948	6,705
Contingency	27,900	0	0
Management	30,360	2,530	17,710
Legal	13,000	0	3,385
Assessment Roll	7,500	0	0
Audit Fees	3,900	0	0
Insurance	6,600	0	6,594
Legal Advertisements	2,000	0	0
Miscellaneous	1,000	0	130
Postage	475	0	32
Office Supplies	900	4	310
Dues & Subscriptions	175	0	175
Trustee Fee	2,500	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,166
<b>Total Expenditures</b>	<b>\$ 125,040</b>	<b>\$ 3,649</b>	<b>\$ 37,913</b>
<b>Revenues Less Expenditures</b>	<b>\$ 181,003</b>	<b>\$ 8,297</b>	<b>\$ 253,632</b>
Bond Payments	(162,659)	(6,416)	(154,740)
<b>BALANCE</b>	<b>\$ 18,344</b>	<b>\$ 1,881</b>	<b>\$ 98,892</b>
County Appraiser & Tax Collector Fee	(6,114)	(267)	(3,672)
Discounts For Early Payments	(12,230)	(22)	(10,564)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 1,592</b>	<b>\$ 84,656</b>
Carryover from Prior Year	\$ -	\$ -	\$ -
<b>NET/EXCESS (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 1,592</b>	<b>\$ 84,656</b>

<b>Bank Balance As Of 4/30/24</b>	<b>\$ 229,298.33</b>
<b>Accounts Payable As Of 4/30/24</b>	<b>\$ 10,714.15</b>
<b>Accounts Receivable As Of 4/30/24</b>	<b>\$ -</b>
<b>Available Funds As Of 4/30/24</b>	<b>\$ 218,584.18</b>

**Sonoma Bay Community Development District**  
**Expenditures**  
**October 2023 through April 2024**

	Date	Invoice #	Vendor	Memo	Amount
<b>Expenditures</b>					
<b>511.122 • Payroll Taxes</b>					
	10/19/2023	PR 10.09.23	Payroll	mtg 10.09.23 ck 10.09.23 (Dennis, Carter, Spence, Hasan)	52.60
	02/16/2024	PR 02.12.24	Payroll	mtg 02.12.24 ck 02.15.24 (Dennis, Carter, Spence, Hasan)	53.00
Total 511.122 • Payroll Taxes					105.60
<b>511.131 • Supervisor Fee</b>					
	10/19/2023	PR 10.09.23	Payroll	mtg 10.09.23 ck 10.09.23 (Dennis, Carter, Spence, Hasan)	800.00
	02/16/2024	PR 02.12.24	Payroll	mtg 02.12.24 ck 02.15.24 (Dennis, Carter, Spence, Hasan)	800.00
Total 511.131 • Supervisor Fee					1,600.00
<b>511.304 • Lighting</b>					
	10/19/2023	31246-25371	FPL	For: Sep 19, 2023 to Oct 19, 2023 (30 days)	961.34
	11/17/2023	31246-25371	FPL	For: Oct 19, 2023 to Nov 17, 2023 (29 days)	960.43
	12/18/2023	31246-25371	FPL	For: Nov 17, 2023 to Dec 18, 2023 (31 days)	960.43
	01/18/2024	31246-25371	FPL	For: Dec 18, 2023 to Jan 18, 2024 (31 days)	957.31
	02/19/2024	31246-25371	FPL	For: Jan 18, 2024 to Feb 19, 2024 (32 days)	959.80
	03/19/2024	31246-25371	FPL	For: Feb 19, 2024 to Mar 19, 2024 (29 days)	957.98
	04/18/2024	31246-25371	FPL	For: Mar 19, 2024 to Apr 18, 2024 (30 days)	947.70
Total 511.304 • Lighting					6,704.99
<b>511.311 • Management Fees</b>					
	10/31/2023	2023-1268	Special District Services, Inc.	Management Fee Oct 2023	2,530.00
	11/30/2023	2023-1605	Special District Services, Inc.	Management Fee Nov 2023	2,530.00
	12/31/2023	2023-1854	Special District Services, Inc.	Management Fee Dec 2023	2,530.00
	01/31/2024	2024-0045	Special District Services, Inc.	Management Fee Jan 2024	2,530.00
	02/29/2024	2024-0168	Special District Services, Inc.	Management Fee Feb 2024	2,530.00
	03/31/2024	2024-0405	Special District Services, Inc.	Management Fee March 2024	2,530.00
	04/30/2024	2024-0525	Special District Services, Inc.	Management Fee April 2024	2,530.00
Total 511.311 • Management Fees					17,710.00
<b>511.315 • Legal Fees</b>					
	10/31/2023	183925	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Oct 2023	1,385.00
	11/30/2023	184610	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Nov 2023	500.00
	12/31/2023	185047	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Dec 2023	500.00
	01/31/2024	186149	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Jan 2024	500.00
	03/31/2024	186971	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees March 2024	500.00
Total 511.315 • Legal Fees					3,385.00
<b>511.450 • Insurance</b>					
	10/01/2023	19753	Egis Insurance & Risk Advisors	Renew Policy #100123062 10/01/2023-10/01/2024	6,594.00
Total 511.450 • Insurance					6,594.00
<b>511.512 • Miscellaneous</b>					
	10/19/2023	PR 10.09.23	Payroll	mtg 10.09.23 ck 10.09.23 (Dennis, Carter, Spence, Hasan)	61.20
	11/30/2023	2023-1605	Special District Services, Inc.	Travel Oct 2023	4.72
	02/16/2024	PR 02.12.24	Payroll	mtg 02.12.24 ck 02.15.24 (Dennis, Carter, Spence, Hasan)	61.20
	03/31/2024	2024-0405	Special District Services, Inc.	Travel Feb 2024	2.68
Total 511.512 • Miscellaneous					129.80

**Sonoma Bay Community Development District**  
**Expenditures**  
**October 2023 through April 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>511.513 • Postage and Delivery</b>					
	10/31/2023	2023-1268	Special District Services, Inc.	Postage Sept 2023	17.06
	02/29/2024	2024-0168	Special District Services, Inc.	Postage Jan 2024	2.52
	03/31/2024	2024-0405	Special District Services, Inc.	Postage Feb 2024	12.07
Total 511.513 • Postage and Delivery					<u>31.65</u>
<b>511.514 • Office Supplies</b>					
	10/31/2023	2023-1268	Special District Services, Inc.	Copier Sept 2023	211.50
	11/30/2023	2023-1605	Special District Services, Inc.	Copier Oct 2023	2.25
	11/30/2023	2023-1605	Special District Services, Inc.	Meeting Books Oct 2023	28.00
	12/31/2023	2023-1854	Special District Services, Inc.	Copier Nov 2023	4.50
	01/31/2024	2024-0045	Special District Services, Inc.	Copier Dec 2023	4.65
	02/29/2024	2024-0168	Special District Services, Inc.	Copier Jan 2024	2.85
	03/31/2024	2024-0405	Special District Services, Inc.	Copier Feb 2024	28.20
	03/31/2024	2024-0405	Special District Services, Inc.	Meeting Books Feb 2024	24.00
	04/30/2024	2024-0525	Special District Services, Inc.	Copier March 2024	4.20
Total 511.514 • Office Supplies					<u>310.15</u>
<b>511.540 • Dues, License &amp; Subscriptions</b>					
	10/02/2023	88811	Department of Economic Opportunity	Fiscal Year 2023-2024 Special District State Fee	175.00
Total 511.540 • Dues, License & Subscriptions					<u>175.00</u>
<b>511.750 • Website Management</b>					
	10/31/2023	2023-1268	Special District Services, Inc.	Website Fee Oct 2023	166.66
	11/30/2023	2023-1605	Special District Services, Inc.	Website Fee Nov 2023	166.66
	12/31/2023	2023-1854	Special District Services, Inc.	Website Fee Dec 2023	166.66
	01/31/2024	2024-0045	Special District Services, Inc.	Website Fee Jan 2024	166.66
	02/29/2024	2024-0168	Special District Services, Inc.	Website Fee Feb 2024	166.66
	03/31/2024	2024-0405	Special District Services, Inc.	Website Fee March 2024	166.66
	04/30/2024	2024-0525	Special District Services, Inc.	Website Fee April 2024	166.66
Total 511.750 • Website Management					<u>1,166.62</u>
<b>Total Expenditures</b>					<u><b>37,912.81</b></u>