



**SONOMA BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 2, 2026
9:00 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
March 2, 2026
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. October 6, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 18
- I. Administrative Matters
 - 1. Financial Report.....Page 20
- J. Board Member Comments
- K. 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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AFFIDAVIT OF PUBLICATION

Sonoma Bay Cdd
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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 Govt 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:

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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 09/22/2025



Legal Clerk



Notary, State of WI, County of Brown

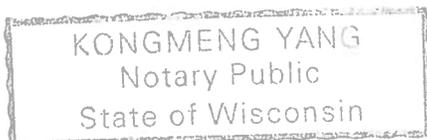
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SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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:

- October 6, 2025
- November 3, 2025
- December 8, 2025
- January 12, 2026
- February 9, 2026
- March 2, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026

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
9/22/25 #11671102

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 6, 2025**

A. CALL TO ORDER

The October 6, 2025, Regular Board Meeting of the Sonoma Bay Community Development District (the “District”) was called to order at 9:12 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 22, 2025, as part of the District’s Fiscal Year 2025/2026 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 (who arrived at 9:15 a.m.) 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 Ginger Wald 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. May 12, 2025, Public Hearing & Regular Board Meeting

The minutes of the May 12, 2025, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **motion** was made by Ms. Spence, seconded by Mr. Hasan and passed unanimously approving the minutes of the May 12, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Review Revised Agreement between District and HOA

Ms. Bethel advised that she had followed up with Ms. Stauffer and the HOA had not yet signed the agreement. Ms. Stauffer stated she would follow-up with the HOA board. Mr. Hasan indicated he would follow-up with the HOA board as well.

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Spence, seconded by Ms. Dennis and passed unanimously adopting Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Spence, seconded by Ms. Dennis and passed unanimously adopting Resolution No. 2025-06 – Goals and Objectives Annual Report and also adopting the same goals and objectives for next fiscal year.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Wald reminded the Board Members to complete their ethics training by December 31, 2025. Ms. Bethel indicated she would resend the link for ethics training.

J. BOARD MEMBER COMMENTS

Ms. Spence gave several updates.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 9:28 a.m. on a **motion** made by Ms. Dennis, seconded by Mr. Hasan and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 2nd day of March, 2026.

ATTEST:

**SONOMA BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Sonoma Bay Community Development District

Scenario #1

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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

PROPOSED BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	131,244
Debt Assessments	173,041
Other Revenues	0
Interest Income	1,020
TOTAL REVENUES	\$ 305,305
EXPENDITURES	
Supervisor Fees	8,000
Payroll Taxes - Employer	640
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	33,024
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,700
Insurance	7,900
Legal Advertisements	1,700
Miscellaneous	900
Postage	450
Office Supplies	750
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL EXPENDITURES	\$ 124,389
REVENUES LESS EXPENDITURES	\$ 180,916
Bond Payments	(162,659)
BALANCE	\$ 18,257
County Appraiser & Tax Collector Fee	(6,086)
Discounts For Early Payments	(12,171)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	133,051	132,298	131,244	Expenditures Less Interest/.94
Debt Assessments	173,245	173,041	173,041	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	8,574	900	1,020	Interest Projected At \$85 Per Month
TOTAL REVENUES	\$ 314,870	\$ 306,239	\$ 305,305	
EXPENDITURES				
Supervisor Fees	4,000	10,000	8,000	Supervisor Fees
Payroll Taxes - Employer	265	800	640	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2025/2026 Budget
Lighting	11,545	13,000	13,000	No Change From 2025/2026 Budget
Contingency	1,500	27,300	27,300	Contingency
Management	31,260	32,160	33,024	CPI Adjustment
Legal	12,403	13,000	13,000	No Change From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	FY 25/26 Expenditures Was \$7,269
Legal Advertisements	855	1,800	1,700	\$100 Decrease From 2025/2026 Budget
Miscellaneous	411	900	900	No Change From 2025/2026 Budget
Postage	31	475	450	\$25 Decrease From 2025/2026 Budget
Office Supplies	320	800	750	\$50 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 85,473	\$ 125,260	\$ 124,389	
REVENUES LESS EXPENDITURES	\$ 229,397	\$ 180,979	\$ 180,916	
Bond Payments	(165,560)	(162,659)	(162,659)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 63,837	\$ 18,320	\$ 18,257	
County Appraiser & Tax Collector Fee	(1,932)	(6,107)	(6,086)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,676)	(12,213)	(12,171)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	7,532	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	165,560	162,659	162,659	Yearly Maximum Debt Assessment
Total Revenues	\$ 173,092	\$ 163,659	\$ 163,859	
EXPENDITURES				
Principal Payments	110,000	95,000	100,000	Principal Payment Due In 2027
Interest Payments	42,161	63,901	58,588	Interest Payment Due In 2027
Bond Redemption	0	4,758	5,271	Estimated Excess Debt Collections
Total Expenditures	\$ 152,161	\$ 163,659	\$ 163,859	
Excess/ (Shortfall)	\$ 20,931	\$ -	\$ -	

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 1/1/26 = \$1,220,000

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Two Bedroom Units	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<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	\$ 830.65	\$ 830.47	\$ 829.31	\$ 825.82
O & M For Three Bedroom Units	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<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	\$ 975.36	\$ 975.18	\$ 974.02	\$ 970.53
O & M For Three Bedroom Units With Garage	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<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	\$ 1,221.88	\$ 1,221.70	\$ 1,220.54	\$ 1,217.05

* 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

Sonoma Bay Community Development District

Scenario #2

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	120,606
Debt Assessments	173,041
Other Revenues	0
Interest Income	1,020
TOTAL REVENUES	\$ 294,667
EXPENDITURES	
Supervisor Fees	8,000
Payroll Taxes - Employer	640
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	33,024
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,700
Insurance	7,900
Legal Advertisements	1,700
Miscellaneous	900
Postage	450
Office Supplies	750
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL EXPENDITURES	\$ 124,389
REVENUES LESS EXPENDITURES	\$ 170,278
Bond Payments	(162,659)
BALANCE	\$ 7,619
County Appraiser & Tax Collector Fee	(5,873)
Discounts For Early Payments	(11,746)
EXCESS/ (SHORTFALL)	\$ (10,000)
Carryover Funds From Prior Year	10,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
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Other Revenues	0	0	0	
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TOTAL REVENUES	\$ 314,870	\$ 306,239	\$ 294,667	
EXPENDITURES				
Supervisor Fees	4,000	10,000	8,000	Supervisor Fees
Payroll Taxes - Employer	265	800	640	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2025/2026 Budget
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Discounts For Early Payments	(10,676)	(12,213)	(11,746)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ (10,000)	
Carryover Funds From Prior Year	0	0	10,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

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**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
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- 1% County Property Appraiser Fee

Community Information:

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LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
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GABRIELLA A. FERNANDEZ PEREZ
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LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFFE

February 2, 2026

VIA E-MAIL ONLY – sbethel@sdsinc.org

Ms. Sylvia Bethel
District Manager
Special District Services
The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Sonoma Bay Community Development District
Our File: 721.05210**

Dear Sylvia:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

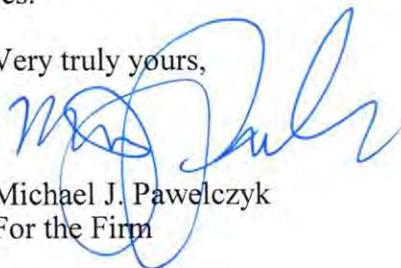
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Sylvia Bethel
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Sonoma Bay
Community Development District

**Financial Report For
January 2026**

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
O&M Assessments	132,298	0	107,036
Debt Assessments	173,041	0	141,212
Other Revenues	0	0	0
Interest Income	900	0	2,030
Total Revenues	\$ 306,239	\$ -	\$ 250,278
EXPENDITURES			
Supervisor Fees	10,000	0	800
Payroll Taxes - Employer	800	0	53
Engineering/Inspections	1,500	0	0
Lighting	13,000	1,141	4,058
Contingency	27,300	0	0
Management	32,160	2,680	10,910
Legal	13,000	0	2,403
Assessment Roll	7,500	0	0
Audit Fees	3,600	0	0
Insurance	7,400	0	7,269
Legal Advertisements	1,800	0	0
Miscellaneous	900	0	66
Postage	475	0	0
Office Supplies	800	6	59
Dues & Subscriptions	175	0	175
Trustee Fee	2,500	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	500
Total Expenditures	\$ 125,260	\$ 3,994	\$ 26,293
Revenues Less Expenditures	\$ 180,979	\$ (3,994)	\$ 223,985
Bond Payments	(162,659)	0	(134,219)
BALANCE	\$ 18,320	\$ (3,994)	\$ 89,766
County Appraiser & Tax Collector Fee	(6,107)	0	(3,153)
Discounts For Early Payments	(12,213)	0	(9,911)
EXCESS/ (SHORTFALL)	\$ -	\$ (3,994)	\$ 76,702
Carryover from Prior Year	\$ -	\$ -	\$ -
NET/EXCESS (SHORTFALL)	\$ -	\$ (3,994)	\$ 76,702

Bank Balance As Of 1/31/26	\$ 459,574.69
Accounts Payable As Of 1/31/26	\$ 138,713.97
Accounts Receivable As Of 1/31/26	\$ -
Contingency/Reserve As Of 1/31/26	\$ 53,700.00
Available Funds As Of 1/31/26	\$ 267,160.72

Sonoma Bay Community Development District
Expenditures
October 2025 through January 2026

Expenditures	Date	Num	Name	Memo	Amount
511.122 · Payroll Taxes					
Total 511.122 · Payroll Taxes					53.40
511.131 · Supervisor Fee					
Total 511.131 · Supervisor Fee					800.00
511.304 · Lighting					
Total 511.304 · Lighting					800.00
511.311 · Management Fees					
Total 511.311 · Management Fees					972.15
511.315 · Legal Fees					
Total 511.315 · Legal Fees					972.15
511.450 · Insurance					
Total 511.450 · Insurance					972.15
511.512 · Miscellaneous					
Total 511.512 · Miscellaneous					1,141.38
511.514 · Office Supplies					
Total 511.514 · Office Supplies					4,057.83
511.311 · Management Fees					
Total 511.311 · Management Fees					2,870.21
511.315 · Legal Fees					
Total 511.315 · Legal Fees					2,680.00
511.450 · Insurance					
Total 511.450 · Insurance					2,680.00
511.512 · Miscellaneous					
Total 511.512 · Miscellaneous					2,680.00
511.514 · Office Supplies					
Total 511.514 · Office Supplies					10,910.21
511.315 · Legal Fees					
Total 511.315 · Legal Fees					1,402.50
511.450 · Insurance					
Total 511.450 · Insurance					500.00
511.512 · Miscellaneous					
Total 511.512 · Miscellaneous					500.00
511.514 · Office Supplies					
Total 511.514 · Office Supplies					2,402.50
511.450 · Insurance					
Total 511.450 · Insurance					7,269.00
511.512 · Miscellaneous					
Total 511.512 · Miscellaneous					7,269.00
511.514 · Office Supplies					
Total 511.514 · Office Supplies					61.20
511.514 · Office Supplies					
Total 511.514 · Office Supplies					5.04
511.514 · Office Supplies					
Total 511.514 · Office Supplies					66.24
511.514 · Office Supplies					
Total 511.514 · Office Supplies					26.25
511.514 · Office Supplies					
Total 511.514 · Office Supplies					24.00
511.514 · Office Supplies					
Total 511.514 · Office Supplies					2.40
511.514 · Office Supplies					
Total 511.514 · Office Supplies					6.45
511.514 · Office Supplies					
Total 511.514 · Office Supplies					59.10

Sonoma Bay Community Development District
Expenditures
 October 2025 through January 2026

Date	Num	Name	Memo	Amount
511.540 - Dues, License & Subscriptions				
Total 511.540 - Dues, License & Subscriptions				
511.750 - Website Management				
10/01/2025	92931	Florida Commerce	Fiscal Year 2025 2026 Special District State Fee	175.00
11/30/2025	2025-1545	Special District Services, Inc.	Website Nov 2025	166.66
12/31/2025	2025-1687	Special District Services, Inc.	Website Dec 2025	166.66
01/31/2026	2026-1822	Special District Services, Inc.	Website Jan 2026	166.66
Total 511.750 - Website Management				499.98
Total Expenditures				26,293.26