



**SONOMA BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 10, 2025  
9:00 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**  
February 10, 2025  
9:00 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. January 13, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Discussion Regarding Letter from Sonoma Bay HOA
    - Review Revised Agreement between CDD and HOA
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
- I. Administrative Matters
  - 1. Financial Report.....Page 18
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-01-31

Subcategory  
Miscellaneous Notices

SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
REVISED 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 9:00 a.m. on the following dates:

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 Districts 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 ensure 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)

1/31/25 #10976862

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 13, 2025**

**A. CALL TO ORDER**

The January 13, 2024, Regular Board Meeting of the Sonoma Bay Community Development District (the “District”) was called to order at 10:40 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 20, 2024, as part of the District’s Fiscal Year 2024/2025 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.

Also present were Edward Dickerson, Sonoma Bay HOA’s Attorney, and Allison S. (Sonoma Bay HOA Property Manager.

**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. October 7, 2024, Regular Board Meeting**

The minutes of the October 7, 2024, Regular Board Meeting were presented for Board consideration.

A **motion** was made by Ms. Spence, seconded by Ms. Dennis and passed unanimously approving the minutes of the October 7, 2024, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update on District Projects**

Ms. Bethel gave a summary of the District projects that were tabled due to the HOA.

- **Previous Approval of Russ Total Lawn Maintenance, LLC for Plant Proposal for Fence Lince Security**

Ms. Bethel stated that the District Board wanted to add plants around the back area where children are jumping the fence, killing the shrubbery. The HOA would not allow it.

- **FPL Extra Lighting for Security**

Ms. Bethel indicated that the District Board wanted to add lighting around the lake for security, but the HOA did not wish to proceed with this project.

- **Security Cameras**

Ms. Bethel advised that the District Board wanted to purchase cameras for security for some uncovered areas, but again, the HOA did not want to move forward with this project.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Letter from Sonoma Bay HOA**

Ms. Bethel advised that the CDD had received a letter from the HOA and Mr. Dickerson was here on behalf of the HOA. Mr. Dickerson indicated that in 2006 the first agreement was to benefit the HOA, with the housing crisis the agreement was put into place to assist the HOA financially. Since then there have been several amendments to this agreement. Now, the HOA can take back these items and there is no need for the CDD. Mr. George stated that the CDD does not provide any services. The CDD's functions are to pay off the bond in a timely fashion and the responsibility of maintenance relies on the HOA. A lengthy discussion ensued. Mr. Dickerson stated that the HOA would like to terminate the agreement between the CDD and the Homeowners' Association at this time. Mr. George summarized all agreements and stated that if the agreement is terminated, nothing will change. The District is responsible for the lake but is not maintaining it, most likely because of the HOA. Mr. Dickerson suggested creating an addendum that clearly states what the District is responsible for, and inquired about the HOA paying off the bond, would that terminate the District? Mr. George stated that it would not terminate the District due to having to coordinate with the City the turnover of stormwater and wastewater. Mr. George stated he would review the agreements and draft an amendment or new agreement for the Board and HOA to review. Mr. Dickerson suggested adding language that if the HOA pays off the bond, then the CDD would dissolve and Mr. George agreed to add that to the agreement.

## **I. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel asked that the Board review the financial report and let her know if there were any questions.

## **J. BOARD MEMBER COMMENTS**

The Board would like to change the meeting time from 10:30 a.m. to 9:00 a.m. on Mondays.

A **motion** was made by Ms. Spence, seconded by Ms. Dennis and passed unanimously approving the meeting time change from 10:30 a.m. to 9: a.m. on Mondays.

Ms. Bethel noted that the Board would like to hold a Workshop with the HOA and asked Ms. Allison S. to please email her some dates so that the Board can schedule the Workshop.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:41 a.m. on a **motion** made by Ms. Spence, seconded by Mr. Hasan and passed unanimously.

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Secretary

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Chairperson

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Sonoma Bay Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 12, 2025 at 9:00 a.m. in the Sonoma Bay Clubhouse, 3600 Sonoma Drive, Riviera Beach, Florida 33404, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of February, 2025.

**ATTEST:**

**SONOMA BAY  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Sonoma Bay Community Development District

Scenario 1 - With Contingency

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**



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- III    DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV    ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	132,298
Debt Assessments	173,041
Other Revenues	0
Interest Income	900
<b>TOTAL REVENUES</b>	<b>\$ 306,239</b>
<b>EXPENDITURES</b>	
Supervisor Fees	10,000
Payroll Taxes - Employer	800
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	32,160
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	1,800
Miscellaneous	900
Postage	475
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,260</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 180,979</b>
Bond Payments	(162,659)
<b>BALANCE</b>	<b>\$ 18,320</b>
County Appraiser & Tax Collector Fee	(6,107)
Discounts For Early Payments	(12,213)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	133,276	132,649	132,298	Expenditures Less Interest/.94
Debt Assessments	173,325	173,041	173,041	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	10,511	600	900	Interest Projected At \$75 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 317,112</b>	<b>\$ 306,290</b>	<b>\$ 306,239</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	4,000	11,000	10,000	Supervisor Fees
Payroll Taxes - Employer	265	880	800	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2024/2025 Budget
Lighting	11,350	13,000	13,000	No Change From 2024/2025 Budget
Contingency	0	27,300	27,300	Contingency
Management	30,360	31,260	32,160	CPI Adjustment
Legal	9,630	13,000	13,000	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	FY 24/25 Expenditures Was \$6,858
Legal Advertisements	871	1,900	1,800	\$100 Decrease From 2024/2025 Budget
Miscellaneous	323	1,000	900	\$100 Decrease From 2024/2025 Budget
Postage	71	475	475	No Change From 2024/2025 Budget
Office Supplies	451	850	800	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 79,840</b>	<b>\$ 125,290</b>	<b>\$ 125,260</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 237,272</b>	<b>\$ 181,000</b>	<b>\$ 180,979</b>	
Bond Payments	(165,723)	(162,659)	(162,659)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 71,549</b>	<b>\$ 18,341</b>	<b>\$ 18,320</b>	
County Appraiser & Tax Collector Fee	(1,982)	(6,113)	(6,107)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,564)	(12,228)	(12,213)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 59,003</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 59,003</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,710	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	165,723	162,659	162,659	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 173,433</b>	<b>\$ 163,059</b>	<b>\$ 163,659</b>	
<b>EXPENDITURES</b>				
Principal Payments	115,000	110,000	95,000	Principal Payment Due In 2026
Interest Payments	45,807	45,903	63,901	Interest Payment Due In 2026
Bond Redemption	0	7,156	4,758	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 160,807</b>	<b>\$ 163,059</b>	<b>\$ 163,659</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,626</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 1/1/25 = \$1,330,000

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Two Bedroom Units	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<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>\$ 831.03</b>	<b>\$ 830.65</b>	<b>\$ 830.47</b>	<b>\$ 829.31</b>
O & M For Three Bedroom Units	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<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>\$ 975.74</b>	<b>\$ 975.36</b>	<b>\$ 975.18</b>	<b>\$ 974.02</b>
O & M For Three Bedroom Units With Garage	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<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>\$ 1,222.26</b>	<b>\$ 1,221.88</b>	<b>\$ 1,221.70</b>	<b>\$ 1,220.54</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>
<b>Total Units</b>	<b>302</b>

# Sonoma Bay Community Development District

Scenario 2 - Without Contingency

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	103,255
Debt Assessments	173,041
Other Revenues	0
Interest Income	900
<b>TOTAL REVENUES</b>	<b>\$ 277,196</b>
<b>EXPENDITURES</b>	
Supervisor Fees	10,000
Payroll Taxes - Employer	800
Engineering/Inspections	1,500
Lighting	13,000
Contingency	0
Management	32,160
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	1,800
Miscellaneous	900
Postage	475
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 97,960</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 179,236</b>
Bond Payments	(162,659)
<b>BALANCE</b>	<b>\$ 16,577</b>
County Appraiser & Tax Collector Fee	(5,526)
Discounts For Early Payments	(11,051)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
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Lighting	11,350	13,000	13,000	No Change From 2024/2025 Budget
Contingency	0	27,300	0	Line Item Eliminated
Management	30,360	31,260	32,160	CPI Adjustment
Legal	9,630	13,000	13,000	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
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**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

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**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

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O & M For Three Bedroom Units	\$ 439.80	\$ 439.42	\$ 439.24	\$ 341.91
<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>\$ 975.74</b>	<b>\$ 975.36</b>	<b>\$ 975.18</b>	<b>\$ 877.85</b>
O & M For Three Bedroom Units With Garage	\$ 439.80	\$ 439.42	\$ 439.24	\$ 341.91
<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>\$ 1,222.26</b>	<b>\$ 1,221.88</b>	<b>\$ 1,221.70</b>	<b>\$ 1,124.37</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>
<b>Total Units</b>	<b>302</b>

Sonoma Bay  
Community Development District

**Financial Report For  
January 2025**

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JANUARY 2025**

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Jan-25</b>	<b>Year To Date Actual 10/1/24 - 1/31/25</b>
<b>REVENUES</b>			
O&M Assessments	132,649	4,045	113,334
Debt Assessments	173,041	4,983	149,827
Other Revenues	0	0	0
Interest Income	600	0	0
<b>Total Revenues</b>	<b>\$ 306,290</b>	<b>\$ 9,028</b>	<b>\$ 263,161</b>
<b>EXPENDITURES</b>			
Supervisor Fees	11,000	800	1,600
Payroll Taxes - Employer	880	53	106
Engineering/Inspections	1,500	0	0
Lighting	13,000	972	3,765
Contingency	27,300	0	0
Management	31,260	2,605	10,420
Legal	13,000	0	3,108
Assessment Roll	7,500	0	0
Audit Fees	3,500	0	0
Insurance	7,100	0	6,858
Legal Advertisements	1,900	0	0
Miscellaneous	1,000	61	1,632
Postage	475	0	0
Office Supplies	850	8	56
Dues & Subscriptions	175	0	175
Trustee Fee	2,500	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	666
<b>Total Expenditures</b>	<b>\$ 125,290</b>	<b>\$ 4,666</b>	<b>\$ 28,386</b>
<b>Revenues Less Expenditures</b>	<b>\$ 181,000</b>	<b>\$ 4,362</b>	<b>\$ 234,775</b>
Bond Payments	(162,659)	(4,789)	(142,454)
<b>BALANCE</b>	<b>\$ 18,341</b>	<b>\$ (427)</b>	<b>\$ 92,321</b>
County Appraiser & Tax Collector Fee	(6,113)	(88)	(3,297)
Discounts For Early Payments	(12,228)	(264)	(10,418)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (779)</b>	<b>\$ 78,606</b>
Carryover from Prior Year	\$ -	\$ -	\$ -
<b>NET/EXCESS (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (779)</b>	<b>\$ 78,606</b>

<b>Bank Balance As Of 1/31/25</b>	<b>\$ 281,474.92</b>
<b>Accounts Payable As Of 1/31/25</b>	<b>\$ 9,938.63</b>
<b>Accounts Receivable As Of 1/31/25</b>	<b>\$ -</b>
<b>Contingency/Reserve As Of 1/31/25</b>	<b>\$ 27,900.00</b>
<b>Available Funds As Of 1/31/25</b>	<b>\$ 243,636.29</b>

**Sonoma Bay Community Development District**  
**Expenditures**  
**October 2024 through January 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.122 · Payroll Taxes</b>					
	10/07/2024	PR 10.07.24	Payroll	mtg 10.07.24 ck 10.09.24 (Dennis, Carter, Spence, Hasan)	53.00
	01/08/2025	PR 01.13.25	Payroll	mtg 01.13.25 ck 01.14.25 (Dennis, Carter, Spence, Hasan)	53.00
Total 511.122 · Payroll Taxes					<u>106.00</u>
<b>511.131 · Supervisor Fee</b>					
	10/07/2024	PR 10.07.24	Payroll	mtg 10.07.24 ck 10.09.24 (Dennis, Carter, Spence, Hasan)	800.00
	01/08/2025	PR 01.13.25	Payroll	mtg 01.13.25 ck 01.14.25 (Dennis, Carter, Spence, Hasan)	800.00
Total 511.131 · Supervisor Fee					<u>1,600.00</u>
<b>511.304 · Lighting</b>					
	10/18/2024	31246-25371	FPL	For: Sep 18, 2024 to Oct 18, 2024 (30 days)	931.18
	11/18/2024	31246-25371	FPL	For: Oct 18, 2024 to Nov 18, 2024 (31 days)	931.18
	12/18/2024	31246-25371	FPL	For: Nov 18, 2024 to Dec 18, 2024 (30 days)	931.18
	01/17/2025	31246-25371	FPL	For: Dec 18, 2024 to Jan 17, 2025 (30 days)	971.91
Total 511.304 · Lighting					<u>3,765.45</u>
<b>511.311 · Management Fees</b>					
	10/31/2024	2024-1434	Special District Services, Inc.	Management Fee Oct 2024	2,605.00
	11/30/2024	2024-1570	Special District Services, Inc.	Management Fee Nov 2024	2,605.00
	12/31/2024	2024-1800	Special District Services, Inc.	Management Fee Dec 2024	2,605.00
	01/31/2025	2025-0043	Special District Services, Inc.	Management Jan 2025	2,605.00
Total 511.311 · Management Fees					<u>10,420.00</u>
<b>511.315 · Legal Fees</b>					
	10/31/2024	190269	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Oct 2024	1,210.00
	11/30/2024	190793	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Nov 2024	500.00
	12/31/2024	191142	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Dec 2024	1,397.50
Total 511.315 · Legal Fees					<u>3,107.50</u>
<b>511.450 · Insurance</b>					
	10/01/2024	24779	Egis Insurance & Risk Advisors	Policy #100124062 10/01/2024-10/01/2025Florida Insurance Alliance	6,858.00
Total 511.450 · Insurance					<u>6,858.00</u>
<b>511.512 · Miscellaneous</b>					
	10/07/2024	PR 10.07.24	Payroll	mtg 10.07.24 ck 10.09.24 (Dennis, Carter, Spence, Hasan)	61.20
	10/12/2024	24-147	Timothy M. Smith Land Surveying, Inc	Legal description and sketch for proposed FPL easements.	1,500.00
	10/31/2024	2024-1434	Special District Services, Inc.	Travel Sept 2024	4.82
	11/30/2024	2024-1570	Special District Services, Inc.	Travel Oct 2024	4.82
	01/08/2025	PR 01.13.25	Payroll	mtg 01.13.25 ck 01.14.25 (Dennis, Carter, Spence, Hasan)	61.20
Total 511.512 · Miscellaneous					<u>1,632.04</u>

**Sonoma Bay Community Development District**  
**Expenditures**  
**October 2024 through January 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>511.514 · Office Supplies</b>					
	10/31/2024	2024-1434	Special District Services, Inc.	Copier Sept 2024	3.90
	11/30/2024	2024-1570	Special District Services, Inc.	Copier Oct 2024	19.20
	11/30/2024	2024-1570	Special District Services, Inc.	Meeting Books Oct 2024	24.00
	12/31/2024	2024-1800	Special District Services, Inc.	Copier Nov 2024	0.45
	01/31/2025	2025-0043	Special District Services, Inc.	Copier Dec 2024	8.25
Total 511.514 · Office Supplies					<u>55.80</u>
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/01/2024	90844	Florida Commerce	Fiscal Year 2024 2025 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
<b>511.750 · Website Management</b>					
	10/31/2024	2024-1434	Special District Services, Inc.	Website Oct 2024	166.66
	11/30/2024	2024-1570	Special District Services, Inc.	Website Nov 2024	166.66
	12/31/2024	2024-1800	Special District Services, Inc.	Website December 2024	166.66
	01/31/2025	2025-0043	Special District Services, Inc.	Website Jan 2025	166.66
Total 511.750 · Website Management					<u>666.64</u>
<b>Total Expenditures</b>					<b><u>28,386.43</u></b>