

Palm Glades Community Development District

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Mauricio Pelaez, Chairman

Julie Varela-Medina, Vice Chair

Lakisha Macias, Assistant Secretary

Shirley Guimaray-Mendez, Assistant Secretary

Zuzer Calero, Assistant Secretary

December 9, 2025



Palm Glades Community Development District Agenda

Seat 3: Mauricio Pelaez – (C.)

Seat 2: Julie Varela-Medina – (V.C.)

Seat 1: Lakisha Macias – (A.S.)

Seat 5: Shirley Guimaray-Mendez – (A.S.)

Seat 4: Zuzer Calero – (A.S.)

Tuesday December 9, 2025 6:30 p.m. Silver Palms By Lennar/Clubhouse Silver Palms 23770 SW 115th Avenue, Miami, FL 33032 Join the meeting now

Meeting ID: 286 608 052 021 and Passcode: Ws352Fy7 1-872-240-4685 and Phone Conference ID: 438 525 908#

- 1. Roll Call and Pledge of Allegiance
- 2. Approval of Minutes of the November 4, 2025 Meeting Page 4
- 3. Staff Reports
 - A. Attorney
 - B. Engineer Discussion of GIS Proposal Page 41
 - C. Club Monthly Report Page 42
 - D. Field Manager Monthly Report Page 52
 - E. CDD Manager
- 4. Financial Reports
 - A. Approval of Check Register Page 119

B. Acceptance of Unaudited Financials - Page 126
5. Supervisors Requests and Audience Comments
e. Capervisore requeste and readines comments
6. Adjournment
Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.palmgladescdd.com

MINUTES OF MEETING **PALM GLADES** COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, November 4, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez Chairman Julie Varela-Medina Vice Chairman **Assistant Secretary** Lakisha Macias Shirley Mendez **Assistant Secretary** Zuzer Calero **Assistant Secretary**

Also present were:

Juliana Duque District Manager Jesus Lorenzo Governmental Management Services **District Counsel** Scott Cochran Anelis Esquijarosa **KWPM** Jennifer Mendoza **HOA Property Manager** Wendell (Chic) Chandler **Chandler Contractors**

FIRST ORDER OF BUSINESS

Several residents

Roll Call and Pledge of Allegiance Ms. Duque called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS Approval of Minutes of the October 14, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the October 14, 2025, meeting. This is the moment to present any additions, corrections, or deletions; if none are presented, a motion to approve them will take place.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, the Minutes of the October 14, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Ratification of:

- A. Services Agreement (Galaxy System Preventative Maintenance) with Ideal Tech Solutions, LLC
- B. Third Amendment to Clubhouse Management Agreement (Club Silver Palms) with KW Property Management & Consulting, LLC
- C. Small Project Agreement (Clubhouse Landscape Enhancements 2025) with Tony's Nursery and Garden Service, Corp.
- D. Third Amendment to Agreement (Clubhouse Janitorial Services) with All Professional Cleaning, LLC

Ms. Duque: Let's move forward to the next item, which is ratification of a couple of agreements, and I'm going to read the agreements, and at the end, I will ask the Board to ratify them. Those were already approved by the Board, and we brought them back today, so they are part of the records of today's meeting. The first one is the services agreement, Galaxy System Preventive Maintenance, with Ideal Tech Solutions, and the next one is the third amendment to the clubhouse management agreement, Club Silver Palms, with KW Property Management & Consulting, LLC. Next is the small project agreement, clubhouse landscape enhancements, 2025, with Tony's Nursery and Garden Service, and the last one is the third amendment to the agreement, clubhouse janitorial services, with All Professional Cleaning, LLC. A motion to ratify them all will take place.

On MOTION by Ms. Calero, seconded by Ms. Varela-Medina, with all in favor, ratifying items A through D listed above was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to staff reports, Attorney Scott.

A. Attorney

Mr. Cochran: Yes, nothing specific to report, I know one of the things that we mentioned last time was looking into the rulemaking process with the club rules so, if you all have any ideas about other types of amendments that are rules, just share those

with the District manager and she can pass those along to me but, other than that, that's all I have.

Ms. Duque: Again, Jennifer already provided that set of rules and regulations to the Board of Supervisors, so if you have any comments, any suggestions, or changes, make sure you respond to that email; do not reply to all. Please send individual emails, and we'll go from there. Thank you, Scott.

Mr. Cochran: Yes, and obviously Jennifer will need those as well.

Ms. Duque: Correct. Do I have any questions for the attorney?

Mr. Pelaez: No.

B. Engineer

Ms. Duque: Not hearing any, let's move forward with the engineer report. Nothing to report under the engineer.

C. Club – Monthly Report

Ms. Duque: Let's go to the clubhouse manager report, Jennifer.

Ms. Mendoza: Ok, so for this month, we did a few in house maintenance items throughout the clubhouse, we did a few of the pool gates if they needed to be readjusted, and so we went ahead and did our annual cleaning of the clubhouse carpet. upholstery and grout cleaning of the bathrooms, again this is something we normally do on an annual basis. Together with that we continue to do our preventative maintenance of the pool, the gym, as well as the A/C of the clubhouse. Now, with Chic's help, I do have a few proposal here that I do want to bring to the Board's attention regarding some additional maintenance and two of them are primarily also done on an annual basis now that it's closer to the holiday season. So, let me go ahead and pass this out, so these proposals pertain to the pressure cleaning of the clubhouse sidewalk, paver areas and this would be for both the front and the back, so you have one proposal that shows you all sidewalks, entire parking lot, concrete curbs and all car bumpers, this is the front of the clubhouse. Then the second proposal which is for the pressure cleaning of the sidewalks and the basketball court, and again, this is something that we do on an annual basis and we are maintaining the price from last year, Chic had been able to maintain the same price from last year.

Mr. Chandler: And they're the same price as last year, and the year before I think.

Ms. Mendoza: And just to give a little update, so we're currently right now, Chic commenced the work, if you guys remember a few months back we had approved the replacement of the basketball court fence.

Ms. Duque: And Jennifer, before you move on to that item, I will need a motion from the Board to approve the two proposals: one for the annual pressure cleaning project in the amount of \$2,450, and another for pressure washing and mildew removal on the west side of the property for \$825, plus the basketball court for \$375.

Mr. Pelaez: Will it be done before Thanksgiving?

Mr. Chandler: I believe so.

Mr. Pelaez: Ok.

Ms. Duque: And we also have some other items.

Mr. Chandler: The parking lot or the pressure cleaning.

Mr. Pelaez: The pressure cleaning right now.

Mr. Chandler: Oh, the main pressure cleaning, yes.

Mr. Pelaez: I know in the back you're working on the court or whatever.

Mr. Chandler: Right now we're working on the entire development.

Mr. Pelaez: So, for these, do you think it will be done before Thanksgiving?

Mr. Chandler: I think so, yes.

Mr. Pelaez: So, just before the decorations come in and then we have all the events that we have.

Mr. Chandler: What events are you having?

Mr. Pelaez: The Christmas and Thanksgiving, people visiting the club, on vacation, kids come out for a week, so just to have at least definitely the front the cleaned up.

Mr. Chandler: Ok, so we'll make it a point.

Mr. Pelaez: Ok.

Mr. Chandler: I mean even if we have to pull them off part of the development.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Duque: So, the total amount is \$3,650 for those two proposals. Do I have a motion from the Board?

On MOTION by Ms. Macias, seconded by Ms. Mendez, with all in favor, accepting the two proposals from Chandler Contractors for the annual pressure cleaning project in the amount of \$3,650 was approved.

Ms. Duque: At the same time, I just want to mention there are a couple of other proposals that are going to be presented so with this motion we will authorize the District attorney to draft a small project agreement, right?

Mr. Cochran: Yes, and we'll talk about how to do that, yes.

Ms. Duque: Ok.

Ms. Mendoza: So, next, we have the kitty splash renovation and painting project.

Mr. Chandler: Yes, and we have the pictures here. So, I'll kind of explain this, if you remember 3 years ago, so we can take these apart, so we can go with the first package here. So, 3 years ago it was a mess out there, and if you look, that's what it looked like, the top was white, these were all white, and if you look at page 2 there was a lot of rust around all the pipes, some of the areas were really bad, and if you look at the very last page of this package, we were discussing possibly replacing it and I think we got a couple of prices but, to replace this particular one was \$150,000 back then and everybody said, no. So, between Juliana, me and Mauricio we came up with an idea salvaging it and saving it and cleaning it up using a special epoxy paint that Disney World uses on their water kid parks, and we didn't know how it was going to work out but, it seemed to work out pretty good. So, if you go to the second package, you can see what it looks like, they were quite vibrant, the colors are amazing and if you look at the third page that's what the cost was 3 years ago, and the next page it will show what the scope of work was according to the contract. If we go to now, this is what it looks like now on the next page, and these pictures were just taken. So, if you go to the second page, if you can remember the first page how bad the rust was, well the rust is just starting to come back a little bit, it's not bad, it's not terrible at all. Also, all the screws, nuts and bolts, everything that was replaced 3 years ago were all replaced with stainless steel bolts. So, if you look at then next page, a little bit of rust, no big deal, the paint is starting to fade a little, a lot of black paint, which is the protective paint that prevents the kids from crawling underneath and getting in there, that is probably the only section that has to be disassembled for us to get the paint to really look well on it, and you can see the next blue one, it's just surface rust in just a few areas, it's not terrible. So, we said it's going to try to look better, and we all came up with the idea that this might be a good time to save it without reinventing the wheel because once the rust starts like it is, and I only took a few pictures, there's spots all over the place but, now might be the time to get it. If you wait another year, it could be a real challenge or not but, you know it's going to get a lot worse and rapidly it kind of compounds. So, on the last page is the proposal to do almost the same thing we did 3 years ago. The reason why it's less money is because it's less work, I don't have to disassemble so much of it, all the stainless steel bolts and stuff have all been replaced, and as far as the rust removal it's not as bad but, the paint has really gone up in price because of the tariffs.

Ms. Varela-Medina: And you would do this again through Christmas time, right?

Mr. Chandler: After the first of the year, yes.

Ms. Varela-Medina: Ok.

Mr. Pelaez: In January when he starts the pavers.

Mr. Chandler: When it's cold and nobody would be swimming anyway.

Mr. Pelaez: So, you're like painting the whole thing again, is that what you're saying?

Mr. Chandler: Ok, yes, everything gets painted again, drain the pool, and this time we have to be a little bit more careful as far as not getting any paint on the diamond bright because the last time we did it the pool was empty, dry, we did all this and then we put the diamond bright down, so this one is going to take a little bit more work as far as being protective and all that stuff.

Ms. Varela-Medina: I have a question, on this last packet, on the third page, I don't know how this is part of this piece, but that's what?

Mr. Chandler: That's a gasket.

Ms. Varela-Medina: Is that a concern that it would just keep chipping away over time?

Mr. Chandler: No, no, that gasket right there, I did that, what you see, I went to feel it and see how brittle it was today, so I pulled on it just to see how brittle it was, it's all sealed, so that gasket is going to be cut off all around the perimeter so it's not sticking up.

Ms. Varela-Medina: Ok, so it's not going to be there.

Mr. Chandler: Right, it's not going to be that way, and that is, if you look, you see these parts that hang out, those will be gone, and none of the gaskets are showing but, a lot of the water supplies to these tubes the hoses have to be replaced, the ones that feed them, that supply them, and the chlorine does a number on those.

Ms. Varela-Medina: So, when you do that, are you also doing this area, you know the water slide that goes here as the water goes in?

Mr. Chandler: And that's a good point, so one of the water slides which is that's tubular here, that one never had a water supply it was dry, it was supplied by everything that was pouring off actually got down to that area, and it's amazing that we discovered that this time around, it does get wet but, it should have its own supply, so once we replace these supplies for the other two lines, we'll go ahead and add two for this, and this is just going to be redesigned. Also, one of the main brackets for this one is really bad, rusted out, it might have to be replaced this time around.

Ms. Varela-Medina: Is that included in that proposal?

Mr. Chandler: Yes.

Ms. Mendez: So, it's my understanding basically this is just for the entire set up, it's going to be repainted?

Mr. Chandler: Yes.

Ms. Mendez: The same color?

Mr. Chandler: Yes, the same colors, the reds and the blues are very vibrant.

Mr. Pelaez: So the playground is still in good shape for the most part, now we're spoiled seeing how it looks nicely painted, and it makes it look really nice too.

Mr. Chandler: Right.

Mr. Pelaez: It seems like every couple of years we may have to paint it.

Mr. Chandler: Well, and that's a good point, remember Juliana, we did guess work, we didn't know, and as far as the slides go, we had no idea how it was going to

hold up and it held up pretty good on the slides. You know in theory, right now it's 3 years, it's still acceptable, you could probably get away with 4 years but, I think if you push it to 4 years, you won't go more than 4 years, there's just no way but, if you look at the pictures from the very first one you see how bad it looks, that's what it's going to look like next year, there's no doubt.

Mr. Pelaez: So are some of these things were powder coated from the original?

Mr. Chandler: The original ones were powder coated, yes.

Mr. Pelaez: Ok.

Mr. Chandler: And do you know what powder coating is, it's actually a dried paint, and they electrostatic it.

Ms. Varela-Medina: Like an epoxy paint, like a UV paint that hardens and shines.

Mr. Chandler: Well, they also heat it but, to get it to stick good they magnetize the metal and it sticks and bonds better but, once again, it's only as good as what's on the outside, there's just so much sunlight, the water is constantly running, it's getting hammered. What's amazing also is the deck, I don't know if you remember, we did the deck like a year or two before that, just the deck, remember we were losing the fiberglass deck, and then we used that nonskid commercial boat deck paint, and that held up pretty good. Even if you go out there now, I am really surprised how well that held up.

Ms. Varela-Medina: Explain to me why the water is some much colder in that kiddy splash than in the big pool, it's freezing in there sometimes.

Mr. Chandler: Really.

Ms. Varela-Medina: Yes, that's why my kids stopped using it and they go into the big pool because it's like a bathtub.

Mr. Chandler: Wow, I didn't know that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Chandler: To be honest with you, it should be warmer because you think if it sits there, and it's only a foot of water so I'll have to check on that.

Mr. Calero: But that's been the case for years, it's always colder and every water park I've been to has been the same, that continuous flow of water is always very cold.

Mr. Pelaez: So, I think since we are doing the pavers and doing a few projects to kind of redo some of the stuff in the clubhouse, I think now would be a good time to do this together at the same time, if you're closing down the pool in January, and it's been 3 years, and it definitely makes the clubhouse look really nice. So, my motion is to repaint it in January.

Ms. Duque: In the amount of \$29,500.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors for the kitty splash and painting project in the amount of \$29,500 was approved.

Ms. Mendoza: So, I'm also working on being able to develop for next month's meeting and also doing something similar presenting for the playground, some updates in regard to the current conditions, so you guys will get something similar to that for next month. Other than that, that's all I have.

Ms. Duque: Thank you, Jennifer. Are there any additional questions for Jennifer?

Mr. Pelaez: No.

D. Field Manager – Monthly Report

Ms. Duque: Not hearing any, let's move forward to field manager report, Jesus.

Mr. Lorenzo: So, for the sake of Chic's time, I'm going to go ahead and present, and if you guys go to, and you guys know I've been dealing with this for quite a while now. You guys know the roundabout project that we're trying to put lights in, well, we finally got the survey, and Chic's going to pass out some surveys with some color coded markings.

Mr. Chandler: So, do you want to take it from here, or do you want me to take it?

Mr. Lorenzo: Yes, I can, so Chic has been looking into this project to verify exactly how many light poles were going to be put on the survey. The original survey only included a certain amount and after discussions, there's 10 poles there to bring the

most light to the area, and they can be changed. You'll see the posts are indicated in blue and circled in red, the orange markings are the outlets, and there's one in the middle, so there's 13 outlets, 10 light posts or lamp posts, and then the green indications are just landscaping just so you know there's trees there but, you can kind of already see on the survey itself the little triangles or boomerang looking objects are the trees, so that's something that we added to the survey.

Ms. Calero: So, these are trees and these are palm trees.

Mr. Lorenzo: Correct, and then the orange ones are receptacles, which are outlets.

Ms. Calero: Ok, and these are the ones I was asking about.

Mr. Lorenzo: Correct, yes, those are other trees but, this is just indicating the ones nearest to the receptacles, just for in the future.

Mr. Pelaez: And we had them do that on the landscape plan as well.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, when you guys saw it you would see, like there's a palm tree there, and it makes it a little bit easier for permitting as well as they can see there's a tree there.

Mr. Lorenzo: Right, correct. Now the preliminary survey that was provided didn't include all the receptacles which is there, and it's in your agenda, just on a smaller scale on page 151 but, you have it here in front of you, a little bit zoomed in for at least the roundabout. The electrical panel, we finally figured out with FPL which was a lot of the delay what transformer we're going to pull from which is on the bottom left, go underground, and then over here is where they proposed to put the FPL meter. Chic, who was looking at it said, maybe why don't we install one on the other side, so it's a little more aesthetically pleasing at the roundabout.

Mr. Chandler: In the island you would see that right there which is the meter, if you look here where I wrote take notice, where the panel is, you can see the bottom shows the highlighted area, and that's where the transformer is, and you can see the line going across the street, so you would see all the electrical stuff on the island.

Mr. Lorenzo: And you can put landscaping around it but, instead of having it in the roundabout maybe we can just leave it on the side where the transformer is, so you guys don't have to see all that.

Mr. Chandler: Right, and that way it's all one side.

Ms. Calero: That's across the street.

Mr. Lorenzo: Correct.

Ms. Mendez: So, there's currently a transformer there now.

Mr. Lorenzo: Correct.

Ms. Mendez: Is there landscaping around it?

Ms. Duque: No.

Mr. Chandler: No.

Mr. Pelaez: So, when you leave the clubhouse now, when you go to the right, you're going to see the green transformer right there, and this equipment would go right next to it essentially, so it wouldn't be in the circle at the roundabout because that's where everybody is with their dogs and all that, so less equipment on that side, nobody really uses that other little area around that transformer.

Mr. Chandler: And everybody agrees on that.

Mr. Lorenzo: And we will still need to put a junction box there so that's going to feed then all the posts and all that stuff there in the ground instead of having the meter out above ground.

Ms. Varela-Medina: But you have to connect them, right?

Mr. Lorenzo: Correct, and we're going to have to get the area marked and see where the utilities load to then figure out how we're going to go about it.

Ms. Varela-Medina: But you will go underneath.

Mr. Lorenzo: Right, and go underneath, the ideal thing would be to go underneath but, the last case resort would be to cut it.

Mr. Chandler: Ok, so we've done this before.

Mr. Lorenzo: Yes.

Mr. Chandler: And we tried the jack and bore, this was their project, jack and bore, which means drilling underneath and all of that, and there were way too many pipes which was really a problem. So, we ended up having to saw cut the road, monitor

traffic, and go from the top of the road, so more than likely that's what we're aiming for now, and I have a sneaky suspicion that's what is going to happen.

Mr. Lorenzo: Which is an easy flow, we're probably shut down 238th on one side, and not let traffic flow through there, around the roundabout, so it's not going to be too inconvenient.

Ms. Varela-Medina: Right.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: Just while we're working, when they're done, we don't need to leave it closed and local traffic will still be able to get through.

Mr. Chandler: Correct.

Ms. Calero: So, if they need to cut the street, or whatever you call that, the asphalt, but that will all be done in one day?

Mr. Chandler: Yes.

Mr. Lorenzo: At least putting a layer over it before they come with the asphalt, I'm assuming.

Mr. Chandler: Probably let the dirt settle.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: But it will be accessible by the end of the day, it will never be shut down over night I'm assuming.

Mr. Chandler: No, it shouldn't be.

Mr. Lorenzo: And the main purpose of bringing this to your concern is if the Board finds this acceptable, so that we can go ahead then meet with the electrical contractor, make sure he's on board and then meet the electrical engineer and make sure he's on board, and then revise the survey and then have that final survey so that we can go ahead and submit for a permit.

Ms. Mendez: And what would be the timeframe?

Mr. Lorenzo: So, we still have two more steps to finalize the survey, once the survey has been finalized, or the survey was finalized but, as you can see on the survey it's not showing this.

Ms. Mendez: Ok.

Mr. Lorenzo: So, we need to revise it to show this, and to show the exact locations. It's good that we already had the landscaping because it's going to come in handy for this. So, if the Board is in agreement with the 10 poles, and the locations, as well as the receptacles which are 13, one would go right in the center, that's the 13th one, and then you see the other markings evenly distributed throughout the roundabout. So, if you guys find that acceptable so we can go ahead and meet with the electrical contractor and make sure he's in agreement with this and this is ok, we'll go ahead and have the surveyor come out here, meet with us so that he agrees because if I send him this, I don't know if he's going to be very receptive to it.

Mr. Chandler: He has to do a walkthrough.

Mr. Lorenzo: Right, so with him, and the electrical contractor just to make sure that we're on the same page.

Mr. Pelaez: So, just so you know, so the engineer when they drew it up they put the poles right here in the middle, by these green dots but, there's a palm tree there, so when we walked it as well, this area is too small, there's a tree there, so we moved it out here, so it will light up this whole area from the outside, so these were actually already marked they just moved them out, and these are already existing so it's one on each sidewalk that's long, and this is a short sidewalk so there's just one light there on these. Then we had outlets at each of them, so that way all the palms can be lit up and here as well, so you can get as much Christmas lights as you want in any core section, or even the middle section as well.

Ms. Varela-Medina: Ok.

Mr. Chandler: With that being said Mauricio and you know you talked about putting the outlets on the poles.

Mr. Pelaez: On the palms.

Mr. Chandler: Yes, but also maybe on a light pole, somehow.

Mr. Pelaez: Yes, if we need it for the outside section to be able to get some up here.

Mr. Chandler: Correct, so if you look, like there's a pole right by one of the other trees, we could put the outlet on that particular pole, which they're going to have to put one on the other side, everywhere where there's an orange dot is an outlet that you can plug in Christmas lights, and if you look in the center where you see the four green ones in the center, we're going out put an outlet on each side of those, I think those are royal palms.

Mr. Pelaez: Yes they are.

Mr. Chandler: That's where we could put an outlet, shine up the lights on them, you could have 4 shining lights and they'll illuminate that, it will look nice and then you have outlets for your Christmas lights for anything in the future, and everything I guess put on photocells or whatever you want to do with that.

Ms. Duque: Let's try to keep to one conversation at a time for the record.

Mr. Pelaez: Yes, so what we're talking about is why the lights were on this side and it's basically just to save on when they're digging the transformer, on the same side, just try to keep it the same.

Mr. Chandler: Yes, so once again, we'll have to figure out how we're going to go across the street, when we dig, and there's a lot of digging that's going to be done to run all these outlets and all the piping, we are going to have sprinkler pipes because we're not going to be able to locate them, so we're going to trench it, it has to be 18" deep every single one, so we'll probably end up having, there will be a number there for sprinkler repairs and we're going to have to take up the pavers and cross over. Now we did have budget numbers, a guesstimation based on the original thought, I think right now if you guys decide this is really the direction you want to go in, go back to the engineer, discuss what he's going to do, and how many zones he's going to put in because now we have multiple breakers for multiple outlets, timers, probably photocells, we're probably have to do another switching, some like we did here to do it right.

Ms. Varela-Medina: Isn't that also the circle where you did some of the paver repairs?

Mr. Chandler: Yes, and those were all at the end.

Mr. Lorenzo: But we focused on the edges on the entrances from the curbing.

Mr. Chandler: This paver repair shouldn't be difficult because it's just crossing over, so it's taking up a few rows, trenching across and that's it. On the lights, who picked the lights, you guys picked the lights, right?

Ms. Varela-Medina: Yes.

Mr. Lorenzo: And keep it existing to what you guys have right now.

Ms. Varela-Medina: Yes.

Mr. Lorenzo: You can change them.

Mr. Pelaez: No, I think we're trying to stay uniform with the lights.

Mr. Lorenzo: Ok.

Mr. Pelaez: And the outlets will be on a separate breaker, right.

Mr. Chandler: A few breakers.

Mr. Pelaez: So we can leave them powered off if we want.

Mr. Chandler: Correct and that's a good point as far as how we divide them up, I mean we can't do like the front where everything is the new breaker.

Ms. Varela-Medina: How many new breakers will we have?

Mr. Chandler: I would guess six, and also Mauricio you had mentioned, if you think you might need power out in no man's land.

Mr. Pelaez: I don't think so, I think they could just string the palms together.

Mr. Chandler: Right, I agree.

Mr. Pelaez: We don't need to spend extra on that.

Mr. Chandler: One other thing, you had mentioned possibly powering the median.

Mr. Lorenzo: Bringing power to the other median, yes, that median on the bottom, so if we're looking at it this way, this is the exit to the monument and this is the entrance to the clubhouse. So, bringing it to this median that comes to the clubhouse in case you guys wanted to put holiday lights leading up to the clubhouse.

Mr. Pelaez: So, I think we have that median, we really have it before and after, but the one before, and we could branch off of this transformer and this meter for that, I just think now we're getting into another whole price tag as well because now we're cutting the street on that side and going through that whole median which sounds nice

but, I almost feel like we should probably tackle the one project just based on the numbers.

Mr. Chandler: I have an idea, and you're right, I agree 100%.

Mr. Lorenzo: Run the conduit and leave it.

Mr. Chandler: Price it out to trench because we're going to have to trench it, so price it out to trench it, and price it out to run it across the street and just do that and run the pipe out and stub it up because that's your big cost.

Mr. Pelaez: And we need plans and everything for that section as well so the same exact thing we're doing, we're doing across all of those palms too.

Mr. Chandler: No, I'm just saying get it into the island, also.

Mr. Lorenzo: So bring it to the island.

Mr. Chandler: Yes, if you think you might want to do it in the future.

Mr. Pelaez: And maybe you could present something with the price of just doing that, do that asphalt, that cutting and stubbing it out and then we can make a decision from there.

Mr. Chandler: Correct.

Mr. Pelaez: It would be nice to have the lights, I just want to be realistic of how much we're spending all at one time.

Mr. Chandler: No, that would be costly, I'm sure that would be costly.

Mr. Pelaez: Because it's a long straightaway there, right?

Mr. Chandler: Stubbing it up now would be the cheapest time to do it, if you're already trenching, we already have the equipment and everything is already there, maybe just get a separate price to stub it up and see what the number is and then you can make a decision then.

Mr. Pelaez: Ok.

Mr. Lorenzo: Ok.

Ms. Varela-Medina: Did we ever have lights there to the clubhouse?

Mr. Pelaez: No.

Mr. Lorenzo: No.

Ms. Varela-Medina: But here we had them.

Mr. Pelaez: We didn't have them.

Mr. Lorenzo: No.

Ms. Duque: Ok, so I think the Board agrees with the plans, and we have direction from the Board, so I don't need a motion.

Mr. Pelaez: Great, so you'll get a revised plan.

Mr. Lorenzo: Well, we're going to meet with Jordan and meet the electrical engineer, go over this and make sure he's in agreement, get the revised plans, and then start getting the pricing and then submitting for permit after the pricing is approved.

Mr. Pelaez: Right, perfect.

Ms. Duque: Good.

Mr. Lorenzo: The hardest part was identifying the transformer.

Mr. Pelaez: Yes.

Mr. Chandler: I thought that was the easiest part.

Mr. Lorenzo: No, I mean for them, it only took them maybe 30 minutes to get them to answer me, they're on their own timeline.

Mr. Chandler: That's why doing these types of things, they're a pain.

Mr. Lorenzo: I'm still waiting on the lamp posts, and we have the transformer that they have access to the area and we don't even need to trench it's underground, so I'm still waiting on a response but, that's a whole other item but, unless there's any other questions for Chic, I think we're good.

Mr. Duque: Thank you so much, Chic.

Mr. Lorenzo: We made a lot of progress at the main entrance with the lighting.

Mr. Chandler: Yes, that was huge.

Mr. Lorenzo: Yes.

Mr. Chandler: So, I think we're good.

Ms. Varela-Medina: Thank you.

Mr. Calero: It was nice seeing you again.

Mr. Lorenzo: So, moving on with the most urgent items and then I'll continue going from there. If you guys go to page 137 of your agendas, that area that's been flooding back there, so we had a meeting, they provided a report and you're going to see that on page 139 through 143, however, they're saying that is was, and I got them out here with Raptor Vac just to make sure we're all on the same page, they thought the

drain wasn't there and the problem is the drain is there, so the water is sitting over the drain. So, the drain, there's two things that could be done, extending the french drain that's already there, that's an option but, before we do anything they suggested, hey why don't we do a geotechnical exfiltration testing. He said, but before we do it, let's identify other areas so that when we mobilize them we take advantage, kind of like when we do rules process, I reached out to the HOA, the HOA has no other areas, I don't know of any other areas, I don't know if the Board knows of any other areas but, before commencing, he doesn't think it should be more than \$1,000 or \$1,500, it should be around the \$800 range.

Ms. Varela-Medina: To do what?

Mr. Lorenzo: To do two tests, pretty much they're going to drill a hole really deep, pump it with water and see how it exfiltrates into the ground, and he's recommending doing it in two locations that way we get the most accurate testing and read.

Ms. Varela-Medina: And when you said earlier about an extension, how would that work?

Mr. Lorenzo: So, I don't have any details on it as far as that, the way I understand it you have a french drain that's maybe like 20' or 30' long and adding another 10' or 20' to it, so basically dig it up, put rocks, from my understanding that would be ballast rock, so that when the water comes there it drains because right now it's just sitting there. Another thing we identified on the north side of the area, if you guys look at page 141 that drain on the north side needs to be cleaned, I'm waiting on Raptor Vac.

Ms. Varela-Medina: Didn't we just have that cleaned?

Mr. Lorenzo: He missed that one, we discussed it, I guess he didn't see it.

Ms. Duque: And it's not in his report.

Mr. Lorenzo: Right, it's not in his report, he's going to get me a price to get it done but, it I'm hoping that it will be a good price based on what you guys approved at the last meeting which I just got the proposal signed by Mauricio for the outfall cleanings that you guys approved at the last meeting. So, he'll already be mobilized so that's something that we're going to take care of, it's not what is contributing to the issue, the issue is on the south side but, if the Board, and I was talking to George, he thinks a not

to exceed of \$1,500 or \$2,000 should be more than enough, it should be well below that but, approving a not to exceed, I would suggest between \$1,500 and \$2,000 so we can get the geotechnical testing, he can get proposals, he already has a company that he likes to work with that he thinks would be perfect for it and shouldn't be more than like \$1,000 give or take.

Ms. Varela-Medina: And geotechnical is the one where they drill two holes and fill it with water to see where comes out?

Mr. Lorenzo: Correct, and they're going to do it multiple times and then he wants to do that in two different locations there just to make sure they get the most accurate readings. Then based on that, determine what the next course of action would be.

Mr. Pelaez: And this is George from?

Ms. Duque: Our District engineer.

Mr. Lorenzo: Correct, the District engineer.

Mr. Pelaez: Ok.

Ms. Duque: From Ford Engineering.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: So, then let's do a not to exceed of \$1,500 to \$2,000?

Mr. Lorenzo: I would say \$2,000 just to be safe, it should be well under but, just in case.

Ms. Varela-Medina: Ok.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing staff to proceed with the geotechnical exfiltration system testing not to exceed \$2,000 to address flooding issues was approved.

Mr. Lorenzo: Moving along and I'm just going to go to the bigger ticketed items like I mentioned, so if you guys go to page 179 you will see a proposal from Game Time, and this is the original proposal from 2011 for when it was installed, just so that we can compare, she provided that for us. So, I met with Game Time, and I met with the restoration company as well that they used for the installations, they also do

restorations. One is an expert at putting the equipment together, the other one is an expert at restoring and painting.

Ms. Varela-Medina: And which playground is that?

Mr. Lorenzo: So, this is the playground B, so it's #1 on page 182, the blue, yellow and red.

Ms. Varela-Medina: Ok, so close to the school.

Ms. Duque: Yes.

Mr. Lorenzo: Yes. So, you'll see the pictures, and it's mainly the slides here, the roof can be repainted, and then as you go down you'll see the other playground, the brown and beige one with the green, on page 190 you'll some of the parts that need to be replaced as well, along with the slides and some of the platform on page 201. So, this is a suggestion that I has asked them for and I believe in order to do that you would have to remove the little palm trees on the top if you look at page 199, you see those little palm trees, so removing that and maybe be able to put some type of bracket that to house that but, it will only cover that area.

Mr. Pelaez: It has to be some big posts because of the sand and make a big area, so it's not just that area.

Mr. Lorenzo: And this is an older equipment, so I don't know if you guys want to go through that and remember what we talked about and discussed at the last meeting, you guys have sand in those two playgrounds, so if you guys would bring it up to code you'd have to remove all that sand, and then put a new surface, maybe we can do mulch, maybe lay a surface down and then put mulch but, you would have to redo that surface and you're going to have to anchor in with concrete.

Ms. Calero: For the sands, to bring the sands up to code, not the playground.

Mr. Lorenzo: For the sand, correct. The playground is fine but, the sand is something that is not acceptable anymore going forward. So, once you guys do something there, that's something to take into consideration, the foundation there is going to have to be changed.

Ms. Calero: Ok.

Ms. Mendez: Are we looking into the possibility that we're going to be required to change the sand?

Mr. Lorenzo: Whenever it is that you replace the equipment, that's probably when you would revisit it. If you guys restore it, which is the options that I provided proposals for, well I didn't provide but what Fay Surfaces provided proposals for on page 202 to 204, that's just to restore what you have.

Ms. Mendez: So, we're ok with keeping the sand.

Mr. Lorenzo: Correct, now if you add something to it, then that's when you're going to probably need a permit, and then your sand you'd have to remove it.

Ms. Macias: And on page 192, what are the wood planks that are there?

Mr. Lorenzo: So, that's part of, it's my understanding it used to have like a fire escape with a pole, and it's missing that part, so I guess they boarded it up.

Ms. Macias: Ok.

Ms. Duque: And that was done by Miami-Dade County a couple of years ago.

Ms. Marias: Ok, so that's always been this playground.

Mr. Pelaez: So, can you explain the different quotes between now and then?

Mr. Lorenzo: Yes, so I included the quotes, or she included the quotes from 2011, so these are 14 year old playgrounds, at least the one on 240th Lane and the one on 112th Avenue. If you guys go to page 202 you'll see a quote for playground A which is the blue and green one, and then on page 203 is playground B, and page 204 is playground C which is a different play system which is Playcraft, I still have to get with Playcraft to get the equipment replaced. The think with Playcraft, the way they constructed or developed their playground is that it's a whole system in sections, so when you replace a part in one section, you have to replace the whole thing. I'm not going to get into that one in too much detail because I don't have the pricing.

Ms. Varela-Medina: And where is playground D?

Mr. Lorenzo: That one, if you look on my report, you'll see it, that's the orange one on page 135, that's the one in the section of the single family homes back there.

Mr. Varela-Medina: Yes, that's on 118th.

Mr. Lorenzo: On 118th correct.

Ms. Varela-Medina: Ok.

Mr. Pelaez: So there's 3 playgrounds, right?

Mr. Lorenzo: Correct.

Mr. Pelaez: Now this quote it's two different companies?

Mr. Lorenzo: So, Game Time is the one that provided me the materials, and that's the quote, which is on page 205, 206, and 207 but, it's all one quote, the final price on just the equipment for both playgrounds is \$29,591.

Mr. Pelaez: Ok for two playgrounds.

Mr. Lorenzo: Yes, for both playgrounds.

Mr. Pelaez: Plus now you have to go to page 203.

Mr. Lorenzo: Yes, now you have to go to page 202 and 203 for the installation and the restoration of painting everything.

Mr. Pelaez: Ok.

Ms. Calero: What happens to the third playground?

Mr. Lorenzo: I need to find the parts, and get the quote for the parts so I'll hopefully have that by the next meeting is the goal but, they already gave me a quote for the equipment to install it and to restore it and you will see that on page 204.

Ms. Varela-Medina: So playground C doesn't have sand, they have the wood chips.

Mr. Lorenzo: Playground C, right they have the wooded chips

Ms. Calero: So, could you install sand there?

Mr. Lorenzo: If you guys wanted to, we could but again, you have to put poles.

Ms. Varela-Medina: But then that wouldn't be such a problem.

Mr. Lorenzo: As far as bringing it up to code with the sand, right, if that was an option you guys chose to do.

Ms. Varela-Medina: Could you get an estimate for that?

Mr. Lorenzo: Yes.

Ms. Mendez: Which one are you talking about?

Ms. Calero: The one that has the wood chips, it's on 118th, the orange one.

Ms. Duque: It would be the installation, so we need to make a plan of how much it's going to cost to repair, and how much it's going to cost for parts.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Mendez: I would be interested to see an estimate if we are able to get the sand.

Mr. Pelaez: Yes, I think we should have A, B, C, etc.

Ms. Duque: Yes, having a total with the cost for each line item would be helpful, since it can get confusing going back and forth between numbers. Could you please include the individual amounts for each item? This will make things much clearer for review.

Mr. Lorenzo: So, it's going to be two proposals regardless per playground because it's two different companies but, ok.

Mr. Pelaez: That's fine, but everything related to A playground, is A, parts and labor, so it's clear.

Mr. Lorenzo: Got it.

Mr. Pelaez: It's almost like if we were going to do one park at a time.

Ms. Duque: Yes.

Mr. Lorenzo: Ok.

Ms. Varela-Medina: Where was playground C again, on what page?

Mr. Duque: Page 135.

Mr. Lorenzo: Correct, page 135 for playground C.

Ms. Duque: There are only three playgrounds.

Mr. Cochran: And just so you know, the proposal says D.

Ms. Duque: Oh, yes, it's confusing.

Mr. Lorenzo: Ok, so they put D?

Mr. Cochran: Yes.

Mr. Lorenzo: You know why because they probably put the clubhouse as C.

Ms. Mendez: Oh, so C is the clubhouse.

Ms. Duque: No.

Mr. Lorenzo: Hold on, I'll tell you right now.

Ms. Varela-Medina: It's the one on 118th Avenue, page 135.

Ms. Mendez: Ok.

Ms. Varela-Medina: It has the wood chips.

Ms. Mendez: Ok.

Mr. Lorenzo: Yes, so that's what they did with the clubhouse one, they put it as C.

Ms. Mendez: Ok.

Mr. Lorenzo: And I showed them in the order of A, B, C and I told her that this one should have been D but, I'll take care of it but, I'll get this put together the way you guys want so that you guys can see them side by side and go from there, and I'll put the address for a better description than A, B and C but we'll figure it out.

Mr. Pelaez: So, we're going to have four for the next meeting.

Mr. Lorenzo: Three.

Mr. Pelaez: Plus the clubhouse.

Mr. Lorenzo: Ok, so four.

Mr. Pelaez: Ok.

Ms. Duque: Ok.

Mr. Lorenzo: Ok, no problem. So, you guys had asked me to, well there's a resident that had reached out regarding his hedge, he received a violation, and you guys are going to see that on page 130. The clusia hedge is overgrown but it's been trimmed as you can see now after that the hedge was trimmed. He received a violation because he altered the landscaping that's material and put a clusia hedge.

Ms. Duque: But the violation was provided by the HOA.

Ms. Lorenzo: The HOA, correct.

Ms. Varela-Medina: So it should have been a different hedge?

Mr. Lorenzo: You guys have different hedges, I want to say about three different hedges, sometimes it's cocoplum, sometimes it's a green island ficus or some type of other hedge but clusias is never one that you guys put normally, that's something that was added after the fact. So, he installed it, and he said, yes, I installed it but he just never got it approved by the HOA because he's encroaching on CDD property. So, he was going to come to the meeting to see if the Board would allow him to keep that hedge.

Ms. Varela-Medina: Is that similar to what we've done with other individuals or other homeowners?

Mr. Lorenzo: We dealt with it on a case by case, so what you guys can do is, do a revocable license agreement for them to keep it as long as they maintain it, which he is.

Ms. Varela-Medina: Because this looks like it's been there for quite some time.

Mr. Lorenzo: Correct.

Ms. Calero: And they look good.

Ms. Varela-Medina: It does.

Ms. Lorenzo: Yes, but he also has, you'll see under the hedge, you'll see a widened circle or wave of a plastic with mulch in it, the mulch he's using if very light, it's like square cut, or flat and when it rains, as you can see on the bottom right picture, it just piles over the water meter.

Ms. Varela-Medina: It sits in that half circle around the tree, did he plant those trees or were they already there?

Mr. Lorenzo: Those trees were already there, those palms?

Ms. Varela-Medina: Yes.

Ms. Calero: He just did the little hedge.

Mr. Lorenzo: Correct.

Ms. Duque: Yes.

Mr. Lorenzo: And I'm going to show you some other pictures here.

Mr. Pelaez: Put the one of just the grass.

Ms. Calero: So, the concern is, or two concerns, the material he's using for mulch, and then the fact that he did the little cut out thing.

Mr. Lorenzo: Correct, and then the mulch is also killing the grass which is something that he brought to my attention.

Ms. Duque: So, he brought to our attention that the grass is dying,

but the grass is dying because of the mulch.

Mr. Lorenzo: He brought to our attention that the grass is dying in some areas. So, just for starters, FPL installed a new light post, they damaged the grass, we installed new grass, and that dried out, and I'm going to get with Nate to make sure it gets replaced, that shouldn't be an issue but some of the other grass, like I had mentioned, look at the mulch all over the grass, it's covering the grass. So, when it

rains it just going out into the grass, it's covering and you can see the whole entire water meter, and you can see a better picture of it here where some of the grass is damaged. I told him, I would suggest getting rid of that mulch because it's just flying everywhere, and you can see it here, you can see it here, and you can see it here.

Ms. Mendez: And what did it look like before, did it not have mulch?

Mr. Lorenzo: It probably had grass before.

Mr. Pelaez: Do you have the other picture, the other one with the grass in the middle, it was on email?

Mr. Lorenzo: On the email.

Mr. Pelaez: It just showed the grass only.

Mr. Lorenzo: Oh, the email that I sent.

Mr. Pelaez: Do have a picture of another property, that just shows like grass in the middle and then you have the hedges on both sides, kind like how the norm is or how it should look, or the standard.

Mr. Lorenzo: Yes, and you can see some of these homes here.

Ms. Calero: Other homes that have the same design layout that he has, or what is he comparing it to?

Mr. Lorenzo: So, this is another home with another hedge.

Ms. Calero: Oh, so he's saying that others have it.

Mr. Lorenzo: He's also saying that this person is encroaching too which we're going to have to get with the HOA, and these I get, but we're talking about his concern.

Ms. Calero: Right.

Mr. Lorenzo: And I don't want to deviate from that.

Ms. Mendez: So, he didn't have a hedge there along the wall, or he did?

Mr. Lorenzo: He probably did and he probably removed it and it died. The plant material, just so you guys know, plant material and hedges, after you start cutting them, they have a life span, any hedge, 5 years, maybe 4, depending on when you start cutting it at the head, before it thins out, and then it dies, remember when we removed the hedge, we said we would remove the hedge and put turf because it was just too expensive to have the hassle of a maintenance item with the hedging and edging.

Ms. Macias: I have a question, prior to this change, who would be maintaining that hedge?

Mr. Lorenzo: We do but when you alter it the landscapers normally, they keep their hands off it.

Ms. Macias: I understand that so whatever was planted there before, is he stating or has it been discussed that it died due to whatever reason, or what caused for him to change the hedge?

Mr. Lorenzo: Probably that it was dying or it was dead, and then he aesthetically wanted to make it look nice, which is what some residents do, some of them pull it out and then just leave it as is.

Ms. Macias: But it was maintained by us or by BrightView.

Mr. Lorenzo: Yes, prior to that, but once he changed it, it's been up to him. Now, you see the hedge, it was overgrown, it was pretty bad, he trimmed it and you guys are seeing the picture in my report that it's already been trimmed. So, he's ok with maintaining it, he wants to keep it. So, the Board would have to give me direction whether you guys want to enter into a revocable license agreement.

Ms. Calero: But he also has to fix a couple of things, it's not the hedge only that was the problem.

Mr. Pelaez: So, if we're getting an agreement for the hedge, and then depending on what we decide with the mulch, I think we should do an agreement for the hedge and he should take off the mulch that's running down, and he needs to resod, it needs to look like the other picture with the grass and then the hedge on the side of the house, and he would be responsible for resodding, under BrightView, under us doing it, and reimbursement.

Mr. Lorenzo: Right, and this is another unit which is grass, and this is another unit with just a hedge.

Ms. Calero: Right, which is dying now.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Do we know when he changed it? When he changed the hedge?

Ms. Duque: We heard from him because he received a violation from the HOA, that's how we found out.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Yes, like Mauricio said, let's go into the agreement for the hedge but, he has to remove the plastic border, or whatever border that is and the mulch, and he has to fix the grass.

Mr. Pelaez: BrightView would do the grass.

Ms. Duque: BrightView will take care of the grass.

Ms. Calero: And then he pays for that.

Ms. Duque: So, I think we have a direction from the Board.

Mr. Lorenzo: Yes.

Mr. Pelaez: And I think that goes for all of them, I know the HOA works on violations for other similar areas but, just making sure the same thing is being done, and we've always been doing it but, just kind of do like a quick analysis.

Mr. Lorenzo: Yes, and he sent an email to me and Merlin today, earlier today just to point out some other homeowners that I guess have had alternations.

Mr. Pelaez: So, he's on top of it anyways but, just sometimes things grow.

Mr. Lorenzo: This grass was replaced, this area was replaced with new grass twice, this is likely dogs, if one dog pees there, and this was like this before we put new turf and it just seems like that area, the dog that's peeing there, and then every other dog is following along. So, we're going to put new turf and it's going to end up like this.

Mr. Pelaez: I mean maybe we could just put the new grass and cone it off a little bit so it last for a week or two or something and maybe that would just keep them out of that area.

Mr. Lorenzo: Ok.

Ms. Duque: Yes.

Mr. Lorenzo: Ok.

Ms. Calero: And what about the lakes, did you ever get that sorted out with the lake company?

Mr. Pelaez: We're getting rid of the other lake company, I think right?

Ms. Duque: Yes, there was already direction from the Board on that.

Mr. Lorenzo: Yes, we're working on that. Now it's just executing the contract and then go ahead and terminating.

Ms. Calero: So we never got that one service?

Mr. Lorenzo: We're still waiting on confirmation, Juliana sent them an email, I sent them an email and no response.

Ms. Duque: But remember, if we don't receive a response, we have a 30-day termination.

Mr. Lorenzo: Correct, and we've already told the accountant to hold a month's payments because we never received services in August.

Ms. Calero: So, is the meantime the lakes are not receiving service.

Mr. Lorenzo: They being services, they're being maintained they just skipped August and we were never able to verify that because the employee left and they never sent any report.

Ms. Calero: Ok.

Mr. Lorenzo: So, it could have been serviced but, they could never provide a report or verify that, so we asked them, and he said no problem, we'll give you two services in September, and we only got one service in September. We got serviced in October just at the end of the month, last week, and we've already received the reports for September and October, but we're going to withhold the payment until they can verify that.

Ms. Calero: Ok.

Mr. Pelaez: So, where are we at? We're waiting on the new agreement.

Mr. Lorenzo: So, the new agreement, we just received it and we're going to go ahead and get it executed.

Ms. Duque: So, we can terminate.

Mr. Pelaez: So somewhere in the next 30 days or something, or by January it will start the new company.

Ms. Duque: Correct.

Mr. Lorenzo: And we're hoping maybe even in December but, we'll see. So, the Board had asked me to get some more photos of the lamp post request, and if you guys go to page 154 you'll see it, an overview of that block, everything in green is where

there's an existing lamp post, and everywhere that doesn't have anything that little red dot is where the transformer is as we discussed at the last meeting, and you'll see the picture right below it. Then if you guys go to the next page you'll see those two blocks at night on page 155.

Mr. Pelaez: My only concern with this is the can of worms we could be opening across the entire community.

Ms. Varela-Medina: Are there any other streets that don't have a light?

Mr. Pelaez: I mean technically, I don't know, we'd have to drive the area, but there's areas that are a little bit darker.

Mr. Lorenzo: So, there's some areas that have lights, and some that don't.

Ms. Calero: And the trees too, I mean there's some areas that there's a lamp right by a tree and that obscures the light.

Ms. Varela-Medina: Correct.

Mr. Lorenzo: And all these are getting added into the queue with FPL, which is like I said, and I'm just going back and forth with them.

Mr. Pelaez: For the electrical?

Mr. Lorenzo: Correct.

Ms. Varela-Medina: And the house in that yellow frame that's the one?

Mr. Lorenzo: Correct, I believe so, yes, and this is how it was built. We have an idea to maybe have one around that blue square where the transformer is, maybe one on the complete opposite side where there's nothing, and a space. Some of the areas are well lit but, then some of the areas are kind of dark, and again, it goes back to what Mauricio said.

Mr. Pelaez: And again, just like the one on page 152, the first house doesn't have any lights on their house, so again, it's even darker or any backyard lights, where this other house that's facing this way, like it even had more, it was set up for this picture like perfectly. Like there's no lights even on this house on so it's hard to really analyze it.

Mr. Lorenzo: And page 152 is the one that you guys approved and that FPL said that they have access to that transformer that's on that side of the sidewalk so there's

no trenching aside from going through or underneath the grounds and underneath the palm tree, but I'm still waiting on mobilization and completion of that one.

Ms. Calero: So these lights we get charged for what?

Mr. Lorenzo: Well, they charge a fee for the installation which shouldn't even be that much, remember we had to abandon the one 239th because they were going to break whatever was in the area and they didn't know what they were going to break and we were going to deal with a lot of what ifs, and unknowns, so we abandon that one but, this one they said they have access to that transformer which is on that side of the sidewalk, so that they don't have to do too much.

Ms. Varela-Medina: And the charge would be? We don't know?

Mr. Lorenzo: They just said they have access to it and I gave them approval and I just continue to follow up, and I'll continue to follow up.

Ms. Calero: But they'll give us their pricing before they go ahead with it?

Ms. Duque: Yes.

Mr. Lorenzo: Correct.

Ms. Calero: Ok.

Mr. Pelaez: So, the question is adding more from your page 154, that we've been discussing, adding more light posts.

Ms. Duque: Yes.

Mr. Lorenzo: And we started with page 152 a while ago, so page 152 was after 239th Lane and after the roundabout.

Mr. Pelaez: But I think we started with one and we kind of said ok to those dark areas and then I think the topic is coming up again. So, like I said, I'm just concerned about like how far we're going with this across the entire community after we complete doing this, so that would be the only concern that I have.

Ms. Calero: It would be more of a concern now since it's getting darker earlier.

Ms. Varela-Medina: Yes and I understand what you're saying that, they don't have any lights on, but even if they have a light on the porch it's not going to help much on the sidewalk.

Mr. Pelaez: No, it's not, I'm just saying that it's even darker without the lights on.

Ms. Varela-Medina: Correct, but even if they had the little bit of the light on the porch, it's still not going to make a difference if you walk your dog, or you walk to the car or whatever.

Mr. Pelaez: Right.

Mr. Lorenzo: Maybe we need to get a representative from FPL out here to do a survey but, I don't know if you want that, that's probably going to turn it into a completely different price range and project.

Ms. Duque: Right, so we'll just address each section as we receive requests for it.

Ms. Macias: Ok, and that's for safety of the residents and they can feel comfortable in their community walking, so if it's something that needs to be done it would be on an as needed basis to evaluate and survey.

Mr. Lorenzo: Right, it's not just installing the light posts, it's also the monthly bill you're going to get for it too.

Mr. Pelaez: At this standpoint, which is fine we could do it as needed but it has to be kind of fair, cost of community too, if one feels unsafe then we're going to have to at some point almost have to start saying yes to all them that could potentially use the same reasoning.

Ms. Calero: Well, I think that would be the same reasoning for everyone, the safety aspect.

Ms. Varela-Medina: Yes.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Pelaez: That's exactly what I'm saying, so once we start then you can't say no.

Ms. Duque: What's the direction from the Board? Do you want us to go back and find out the price?

Ms. Calero: I think at this point we're waiting on them right, the balls in their court.

Mr. Lorenzo: Well with regards to the one on page 152 which is on 113th Passage.

Ms. Varela-Medina: They have the transformer or something, right?

Mr. Lorenzo: Correct, and the good news is the one on 117th Court there is a transformer nearby if that's where we put the lamp post, anywhere else it's going to be going back to what we dealt with at 239th Lane which was too many amperages.

Ms. Duque: We had to go through a survey, we had to get that, we had to pay for a deposit.

Mr. Lorenzo: We had to pay for a deposit, fill out a form.

Mr. Pelaez: What we did on 239th, right?

Ms. Duque: Yes.

Mr. Lorenzo: And that took about a year.

Ms. Duque: So, what is the direction from the Board?

Ms. Varela-Medina: If it would be my house I would not want to be in the dark, I would want the lamp post.

Ms. Duque: Ultimately, this is the Board's direction and decision. How would you like us to proceed?

Ms. Mendez: Well, I agree with Mauricio's point in regards that if we go in this direction then we're going to need to just remain consistent, it's not a bad direction, but we just need figure out how to move forward in anticipating that potentially other residents are going to positively respond and say, hey, that post was put there, which is great we want that but, as they continue to present to us, we need to be consistent, we can't say yes to one and no to the other unless the implication is like what happened with the prior request.

Mr. Lorenzo: Which now we can maybe forecast beforehand based on where the transformer is located and where they want the light.

Ms. Mendez: Correct, right, and these are topics and answers that if the resident were to come to us in regards to why we can't move forward we can present so it doesn't appear that we're just picking and choosing what we want to do, if there are some matters that are out of our control, structure, etc. So, safety, I think nobody cares if we give that top priority, cost yes, but perhaps we can continue to remain optimistic that we're going to make the best with the budgeting and we're going to adjust accordingly to first and foremost to provide a safe community. I think most residents,

including I trust all of us sitting here would rather have a safe block than an extra palm tree or extra flowers. So, if that's the direction that we can go, personally I support it, I think it's a great direction to go in and offer a safe community, keeping the perspective that Maurico brought up moving forward when we see other requests, so be fair across the board, and transparency, that's the only way we're going to move forward for ourselves and for the community and I trust that's what we're here for, so that's what I have to say on that.

Mr. Lorenzo: Now this lamp post, if you look at it, I don't know if it's going to make a huge impact based on the location of the transformer but, it would be nice if there was something more in the middle of the block.

Mr. Pelaez: It's this one on page 152, so it's going to have a lamp post right there by that transformer, right?

Mr. Lorenzo: Correct.

Mr. Pelaez: Now, there's also somebody's backyard that's right there, that's right by the transformer, right?

Ms. Duque: Yes.

Mr. Pelaez: So, is there any affect on that light, does it matter?

Ms. Mendez: Could it be more along to the building slightly?

Mr. Lorenzo: Well, if you look on page 152 you'll see the circled area, that's where I think would be the best location.

Ms. Mendez: Ok.

Mr. Pelaez: So, it's not going by the transformer then?

Mr. Lorenzo: No, that's where the transformer is, you see the transformer is right there.

Mr. Pelaez: Ok, and what page are you on?

Mr. Lorenzo: I'm sorry, right here on page 152, you see right there.

Ms. Duque: So they will still need to trench.

Mr. Lorenzo: Yes, but they will be trenching through grass instead of going under a sidewalk or into the street, which is what we did on 239th.

Ms. Calero: And then you mentioned getting FPL to do an assessment of the entire community.

Mr. Lorenzo: I've never done it.

Ms. Calero: Do we know what that looks like, can we find out?

Mr. Lorenzo: I can look into it.

Ms. Calero: Because then at least we have some data on our end to know what the suggestion is before we decide this is something we want to proceed with because then we have an idea of how many lamp posts we would need, and then what's the associated cost before saying yes to one and no to the other. I think that may be a better way to get more information on our end.

Ms. Mendez: Correct, we need to get ourselves as much information as we can.

Mr. Lorenzo: I think that would be easier instead of going one by one because I think that is just making it very difficult for me to be on top of it and for them to follow through.

Ms. Mendez: Right.

Mr. Lorenzo: So, if we had somebody here, and say hey, ok this is what we need, this is what you can do, these are the ones they're going to need to trench, I think it will be a little bit easier because everything will be on one order.

Ms. Calero: And if he can have some sort of a guesstimate of what each of those would run, I mean I'm not saying give us exactly, if it's 50, what each of it is but a ballpark figure so then we can kind of estimate is this something we do over time, maybe if we do 1 or 2 a year.

Ms. Mendez: And I'm not expert on this subject but, I don't like what is the recommendation, how many feet apart should you have a post, so can you say, and hypothetically speaking, 20 feet apart, you'll still have enough lighting, 30 feet, you're still ok, anything after 40 feet, you're having coverage.

Mr. Lorenzo: So, every year the lumens are changing but what's the building code, so when they built this there was a certain luminescence that needed to be per 40 feet or whatever, and that's what they had to adhere to. Now, the building code is probably a lot different it's a little bit more, and it's usually more, it's never less.

Ms. Calero: So, it would be good to know that too.

Ms. Mendez: Right.

Mr. Lorenzo: So, they would do a survey or a light study, if I'm not mistaken.

Ms. Duque: I don't think FPL will do that; we might have to hire someone to do that.

Ms. Mendez: And is that based on, is it maybe just changing the bulbs, is it an updated bulb that allows for more lighting?

Mr. Pelaez: We did replaced the bulbs a couple of years ago.

Ms. Duque: Yes, we did that.

Ms. Macias: Also the tree trimming that makes a huge difference.

Ms. Mendez: I understand.

Ms. Varela-Medina: And when we replaced the bulbs those were the blue ones right?

Mr. Lorenzo: Some of them, yes.

Ms. Duque: Yes, some of them were blue.

Mr. Lorenzo: You guys were the only ones, and you guys have seen it in other places and across Florida. So, I'll look into a possible light study.

Ms. Duque: Yes, we can do that, and we may need to hire someone to assist. If so, we should obtain a proposal first and review the cost before moving forward in any direction.

Mr. Lorenzo: Ok, and I don't want to bore you with the details of my report, does anybody have any questions? There's a lot going on as you can see, it's nonstop, I'm going to have to create a spreadsheet as you can see on page 122, just to keep track of all these homeowner concerns.

Ms. Mendez: Just out of curiosity, how many requests do we have to add light posts to any section of the community.

Mr. Lorenzo: Up to now it's three, this is the third one.

Ms. Duque: I mean there's been three, but we already took one out.

Ms. Mendez: And that install lights in the roundabout area, that could also get people talking.

Mr. Lorenzo: I don't know when they see holiday lights there too I'm sure.

Ms. Duque: So, I think we have directions.

Mr. Lorenzo: Yes. So, I have nothing else to report unless anybody has any questions, we're working on a lot of stuff, like you can see on page 122 that list has

changed, you'll see in the next report a lot of it has been completed already and we'll be removed, and we'll add whatever is new so you guys are up to date, so there's a lot going on.

Ms. Duque: Do I have any additional questions for Jesus?

Mr. Pelaez: No.

Ms. Varela-Medina: No.

E. CDD Manager

Ms. Duque: Not hearing any, I don't have anything additional to report under the CDD manager's report.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests or audience comments? We have no audience present, no audience joined over the teleconference, so no audience comments. Are there any Supervisor's requests?

Ms. Varela-Medina: No.

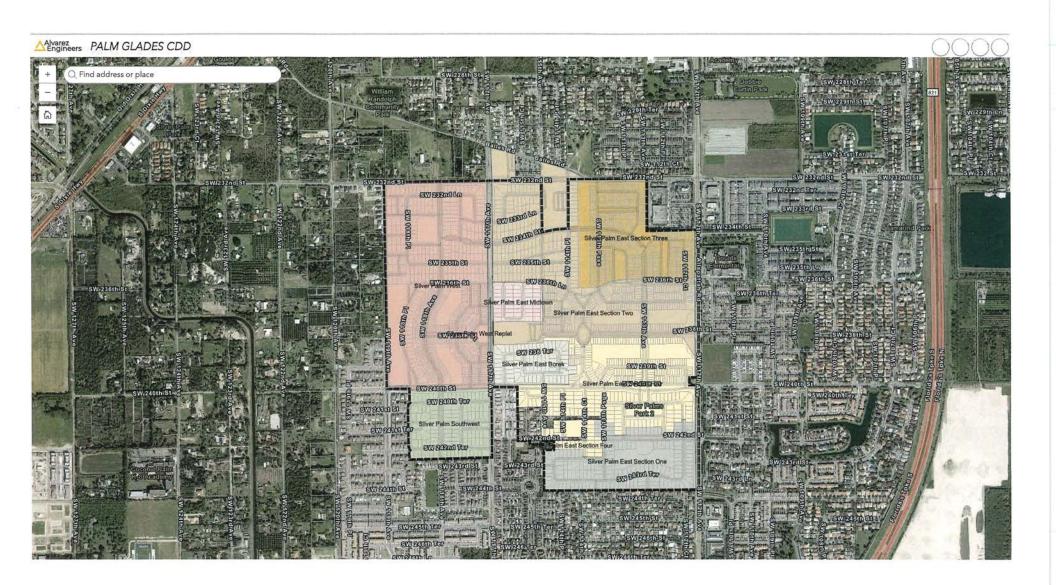
Ms. Duque: None.

SIXTH ORDER OF BUSINESS Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Ms. Varela-Medina seconded Ms. Mendez with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary	Chairman / Vice Chairman





Club Silver Palms <u>Monthly Manager's Report</u>

November 2025

The Board of Directors:

Mauricio Pelaez
Julie Varela- Medina
Lakisha Macias
Shirley Guimaray-Mendez,
Zuzer Calero

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary



Presented By KW Property Management:

Jennifer Mendoza General Manager
Anelis Esquijarosa Assistant General Manager
Annet Bonzon Regional Vice President



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SOCIAL EVENTS	6





FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms From: 10/27/2025 – 12/1/2025

South of Building	Waterproofing and AC French Drain	Chandler Contractor	Completed	
Clubhouse	Annual Mulch	Tony Landscape	Completed	
Basketball Court	Fence Replacement	Chandler Contractor	Completed	
Freezer	Electrical outlet	Chandler Contractor	Completed	
Parking Lot	Landscape Enhancement - North Side	Tony Landscape	Completed	

Miami Broward Palm Beach SW Florida Tampa Orlando Ft. Lauderdale Bahamas Jacksonvill

Parking Lot	Landscape Enhancement - South Side	Tony Landscape	Completed	
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PREVENTATIVE MAINTENANCE SUMMARY

- E&J Quality Pool Service preventive maintenance is still ongoing.
- Gym preventive maintenance has been completed for this quarter.
- HVAC preventive maintenance has been completed for this quarter.
- Biweekly landscaping maintenance has been completed for November.
- Indoor pest control has been completed for November.

ACTION PLAN/PROJECT SUMMARY

Main Pool - Kid's Splash	Paver Leveling	Chandler Contractor	Pending		
Playground	Playground Renovation	Chandler Contractor	Pending		
Exterior Building	Foam Band Repairs	Chandler Contractor	Pending		
Kitchen / Grandoom / Hallway	Damaged floor	Chandler Contractor	In- Progress		

Miami Broward Palm Beach SW Florida Tampa Orlando Ft. Lauderdale Bahamas Jacksonville

South - North Side - Exterior front wall	Landscape Work to Correct Drainage System Issue	Chandler Contractor	Pending	
Golf Cart Area			Pending	
Main Pool	Main Pool Burned Lights - Timer		In- Progress	
Kid's Splash Repaint		Chandler Contractor	Pending	
Gym	New Equiptment	Manager	In- Progress	
Clubhouse	Annual Tree / Palm Trimming - Front & Back	Tony Landscape	Pending	
Clubhouse	Pressure Clean - Sidewalks & Parking Lot	Chandler Contractor	In- Progress	
Pool Area	Pressure Clean - Pool / Terrace Chairs	Chandler Contractor	Pending	

VALUE OPTIMIZATION & RECOMMENDATIONS

- Equipment Upgrade for the Fitness Center.
- Upgrade for the Fitness Center Bathrooms and Locker Rooms.
- Playground Renovation
- Kid's Splash Park Renovation

HOSPITALITY/SOCIAL EVENTS

SOCIAL EVENTS

December

Community Holiday Event – December 5th, 2025



Playground Safety Checklist

SURFACING

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or debris.

/Loose-fill surfacing materials are not compacted.

✓ Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.

There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.

There are no damaged fences, benches, or signs on the playground.

All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.

There are no missing trash receptacles.

INSPECTION BY: Picorockivasplata.

DATE OF INSPECTION: 11/2025







Playground Safety Checklist

SURFACING

1

Adequate protective surfacing under and around the equipment.



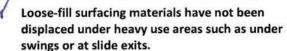
Surfacing materials have not deteriorated.



Loose-fill surfacing have no foreign objects or debris.



Loose-fill surfacing materials are not compacted.



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The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

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The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.



There are no missing trash receptacles.

INSPECTION BY:

DATE OF INSPECTION: 11/24/2025





PALM GLADES CDD



FIELD REPORT



Meeting Date: Tuesday, December 8, 2025

LANDSCAPING

- Brightview (BV) completed the landscaping services as indicated within the November schedule. Please see the attached December schedule for more information.
- The Quality Site Assessment survey was completed on November 20th. Please see the attached report for more information.
- Pesticide applications were completed, please see the attached report for more details.
- The annual tree trimming project continues and should be completed this month.
- The mulch was delivered. The installation has commenced and is expected to be completed within the next few weeks.























• BV installed new turf around the 240th Lane Park.









• The November wet check repairs were completed. Please refer to the attached report for more information.









Governmental Management Services-South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL 33351











Governmental Management Services-South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL 33351

- The new annual rotation was completed. A combination of Red and White Sunpatiens were installed.
 - The main entrance (238th Street) landscaping enhancement was completed.







FIELD DIVISION REPORT Jesus Lorenzo jlorenzo@gmssf.com Cell Phone 954.643.5104

• Below you will find the landscaping task list.

	Palm Glades - Landscaping List					
Date	Address	Concern	Notes	Status		
3.2025	23720 SW 114th Place	Removal of one Mahognay Tree next to front porch.	Inspected by BV. Removal approved.	Completed. Homeowner would like a replacement tree to be installed near their home.		
3.2025	i 23971 SW 114th Court	Removal of three Brazilian Beauty Leaf Trees next to driveway.	Inspected by BV. Removal approved.	Permit Submitted in March. BV is working on the canopy replacement with the county. Permit fees to be paid November 3rd.		
8.2025	5 23706 SW 114 Court	(3) Oak Tree roots are lifting the pavers and growing towards the driveway.	Inspected by BV. Project approved.	The root pruning and crown reduction was completed.		
9.2025	23811 SW 118th Place	Damaged turf behind the property per pool construction.	Homeowner executed the agreement.	Agreement is pending DM signature and recording.		
	23672 SW 118 Ave	Replacement of hedge on right-side of the unit.	Pending Board review.	New turf was installed.		
10.2025	11286 SW 238th Street	Invasive Oak tree roots (2)	Proposal from BV requested	BV completed the root pruning.		
10.2025	5 11286 SW 238th Street	Request for new turf along the side of unit.		The Board approved the request. The new turf will be installed once the landscaping enhancement is completed by the owner.		
		Hedge ACC Denied. Seed pods and palm fronds debris left behind after trimming. FPL repaired		BV installed new turf around the FP Llamppost. The owner is not in agreement with the removal of his landscaping border and mulch, and		
10.2025	11371 SW 232nd Terrace	light post and damaged turf.		replacement turf.		
		Possible leak behind the unit and concerned		The 4-inch mainline was repaired by BV. The tree		
	11296 SW 236th Lane	about tree roots effecting patio and unit.	Inspection scheduled for both concerns.	removal is pending.		
	Park 240th Lane	Ruts as a result of parking on the swale.		Completed		
11.2025	23424 SW 113th Passage	Pavers left within the lake bank easement.		Pavers were removed.		
11.2025	Park 113th Place	Decaying Mahogany tree.		The tree was removed by BV. Working on a replacement tree.		

• BV is working on the removal of multiple trees to the left of 23971 SW 114th Court due to invasive roots: the permit is pending.







Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- BV removed the Mahagony tree and invasive roots at 23720 SW 114th Place: the permit was approved.
 - The (5) new trees were installed.
 - The new homeowner would like another tree to be installed within the easement.









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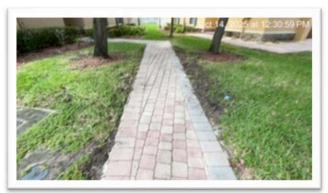




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• 23706 SW 114th Court: BV root pruned and reduced the crown of the three Oak Trees.







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• BV removed the decaying Mahogany tree from the 113th Place park.





• BV pruned the roots next to 11286 SW 238th Street.





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• The Florida Senate for District 38 has been contacted regarding the turf replacement along SW 112th Avenue; pending.





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• 11371 SW 232nd Terrace: the landscaping hedge was approved with an agreement. The homeowner needs to remove the mulch and landscaping border so BV may provide an estimate for the replacement turf.









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LAKES

- The lake maintenance report for October is pending with Solitude Lake Management (SLM) along with the credit for the missed service in August.
- Southeast Land and Water Management (SLW) was approved for the lake maintenance service to commence on December 8th and 22nd.
 - The torpedo grass at lake 1 and the cattails at lake 8 will be treated and monitored.









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FIELD MAINTENANCE

- Please see the attached playground checklists for more information.
 - o BV continues to remove the sand and mulch from the playground sidewalks and equipment.
 - Working with Gametime and ARC Florida for revised proposals to complete the maintenance repairs.







Governmental Management Services-South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL 33351

• Playground #1 SW 240th Lane; Gametime.







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• Playground #2 SW 113th Place; Gametime.







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• Playground #3 SW 233rd Terrace; ARC Florida (Playcraft).









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• The holiday light and decorations installation was completed by CV Pro Lighting (CVP). CVP is working to ensure that the main entrance lights are functioning properly.









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- Chandler Construction (CC) completed the electrical repairs at the main entrance.
 - The color changing lights at both monuments were programmed for Christmas.







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• CC is working on an estimate to restore the two 112th Place mailbox kiosk structures.



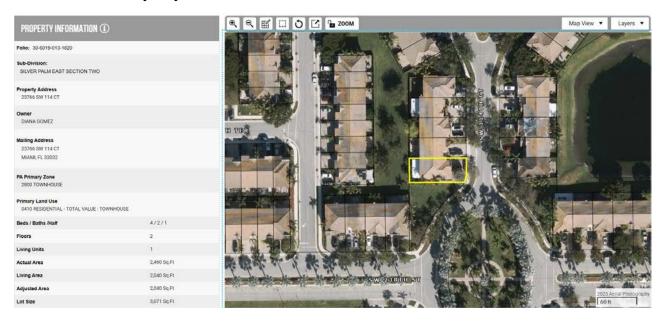






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 Please see attached percolation testing from Nelco Testing and Engineering for the alleyway behind 23766 SW 114th Court.

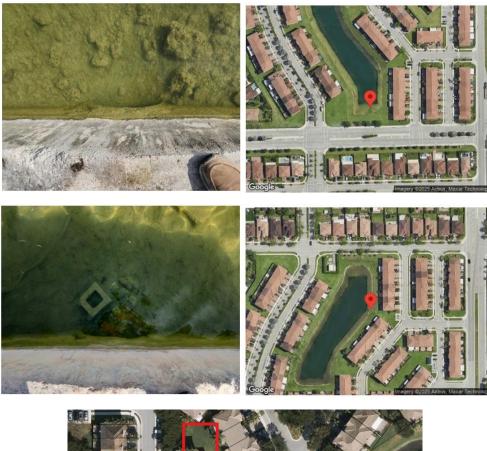






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• Raptor Vac will be commencing the Tract H and J outfall cleaning project the week of December 7th. They will also be completing the storm drain cleaning next to the alleyway behind 23766 SW 114th Court.





Governmental Management Services-South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL 33351

 FCC Construction completed the installation of a new fence next to 23911 SW 114th Place.







• CC has commenced the sidewalk and curbing pressure cleaning. The project will be completed by December 5th.





Governmental Management Services-South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL 33351

- The new waste receptacle was installed at 118th Place mailbox kiosk.
 - We are working with Lennar and FPL to get a meter installed at 118th Place and 237th Terrace mailbox kiosks.
 - o Both kiosks will be pressure cleaned.





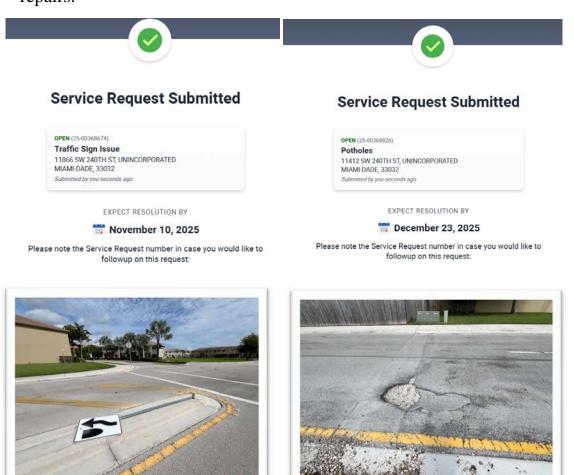






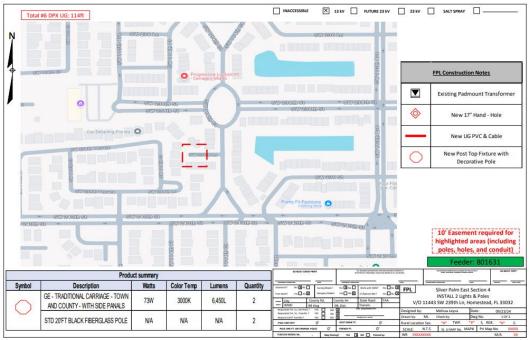
FIELD DIVISION REPORT Jesus Lorenzo jlorenzo@gmssf.com Cell Phone 954.643.5104

• The downed sign and pothole at 240th Street were reported to the county for repairs.



- Working with Allstar Electric (AE) to assess the pending lamppost requests.
 - o 239th Lane
 - o 233rd Street
 - o Area near 23636 SW 117th Court





Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351







 ${\bf Governmental\ Management\ Services\text{-}South\ Florida,\ LLC}$

5385 N. Nob Hill Road Sunrise, FL 33351

PALM GLADES CDD (SILVER PALMS BY LENNAR)

FIELD DIVISION REPORT Jesus Lorenzo jlorenzo@gmssf.com Cell Phone 954.643.5104









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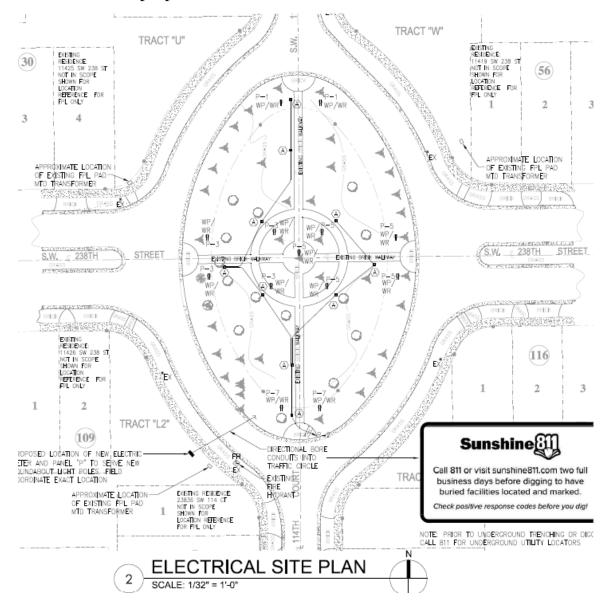








• The revised roundabout lamppost project survey was provided to CC and AE for a revised proposal.





FIELD DIVISION REPORT Jesus Lorenzo jlorenzo@gmssf.com Cell Phone 954.643.5104

EXHIBITS



Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name Silver Palms - Palm Glades CDD Contact Juliana Duque

Property Address 23800 S.W. 112 Ave To Palm Glades CDD Silver Palms

Homestead, FL 33032 Billing Address Attn Juliana Duque 5385 N Nob Hill Rd

Sunrise, FL 33351

Project Name Ca r Accident 0n 236 Entrance

Project Description Replace Damaged Plants on Entrance Median

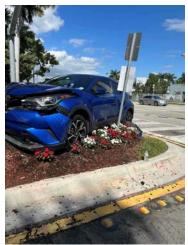
Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
 1.00	EACH	Arboricola Trinette - 3 gal. Shrub/Perennial Installed	\$17.43	\$17.43
7.00	PIECE	St. Augustine Grass	\$4.16	\$29.12
1.00	LUMP SUM	Annuals white and red (60 -1 quart size))	\$259.66	\$259.66
6.00	HOUR	Enhancement Crew to pick up and deliver plants, removed damaged plants, install grass, trinette plant and discard debris	\$61.56	\$369.34

Images

accident 2 accident 3









Proposal for Extra Work at Silver Palms - Palm Glades CDD

accident 1



For internal use only

 SO#
 8804195

 JOB#
 352102013

 Service Line
 130

Total Price

\$675.55

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as we II as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1.00000limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conddions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est i mate.
- 10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild dein defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

 Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care

- 16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be leveled for unseen hazards such as, but not limited to concrete brick filled trunks, metalar rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Juliana Duque November 17, 2025

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancemer
Title

Nicolas Quiroz
November 17, 2025

Printed Name

Date

Job #: 352102013

SO #: 8804195 Proposed Price: \$675.55

Delta Five Security

13595 SW 134th St, Suite #211 Miami, Florida 33186 +1 305-635-6200 jfernadnez@deltafivesecurity.com

Report Type	General / Accident
Device ID	00840882
Reported By	Jasmine Burns [Guard]
Site Name	Silver Palms by Lennar
Site Address	23770 SW 115th Avenue., Miami, Florida, 33032
Date / Time	Fri 11/14/2025 01:41 PM
Report Ref #	00840047228314

Report Description:

Officer Burns was called by Officer Williamson To meet her at the entrance of Silver Palms Community where I arrived to a car accident scene, as I arrived I noticed A blue Toyota and And dark green pick up Chevrolet truck seem to have merged and created a accident, Officer Burns and Officer Williamson stayed at the scene so that we could collect information needed, the State Trooper arrived and so did a

Emergency Responder Involved

Type: Police Name: J. Burgos Badge: 2286

Case or Alarm #: 27071715

Arrival Time: Fri 11/14/2025 01:15 PM
Departure Time: Fri 11/14/2025 01:42 PM

Property(s) Involved:

Property Ref #1: SILVER PALMS COMMUNITY ENTRANCE

Vehicle(s) Involved:

Vehicle Ref	Plate	State	Make	Model	Color	Decal
Ref #1	PC5AM	Florida	Toyota	N/A	BLUE	

Person(s) Involved:

Person Ref	Role	Name	Address	Phone
Ref #1	Other	Marlene Peralta	11852 Sw 253rd Street , Miami, Florida,	

Pictures attached (9):





13595 SW 134th St, Suite #211 Miami, Florida 33186 +1 305-635-6200 jfernadnez@deltafivesecurity.com



















Reported by:

Jasmine Burns Fri 11/14/2025 01:53 PM



Letter of Proposal

November 11th, 2025

Jesus Lorenzo, Governmental Management Services – South Florida, LLC 5385 N. Nob Hill Road Sunrise, FL. 33351

Attention: George Graupera, Ford Engineers, Inc

Reference: Proposed Drainage Design (Silver Palma East Section Two)

Alleyway behind 23766 SW 114th Court

Homestead, FL 33032

Folio No.: South West of 30-6019-013-3550

Thank you for requesting a proposal for our services at the above referenced project. The client is responsible for making sure that there is a clear accessible way into property and area of testing is also clear and accessible for drillers to work and property owners are notified of testing. Private underground utility location services that public utility locators do not locate have been added to the cost of this proposal to avoid damage and ensure safety. It is the client's responsibility to notify us of any private underground lines, utilities, septic tanks, etc. that we need to be aware of. They will need to be marked by the owner or brought to our attention. We will not be responsible for any damages, if not identified prior to any testing (see note below).

We hereby propose to perform the following:

	Total Amount	2 200 00
(Fee of \$ 400.00 per day/per trip)	\$	400.00
Drill Rig/Equipment/Personnel Mobilization		
Private Underground Utility Locations/Layout Coordination	\$	650.00
Public Underground Utility Locations/Layout Coordination	\$	250.00
2 Percolation Test (per SFWMD – 15' Depth) @ \$450/each	\$	900.00

- Please note the site is to be accessible for entry & performance of work. Any clearing necessary is to be performed by others. This
 proposal is based all test locations being accessible and cleared prior to any testing.
- Full payment is required along with an approved signed proposal prior to any scheduling and testing.

Accepting VISA, Master Card, and American Express and Discover

NOTE:

Conducting the above referenced tests involves driving a heavy truck-mounted drill rig or the mobilization of other heavy drilling equipment (i.e. tri-pod) into the property, and drilling holes into the ground. We will not assume responsibility for damage to privately owned underground utilities (such as sprinklers, street lighting, etc.), septic tanks or other underground structures which may result from drilling activities or mobilization of drilling equipment if not identified prior to mobilization to the site. We will also not be responsible to damage of lawn or soft ground which may result from the use or movement of this equipment on the property.

The information contained in this document is intended to be used as a proposal of project specific fees as requested, based on information given and intended for the explicit use of the client. It shall remain confidential – disclosure of any kind to third parties for any purpose is strictly forbidden.

Nelco Testing and Engineering Services, Inc. is pleased to assist you with this project. If you have any questions or need further assistance, please call us at (305) 259-9779.

Respectfully Submitted, **Nelco Testing and Engineering Services, Inc.**

Illysses Ratista Presiden

ACCEPTANCE OF PROPOSAL	
Signature	Date

December 2025

December 2025								1	anuar	y 202	6			
Su	Мо	Tu	We	Th	Fr	Sa		Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6	1					1	2	3
7	8	9	10	11	12	13	2	4	5	6	7	8	9	10
4	15	16	17	18	19	20	3	11	12	13	14	15	16	17
21	22	23	24	25	26	27	4	18	19	20	21	22	23	24
28	29	30	31				5	25	26	27	28	29	30	31

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Nov 30	Dec 1	2	3	4	5	6
0		detail	detail	detail	detail	detail	porter
4		Palm Glades CDD	porter	mow 1	mow 1	mow 1	
WEEK 49		porter	WET CHECK	porter	wet check	porter	
				WET CHECK	-		
	7	8	9	10	11	12	13
2		detail	detail	detail	detail	detail	porter
WEEK SU		porter	porter	porter		porter	
	14	15	16	17	18	19	20
		detail	detail	detail	detail	detail half day/B-B QUE	porter
2		insect control	porter	mow 2	mow 2	mow 2	
WEEK 51		porter		porter	-	porter	
	21	22	23	24	25	26	27
WEEK 52		porter	porter	OFF	OFF	porter	porter
	28	29	30	31	Jan 1, 26	2	3
		porter	porter	OFF	•		



4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809

Date:	November 14, 2025	Time:	2:00pm		
Job Name:	Palm Glades CDD			Water Management:	
Job Address:	23800 S.W 112 Ave			Program A:	
Servicing Tech:	November Wet Check Report TIMERS	S 1-4			
T Tall Indian	Timer #1 Schedule: Pro A: Mon Wed and Fri @ 10pm				
	Zone1: Need to repair a broken lateral line by roots				\$250.00
	Zone8,10,12,13,18,19,23,24,30,31,33,36,38,47: Straigh	ntened 9 rotors	s + 8 clogged nozzles	s + 2 broken pop-up	BV
	Rest of Zones Ok / Zone39-43,49: N/A				
The second second					
	Timer #2 Schedule: Mon Wed & Fri @ 8pm/ Pro B: Tues Thurs & Sat @	8pm/ Mon - Sun @	5am & 12:00am		
Best III	Zone1: Need to troublehsoot zone not coming on				\$365.00
	Additional proposal may be needed to repair & correct to				
	Zone2,6,8,11,14: Replaced 5 clogged nozzles + Straigh	ntened 3 pop-u	ıps + 1 broken pop-u	р	BV
	Zone19: Need to repair a broken lateral line by roots				\$250.00
100	Zone22: Need to replace bad valve, not coming on				\$450.00
	Zone25,35,38,39,41,42,44,47,49: Replaced 3 clogged r	nozzles + Stra	ightened 9 pop-ups		BV
	Zone58: Need to replace bad valve + broken 10" valve	box			\$500.00
	Zone59,68,71,72,77,83: Replaced 3 clogged nozzles +	Straightened :	5 rotors		BV
7/10/10/10	Repaired broken pipe next to home.				\$250.00
To Real March	Need to replace broken rotor and 2 broken heads dama	aged by vehicle	e accident on mediar	ı.	\$200.00
	Rest of Zones Ok				
The second second	<u></u>				
	Timer #3 Schedule: Mon Wed and Sat @ 12:00am				
	Zone5,10,13: Replaced 1 clogged nozzle + Straightened	ed 2 pop-ups			BV
	Rest of Zones Ok				
	Timer #4 Schedule: Pro A Mon Wed and Fri @ 8pm/ Pro B: Tues Thurs a	and Sat @ 8pm			
	Zone2,3,4,9,10,13,18: Replaced 3 clogged nozzles + re	eplaced 3 bad	rotors		BV
	Zone22: Need to replace bad valve, not closing				\$450.00
	Zone25,34,39,42,48,53,57: Straightened 4 pop-ups + re	eplaced 3 brok	en pop-ups		BV
	Zone67: Need to replace bad valve, not opening				\$450.00
	Rest of Zones Ok				
	Total Labor & Ma	terials			\$3,165.00



Pesticide Application

352102013

Tracking: aKaEloYsSec



Property & Applicator

Estimated Time

Date of Application Start Time End Time

11/10/2025 8:10 AM 2:45 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

23800 S.W. 112 Ave - Homestead, FL 33032

Application Location

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

Company Making the Application

Name Branch Name Branch Phone Number Branch Address

BrightView LLC 35210 - BVLS Homes(305) 258-8011 4155 E Mowry Dr, Homestead FL 33033

Copy of pesticide label is available upon request

Products Used Brand/Trade Name	EPA	Active Ingred	lient	Target Pest or Control	
Eagle 20EW	62719-463	Myclobutanil		Fungus	
Rate Of Application	Total Product A	pplied	Unit		
Normal	9		Ounces		
Brand/Trade Name	EPA	Active Ingred	lient	Target Pest or Control	
Lesco Bandit 2F	432-1312	Imidacloprid		Ants, chinch bug	
Rate Of Application	Rate Of Application Total Product Appl.		Unit		
Normal	2		Ounces		

Application

Crop/Commodity Treated

Turfgrass

Size of Area Treated (1)	Unit	Total Dry Weig	ght or Liquid Volume Applie	ed (1)		Unit
.5	Acres	100				Gallons
Size of Area Treated(2)	Unit	Total Dry Weig	ght or Liquid Volume Applie	ed (2)		Unit
Method of Application Other Method of A		f Application	Temperature (°F)	Wind Speed (mph)	Wind Direction	
Other	Spray gun /dr	ench	79	14	NW	

Post Application Restrictions

Do not enter until spray has dried

Other Notes

1 bag of 6-3-0 plus on annuals

Signature & Submit

Applicator Name

License #

Garcia, Juan B.

JE188260 - Pesticide Lic - Indiv Level 2

Signature



Supervising Certified Applicator and Certification Number

Same as the Applicator







Quality Site Assessment

Prepared for: Silver Palms - Palm Glades CDD

General Information

DATE: Friday, Nov 21, 2025

NEXT QSA DATE: Tuesday, Feb 17, 2026

CLIENT ATTENDEES: Juliana Duque, Jesus Lorenzo

BRIGHTVIEW ATTENDEES: Nicolas Quiroz

Customer Focus Areas

Quality you can count on. Seven Standards of Excellence Site Cleanliness Weed Free Green Turf Crisp Edges Spectacular Flowers Uniformly Mulched Beds Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT





Maintenance Items









- Maintain mower height at 4" or higher.
- 2 Dollar weeds on common area on 238 st close to clubhouse. Inspect for drains in the area or over watering.
- Remove metal strap and 2x4s of the tree.
- 4 Continue to water new installed grass.

QUALITY SITE ASSESSMENT





Maintenance Items





- 5 Continue to water grass on 118 Avenue median.
- Reshape the Japanese ferns on 117 Avenue monument.

QUALITY SITE ASSESSMENT





Recommendations for Property Enhancements









- 1 Remove two Bismark Palms touching top power lines on 232 St.
- 2 Another set of two palms needing to be cut down on 232 St.
- Recommend to install playground mulch on West side playground park after construction/repairs are completed.
- 4 Recommend to cut down mahogany tree due to high decal and leaning onto road. Located on 236 St &113 North lace park.





Recommendations for Property Enhancements









- 5 Recommend to remove dead palm on 234 st near 117 Avenue.
- 6 Recommend to remove dead palm on median of 234 St & 113 Ct.
- 7 Recommend to cut down dead palm on 113 Avenue near 236 St.
- Recommend to remove selected area of damaged grass due to sugar cane mosaic and replace with Bahia Grass on park located at 118 Avenue & 235 Terrace.





Notes to Owner / Client









- Damaged pandscape area due to accident is getting repaired with new plants.
- 2 Mahogany tree removal in progress.
- Ficus tree removal completed on 113 Avenue & 236 lane.
- Remove mounds of mulch on tree rings on parks located on West side parks at no charge.





Completed Items









- 1 Lower height on croton beds located on 238 St. median.
- 2 Don't let the end cap flower bed get any higher than what it is now.
 Located on 236 St.
- Trim back tree branches encroaching into 117 Avenue backyards.
- Trim back tree branches to clear palms located at small park on 114 Ct &240 st.





Completed Items









- 5 Remove tall volunteer weed out of gold mound hedge at small park on 114 Ct &240 st.
- 6 Remove tree suckers throughout.
- 7 Remove weeds out of hedges on240 St West Side.
- 8 Remove seed pods throughout.

SURFACING

Park \$1 240 Lane

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or

Loose-fill surfacing materials are not compacted.

Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.

There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.

There are no damaged fences, benches, or signs on the playground.

All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass,

There are no missing trash receptacles.

INSPECTION BY:

DATE OF INSPECTION: 11.7.25



SURFACING

Posk#2 113 Place

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or debris.

Loose-fill surfacing materials are not compacted.

Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

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DURABILITY OF EQUIPMENT

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All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.

There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: 11.7.25



SURFACING

Park #3 233 Terrace

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or /debris.

/Loose-fill surfacing materials are not compacted.

 Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding holts.

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.

There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.

There are no damaged fences, benches, or signs on the playground.

All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, / etc.

There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: 11.7.25



SURFACING

240 Lane

- Adequate protective surfacing under and around the equipment.
 - Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
 - Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

- There are no sharp points, corners, or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
 - There are no hazardous protrusions.
- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

- There are no loose fastening devices or worn /connections.
- Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

- There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.
- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
 - All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

- There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
 - There are no missing trash receptacles.

INSPECTION BY:

Sesus

DATE OF INSPECTION: 11. 18.25



SURFACING

Park #2 113 Place

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or debris.

Loose-fill surfacing materials are not compacted.

Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.

There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.

There are no damaged fences, benches, or signs on the playground.

All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass,

There are no missing trash receptacles.

INSPECTION BY:

DATE OF INSPECTION: 11.18.25



SURFACING

Adequate protective surfacing under and around the equipment.

Surfacing materials have not deteriorated.

Loose-fill surfacing have no foreign objects or debris.

Loose-fill surfacing materials are not compacted.

Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

There are no sharp points, corners, or edges on the equipment.

There are no missing or damaged protective caps or plugs.

There are no hazardous protrusions.

There are no potential clothing entanglement hazards such as open S-hooks or protruding

There are no crush and shearing points on exposed moving parts.

There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

There are no loose fastening devices or worn connections.

Moving parts, such as swing hangers, merry-goround bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.

There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.

There are no damaged fences, benches, or signs on the playground.

All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.

The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.

There are no missing trash receptacles.

INSPECTION BY:

DATE OF INSPECTION: 11.18.25



COMMUNITY DEVELOPMENT DISTRICT

Check Register

10/01/25 - 10/31/25

Date	check #'s	Amount
10/01/25 - 10/31/25	4899-4939	\$214,163.88
	TOTAL	\$ 214,163.88

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 1
*** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD

emer Bille 10, 01, 20	BF	ANK A PALM GLADES CDD			
CHECK VEND#INV DATE DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/03/25 00055 9/25/25	9526545 202509 320-57200-4	16290	*	1,030.14	
9/25/25	RMV BLUE AGAVE 118 MEDIAN 9526546 202509 320-57200-4	16290	*	907.84	
9/25/25	RMV BAD GRASS AND REPLACE 9526547 202509 320-57200-4	16290	*	3,751.95	
	CUT DOWN 5 BISMARK 232 ST	BRIGHTVIEW LANDSCAPE SERVICES, INC			5,689.93 004899
10/03/25 00221 9/25/25	92525 202509 320-54100-4 PORTE-COCHERE PARAPET REP	19200	*	3,975.00	
9/29/25	92925 202509 320-54100-4 KIDDY SPLASH PIPE REP	1 7100	*	625.00	
9/29/25	92925 202509 320-54100-4 SPA EMERG SHUT OFF TRBLST		*	1,250.00	
9/29/25	92925 202509 320-54100-4 PROCESSING FEE	47100	*	750.00	
9/29/25	92925 202509 320-54100-4		*	145.00	
	CARPET/INST GRAND ROOM 93025 202509 320-54100-4		*	5,500.00	
	NEW SAUNA EQUIPMENT	CHANDLER CONTRACTORS, INC.			12,245.00 004900
10/03/25 00301 10/01/25	7710 202510 320-54100-4	 47000	*	3,790.00	
	OCT 25 - POOL SERVICE				3 790 00 004901
		E&J QUALITY POOL SERVICE			
	I-102507 202510 320-54100-3 1 YEAR GALAXY PREV MAINT	34510	*	135.00	
10/02/25	I-102508 202510 320-54100-3 RENEW I7 DW VIDEO WKSTN	34510	*	997.50	
	RENEW 17 DW VIDEO WRSIN	IDEAL TECH SOLUTIONS LLC			1,132.50 004902
10/03/25 00217 10/01/25	IN99729 202510 320-54100-4		*	75.62	
	OCT 25 - PHONE SERVICE	IPFONE			75.62 004903
10/03/25 00312 10/01/25	17446 202510 320-54100-4		*	208.00	
	OCT 25 - IT SERVICES	IT WORKS NETWORK GROUP, INC			208.00 004904
10/03/25 00193 9/24/25	ZZXKW2 202509 320-54100-3	34000		8,195.37	
9/24/25	PPE 09/21/25 ZZXKW2 202509 320-54100-3		*	322.00	
	TEMP FRONT DESK 9/1-9/7				8,517.37 004905
		KW PROPERTY MANAGEMENT			

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 2

AP300R YEAR-TO-DATE ACCOUNTS PAYABL
*** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD

BANK A PALM GLADES CDD CHECK VEND#INVOICE.... ...EXPENSED TO...
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.... AMOUNT # 10/03/25 00207 9/20/25 CSP053 202509 320-54100-46000 356.04 AC #3 CONDENSER MOTOR DMG 9/23/25 CSP054 202509 320-54100-46000 989.00 OTRLY SVC FOR A/C 1,2,3 MONTANO APPLIANCE SERVICES, INC. 1,345.04 004906 10/03/25 00311 9/29/25 22-1696 202509 320-54100-47100 1.520.80 PERMIT FEES 9/29/25 22-1697 202509 320-54100-47100 3,027.05 POOL PLANS & FEES ONE STOP POOLS & CONSTRUCTION, INC. 4,547.85 004907 10/03/25 00243 9/23/25 IV007403 202509 320-54100-34520 1.350.00 ANNUAL SPRINKLER WET INSP 1,350.00 004908 PYE BARKER FIRE & SAFETY, LLC 10/03/25 00273 9/25/25 26966 202509 320-57200-34500 21,198,27 SECURITY SVCS 09/12-09/25 9/25/25 26967 202509 320-54100-34500 3,713.60 SECURITY SVCS 09/12-09/25 SEACOAST BUSINESS FUNDING 24,911.87 004909 10/03/25 00230 10/01/25 PSI20603 202510 320-57200-46600 785.00 OCT 25 - LAKE/POND MAINT 785.00 004910 SOLITUDE LAKE MANAGEMENT 10/03/25 00186 9/01/25 15090125 202509 320-54100-46200 1,960,00 SEP 25 - LANDSCAPE SVC 10/01/25 15100125 202510 320-54100-46200 1,960.00 OCT 25 - LANDSCAPE SVC TONY'S NURSERY & GARDEN 3,920.00 004911 10/03/25 00062 9/15/25 3543992W 202510 320-57200-44000 1.576.79 OCT 25 - WASTE SERVICES WASTE CONNECTIONS OF FLORIDA 1,576.79 004912 10/15/25 00065 10/02/25 2216 202510 320-54100-46600 6,000.00 OCT 25 - JANITORIAL SVC ALL PROFESSIONAL CLEANING LLC 6,000.00 004913 10/15/25 00323 10/03/25 53382237 202510 320-54100-49300 8.040.00 50% DEP HALLOWEEN EVENT 8,040.00 004914 ALL STAR EXPERIENCE LLC 10/15/25 00324 9/30/25 8757 202509 310-51300-31100 SEP 25 - ENGINEER SVCS 17,500.00 17,500.00 004915 ALVAREZ ENGINEERS, INC.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 3
*** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD
BANK A PALM GLADES CDD

	BA	ANK A PALM GLADES CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/15/25 00007	9/30/25 195471 202509 310-51300-3 SEP 25 - ATTORNEY FEES	31500	*	2,450.00	
		BILLING, COCHRAN, LYLES, MAURO &			2,450.00 004916
10/15/25 00055	9/30/25 9536080 202509 320-57200- SEP 25 - LANDSCAPE MAINT		*	15,907.50	
	9/30/25 9536080 202509 320-57200-4 SEP 25 - IRRIGATION	46300	*	1,900.00	
	9/30/25 9536080 202509 320-57200-4 PEST CONTR & FERT	16270	*	3,629.73	
	9/30/25 9536080 202509 300-20500-1 LESS 10% RETAINAGE	L0000	*	2,143.73-	
	9/30/25 9536081 202509 320-57200-4 SEP 25 - PORTER SERVICES		*	5,967.00	
		BRIGHTVIEW LANDSCAPE SERVICES, INC	C.		25,260.50 004917
	10/10/25 101025 202510 320-57200-4 ROUND ABOUT PAVER REPAIRS		*	4,100.00	
		CHANDLER CONTRACTORS, INC.			4,100.00 004918
10/15/25 00190	10/02/25 84956006 202510 320-54100-4	1010	*	205.26	
		COMCAST			205.26 004919
10/15/25 00190	10/06/25 84956006 202510 320-54100-4 OCT 25 - INTERNET		*	214.60	
		COMCAST			214.60 004920
10/15/25 00259	10/06/25 2485843 202510 310-51300-1	32300	*	3,500.00	
		COMPUTERSHARE TRUST COMPANY, N.A.			3,500.00 004921
10/15/25 00271	10/03/25 5569 399 202509 320-54100-9 SEP 25 - CREDIT CARD CHGS		*	1,346.11	
	10/03/25 5569 399 202509 320-54100-4 SEP 25 - CREDIT CARD CHGS	19300	*	334.37	
	10/03/25 5569 399 202509 320-54100-4 SEP 25 - CREDIT CARD CHGS	16900	*	56.98	
	10/03/25 5569 399 202509 320-54100-4 SEP 25 - CREDIT CARD CHGS	16910	*	196.39	
		ELITE CARD PAYMENT CENTER			1,933.85 004922
10/15/25 00005	10/01/25 92972 202510 310-51300-5 SPECIAL DISTRICT FEE FY26	54000	*	175.00	
	·	FLORICACOMMERCE			175.00 004923

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 4
*** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD

-	BANK A PALM GLA	DES CDD		
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK
10/15/25 00001	9/15/25 453 202510 310-51300-31400	*	2,000.00	
	ASSESSMENT ROLL FY2026 10/01/25 454 202510 310-51300-34000	*	4,641.83	
	OCT 25 - MGMT FEES 10/01/25 454 202510 310-51300-31300	*	229.17	
	OCT 25 - DISSEMINATION 10/01/25 454 202510 310-51300-35110	*	275.00	
	OCT 25 - WEBSITE ADMIN 10/01/25 454 202510 310-51300-51000	*	5.00	
	OCT 25 - OFFICE SUPPLIES 10/01/25 454 202510 310-51300-42000	*	29.15	
	OCT 25 - POSTAGE 10/01/25 454 202510 310-51300-42500 OCT 25 - COPIES	*	75.10	
	10/01/25 455 202510 320-57200-34000 OCT 25 - FIELD SERVICES	*	2,087.83	
	GOVERNMENTAL	MANAGEMENT SERVICES -		9,343.08 004924
10/15/25 00272	9/15/25 40136799 202509 320-54100-51000	*	286.00	
	COPYSTAR CS 4054CI COPIER GREAT AMERIC	A FINANCIAL SVCS.		286.00 004925
10/15/25 00193	10/08/25 ZZXKW2	*	310.50	
	TEMP FRONT DESK 9/15-9/21 10/08/25 ZZXKW2 202509 320-54100-34000	*	736.00	
	TEMP FRONT DESK 9/8-9/14 10/08/25 ZZXKW2 202509 320-54100-34000	*	7,568.93	
	PPE 10/05/25 KW PROPERTY	MANAGEMENT		8,615.43 004926
10/15/25 00243	10/06/25 IV007653 202510 320-54100-34520 OCT 25 - MONTHLY BILLING	*	100.00	
	PYE BARKER F	IRE & SAFETY, LLC		100.00 004927
10/15/25 00273	10/09/25 27056 202510 320-57200-34500	*	21,016.59	
	SECURITY SVCS 09/26-10/09 10/09/25 27057 202510 320-54100-34500 SECURITY SVCS 09/26-10/09	*	3,713.60	
	SECURITY SVCS 09/26-10/09 SEACOAST BUS	INESS FUNDING		24,730.19 004928
10/15/25 00184	9/25/25 60433506 202509 320-54100-51000	*	104.64	
	CREAMER/GLOVES 9/25/25 60433506 202509 320-54100-51000	*	272.03	
	CUPS/SUGAR 9/25/25 60433506 202509 320-54100-51000 SCENTED OIL/BATTERIES/CUP	*	91.06	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 5
*** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD

*** CHECK DATES 10/01/2025 - 10/31/2025 *** PA: BAI	LM GLADES CDD NK A PALM GLADES CDD			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# ST	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/25/25 60433506 202509 320-54100-5 SCENTED OIL/KCUPS	1000	*	81.77	
9/25/25 60433506 202509 320-54100-5 COFFEE/PLATES/KCUPS	1000	*	81.36	
9/25/25 60433506 202509 320-54100-5		*	61.28	
THER INDICATES	STAPLES BUSINESS CREDIT			692.14 004929
10/23/25 00292 10/20/25 1AGS4811 202510 320-57200-4	9100	*	970.00	
CAN BINERS/DOGGIE WASIE	ALL GREEN CHEMICAL, INC.			970.00 004930
10/23/25 00323 10/03/25 53382237 202510 320-54100-4: BALANCE HALLOWEEN EVENT		*	8,040.00	
	ALL STAR EXPERIENCE LLC			8,040.00 004931
10/23/25 00221 10/15/25 101525 202510 320-57200-3 MAIN ENT & MONUMENT ELEC	4100	*	1,640.00	
10/20/25 102025 202510 320-57200-4 ELECTRICAL & ATT TRANS RP	9100	*	3,300.00	
	CHANDLER CONTRACTORS, INC.			4,940.00 004932
10/23/25 00310 9/19/25 0220 202510 320-54100-4 OCT 25 - FITNESS CLASSES	9300	*	700.00	
	FIT FOR L.Y.F.E			700.00 004933
10/23/25 00011 10/17/25 25-0018- 202510 310-51300-3. 50% ROUNDABOUT LAMPPOST	1100	*	2,500.00	
10/23/25 25-0018- 202510 310-51300-3. COPIES LIGHTING POST PLNS	1100	*	65.00	
	FORD ENGINEERS, INC.			2,565.00 004934
10/23/25 00024 10/16/25 OCT 25 202510 320-57200-4 OCT 25 - ELECTRIC	3000	*	3,027.35	
10/16/25 OCT 25 202510 320-54100-4 OCT 25 - ELECTRIC CLUBH	3000	*	3,875.53	
	FPL 			6,902.88 004935
10/23/25 00211 10/15/25 897954 202509 320-54100-4 STORMWATER 7/1-9/30/25		*	874.98	
	MIAMI-DADE COUNTY STORMWATER			874.98 004936
10/23/25 00298 10/16/25 1095700 202510 320-54100-4 OCT 25 - RODENT CONTROL	6900	*	90.00	
10/16/25 1098046 202510 320-54100-4 OCT 25 - INDOOR PEST CONT	6901	*	160.00	
OCT 25 TILDOOK TEDT CONT	POWERX			250.00 004937

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/CO *** CHECK DATES 10/01/2025 - 10/31/2025 *** PALM GLADES CDD BANK A PALM GLADES CDD	MPUTER CHECK REGISTER	RUN 12/01/25	PAGE 6
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/23/25 00258 10/17/25 240 202509 320-57200-46800	*	2,150.00	
STORM DRAIN MAINTENANCE RAPTOR VAC SYSTEMS			2,150.00 004938
10/28/25 00202 10/02/25 2062 202510 320-54100-49200	*	1,830.00	
CARPET CLEANING 10/04/25 2060 202510 320-54100-46910	*	1,700.00	
TILE & GROUT CLEANING PREMIER STEAM CLEANING			3,530.00 004939
TOTAL	FOR BANK A	214,163.88	
TOTAL	FOR REGISTER	214,163.88	

Community Development District

Unaudited Financial Reporting

October 31, 2025



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1-2	Balance Sheet
3-5	General Fund
6	Capital Reserve Fund
7	Debt Service Fund Series 2016
8	Debt Service Fund Series 2017
9	Debt Service Fund Series 2018A1&A2
10	Debt Service Fund Series 2020
11	Debt Service Fund Series 2021
12	Capital Project Fund Series 2018
13	Capital Project Fund Series 2021
14-16	Month to Month
17-19	Long Term Debt Report

Community Development District Combined Balance Sheet October 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds		
Assets:							
Cash:							
Operating Account	\$ 5,388	\$ -	\$ -	\$ -	\$ 5,388		
Capital Reserve	-	-	6,158	-	6,158		
Investments: State Board of Administration (SBA)	515,725	-	476,829	-	992,554		
<u>Series 2016</u>							
Reserve	-	546,264	-	-	546,264		
Revenue	-	496,417	-	-	496,417		
Interest	-	152,081	-	-	152,081		
Principal	-	70	-	-	70		
<u>Series 2017</u>							
Reserve	-	150,926	-	-	150,926		
Revenue	-	96,110	-	-	96,110		
Interest	-	179,050	-	-	179,050		
Sinking	-	45	-	-	45		
<u>Series 2018A1</u>							
Reserve	-	331,208	-	-	331,208		
Interest	-	167,945	-	-	167,945		
Revenue	-	164,246	-	-	164,246		
Principal	-	6	-	-	6		
<u>Series 2018A2</u>					-		
Reserve	-	38,501	-	-	38,501		
Interest	-	43,434	-	-	43,434		
Principal	-	215,001	-	-	215,001		
Sinking		40,000	-	-	40,000		
Acq. & Construction - Series 2018A1	-	-	-	2,900	2,900		
<u>Series 2020</u>							
Reserve	-	29,478	-	-	29,478		
Interest	-	15,300	-	-	15,300		
Revenue	-	18,982	-	-	18,982		
Sinking	-	2	-	-	2		
<u>Series 2021</u>							
Reserve	-	3,468	-	-	3,468		
Interest	-	15	-	-	15		
Revenue	-	28,587	-	-	28,587		
Sinking	-	21	-	-	21		
Acq. & Construction - Series 2021	-	-	-	90	90		
Dronaid Evnances	78,762				70 7/2		
Prepaid Expenses Deposits	78,762 6,874	-	-	-	78,762 6,874		
Dehosits	0,874	-	-	-	0,874		
Total Assets	\$ 606,749	\$ 2,717,158	\$ 482,987	\$ 2,991	\$ 3,809,884		

Community Development District Combined Balance Sheet October 31, 2025

	General Fund	Debt Service Fund		Capital Reserve Fund		Capital Project Fund		Totals Governmental Funds	
Liabilities:									
Accounts Payable	\$ 111,570	\$	-	\$	-	\$	-	\$	111,570
Retainage Payable - Landscape	7,691.93		-		-		-		7,692
Total Liabilities	\$ 119,262	\$	-	\$	-	\$	-	\$	119,262
Fund Balance:									
Nonspendable:									
Deposits	\$ 6,874	\$	-	\$	-	\$	-	\$	6,874
Restricted for:									
Debt Service	-	2	2,717,158		-		-		2,717,158
Capital Project	-		-		-		2,991		2,991
Assigned for:									
Capital Reserve Fund	-		-		482,987		-		482,987
Unassigned	401,852		-		-		-		401,852
Total Fund Balances	\$ 487,487	\$ 2,	717,158	\$	482,987	\$	2,991	\$	3,690,622
Total Liabilities & Fund Balance	\$ 606,749	\$ 2	2,717,158	\$	482,987	\$	2,991	\$	3,809,884

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	Prorated Budget		Actual		
		Budget	Thru	ı 10/31/25	Thr	u 10/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	2,585,061	\$	-	\$	-	\$	-
Interest Income		42,500		3,542		2,091		(1,451)
Guess Passes		-		-		50		50
Party Rental Fees		13,000		1,083		695		(388)
Non-Residential Memberships		-		-		8,280		8,280
Key Card/Replacements		-		-		170		170
Resident Events		-		-		94		94
Total Revenues	\$	2,640,561	\$	4,625		\$11,380	\$	6,755
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	1,000	\$	1,000	\$	-
PR-FICA		918		77		77		-
Engineering		10,000		833		2,925		(2,092)
Attorney		45,000		3,750		6,188		(2,438)
Annual Audit		7,300		608		-		608
Assessment Administration		2,000		2,000		2,000		-
Arbitrage Rebate		2,400		200		-		200
Dissemination Agent		2,750		229		229		(0)
Trustee Fees		24,000		3,500		3,500		-
Management Fees		55,702		4,642		4,642		(0)
Website Maintenance		3,300		275		275		-
Telephone		100		8		-		8
Postage & Delivery		1,000		83		99		(16)
Insurance General Liability		11,530		961		-		961
Printing & Binding		2,170		181		75		106
Legal Advertising		2,600		217		-		217
Other Current Charges		1,050		88		109		(22)
Office Supplies		260		22		5		17
Dues, Licenses & Subscriptions		175		175		175		-
Capital Outlay		250		21		-		21
Total General & Administrative	\$	184,505	\$	18,869	\$	21,298	\$	(2,429)

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget			Actual			
	Budget	Thr	u 10/31/25	Thr	u 10/31/25	Variance		
Operations & Maintenance	 							
operations & maintenance								
Field Expenditures								
Landscape Maintenance	\$ 200,435	\$	16,703	\$	15,908	\$	795	
Porter Service	79,560		6,630		5,967		663	
Mulch	65,050		5,421		-		5,421	
Tree Trimming & Palm Pruning	39,000		34,045		34,045		-	
Landscape Fertilization and Pest Control	43,870		3,656		3,630		26	
Annuals	15,000		1,250		-		1,250	
Plants Replacement	50,000		4,167		2,399		1,768	
Irrigation System	23,940		1,995		1,900		95	
Irrigation Repairs	30,000		2,500		3,125		(625)	
Electricity	40,000		3,333		3,027		306	
Refuse	18,500		1,542		1,577		(35)	
Entrance Maintenance & Repairs	29,000		2,417		1,640		777	
Janitorial Supplies	4,200		350		-		350	
Lake Maintenance	13,500		1,125		785		340	
Lake Debris Removal	3,600		300		-		300	
Cleaning of Drainage System	22,000		1,833		-		1,833	
Pressure Cleaning - Sidewalk	20,000		1,667		-		1,667	
Field Management	25,054		2,088		2,088		(0)	
Security Services	661,128		55,094		42,099		12,995	
Holiday Decorations	45,000		3,750		-		3,750	
Sidewalk Repairs	50,000		4,167		-		4,167	
Contingency	60,000		5,000		9,772		(4,772)	
Capital Reserves	157,325		13,110		-		13,110	
Subtotal Field Expenditures	\$ 1,696,162	\$	172,141	\$	127,961	\$	44,180	
Clubhouse Expenditures								
Access Control (cards, systems, cameras maint.)	\$ 5,000	\$	417	\$	1,133	\$	(716)	
Air Conditioning Maintenance	7,000		583		, -		583	
Basketball Court Repairs and Maintenance	10,000		833		-		833	
Cable & Internet Service	5,000		417		420		(3)	
IT Services	2,500		208		208		0	
Circuit Training Equipment Maintenance	6,350		529		-		529	
Sauna Equipment Maintenance	3,500		292		-		292	
Electricity	51,000		4,250		3,876		374	
Fire Alarm & Building Alarm Monitoring	8,000		667		1,080		(413)	
Gazebo and Trellis Repairs and Maintenance	11,000		917		-		917	
Holiday Decorations	14,100		1,175		_		1,175	
Insurance	69,300		5,775		_		5,775	
Flood Insurance	14,000		1,167		_		1,167	
Irrigation Repairs and Maintenance	5,000		417		_		417	
Janitorial	72,000		6,000		6,200		(200)	
Janitorial Supplies	5,200		433		-, -		433	
Landscape Maintenance	30,540		2,545		1,960		585	
Landscape Replacement (Includes Mulching)	26,176		2,181		-,,,,,,		2,181	
Management Fees	260,000		21,667		10,272		11,394	
Office Equipment Maintenance	9,000		750				750	
Office Supplies/Clubhouse Supplies	18,000		1,500		1,474		27	
Pest Control - Exterior	8,300		692		90		602	
1 COL CONTROL DATERIOR	3,300		072		70		002	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	Thru 10/31/25		Thru 10/31/25		ariance
Clubhouse Expenditures (continued)							
Pest Control - Interior	\$ 3,500	\$	292	\$	160		132
Pool, Spa and Waterpark Maintenance	45,000		3,750		3,790		(40)
Pool, Spa and Waterpark Repairs	32,500		2,708		250		2,458
Printing & Postage	2,400		200		-		200
Property Taxes	500		42		-		42
Repairs/Maintenance & Supplies (General)	50,000		4,167		1,700		2,467
Residential Social Expenses	70,000		5,833		16,780		(10,947)
Security	76,545		6,379		7,427		(1,048)
Telephone	900		75		76		(1)
Trash Collection/Recycling	6,500		542		-		542
Water & Sewer	8,000		667		-		667
Window Cleaning/Pressure Cleaning	4,000		333		-		333
Contingency	31,783		2,649		1,830		819
Subtotal Clubhouse Expenditures	\$ 972,594	\$	81,050	\$	58,724	\$	22,325
Total Operations & Maintenance	\$ 2,668,756	\$	253,191	\$	186,686	\$	66,505
Total Expenditures	\$ 2,853,261	\$	272,060	\$	207,984	\$	64,076
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$	(267,435)	\$	(196,604)	\$	70,831
Net Change in Fund Balance	\$ (212,700)	\$	(267,435)	\$	(196,604)	\$	70,831
Fund Balance - Beginning	\$ 212,700			\$	684,091		
Fund Balance - Ending	\$ 0			\$	487,487		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	ted Budget		Actual		
		Budget	Thru	10/31/25	Thr	u 10/31/25	V	ariance
Revenues								
Capital Reserve Contributions	\$	157,325	\$	-	\$	-	\$	-
Interest Income		5,000		417		1,730		1,313
Total Revenues	\$	162,325	\$	417	\$	1,730	\$	1,313
Expenditures:								
Bank Charges		500		42	\$	61		(20)
Total Expenditures	\$	500	\$	42	\$	61	\$	(20)
Excess (Deficiency) of Revenues over Expenditures	\$	161,825			\$	1,669		
Net Change in Fund Balance	\$	161,825	\$	-	\$	1,669	\$	(20)
Fund Balance - Beginning	\$	476,787			\$	481,318		
Fund Balance - Ending	\$	638,612			\$	482,987		

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ited Budget	ı	Actual		
	Budget	Thru	10/31/25	Thru	10/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 899,599	\$	-	\$	-	\$	-
Interest Income	15,000		1,250		4,019		2,769
Total Revenues	\$ 914,599	\$	1,250	\$	4,019	\$	2,769
Expenditures:							
Interest Expense - 11/1	\$ 152,081	\$	-	\$	-	\$	-
Principal Expense - 5/1	580,000		-		-		-
Interest Expense - 5/1	152,081		-				-
Total Expenditures	\$ 884,163	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 30,436	\$	1,250	\$	4,019	\$	2,769
Net Change in Fund Balance	\$ 30,436	\$	1,250	\$	4,019	\$	2,769
Fund Balance - Beginning	\$ 685,776			\$ 1	,190,813		
Fund Balance - Ending	\$ 716,212			\$ 1	,194,832		

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ted Budget		Actual		
	Budget	Thru	10/31/25	Thr	u 10/31/25	Va	riance
Revenues:							
Special Assessments - Tax Roll	\$ 727,253	\$	-	\$	-	\$	-
Interest Income	10,000		833		1,434		600
Total Revenues	\$ 737,253	\$	833	\$	1,434	\$	600
Expenditures:							
Interest Expense - 11/1	\$ 179,050	\$	-	\$	-	\$	-
Principal Expense - 5/1	375,000		-		-		-
Interest Expense - 5/1	179,050		-		-		-
Total Expenditures	\$ 733,100	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 4,153	\$	833	\$	1,434	\$	600
Net Change in Fund Balance	\$ 4,153	\$	833	\$	1,434	\$	600
Fund Balance - Beginning	\$ 278,235			\$	424,698		
Fund Balance - Ending	\$ 282,388			\$	426,131		

Community Development District

Debt Service Fund Series 2018A-1 & A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ted Budget		Actual		
	Budget	Thru	10/31/25	Thru	u 10/31/25	Va	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 682,304	\$	-	\$	-	\$	-
Interest Income	20,000		1,667		3,365		1,698
Total Revenues	\$ 702,304	\$	1,667	\$	3,365	\$	1,698
Expenditures:							
Series 2018A1							
Interest Expense - 11/1	\$ 167,945	\$	-	\$	-	\$	-
Principal Expense - 11/1	215,000		-		-		-
Interest Expense - 5/1	164,183		-		-		-
Series 2018A2							
Interest Expense - 11/1	43,434		-		-		-
Principal Expense - 11/1	40,000		-		-		-
Interest Expense - 5/1	42,534		-		-		-
Total Expenditures	\$ 673,096	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 29,208	\$	1,667	\$	3,365	\$	1,698
Net Change in Fund Balance	\$ 29,208	\$	1,667	\$	3,365	\$	1,698
Fund Balance - Beginning	\$ 634,459			\$	996,975		
	<u> </u>				·		
Fund Balance - Ending	\$ 663,667			\$ 1	1,000,340		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	Adopted	Prora	ted Budget		Actual		
		Budget	Thru	10/31/25	Thru	10/31/25	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	51,000	\$	-	\$	-	\$	-
Interest Income		1,000		83		215		131
Total Revenues	\$	52,000	\$	83	\$	215	\$	131
Expenditures:								
Interest Expense - 11/1	\$	15,300	\$	-	\$	-	\$	-
Principal Expense - 5/1		20,000		-		-		-
Interest Expense - 5/1		15,300		-		-		-
Total Expenditures	\$	50,600	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	1,400	\$	83	\$	215	\$	131
Net Change in Fund Balance	\$	1,400	\$	83	\$	215	\$	131
Fund Balance - Beginning	\$	34,884			\$	63,548		
Fund Balance - Ending	\$	36,284			\$	63,763		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	I	Adopted	Prora	ted Budget		Actual		
		Budget	Thru	10/31/25	Thru	ı 10/31/25	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	30,769	\$	-	\$	-	\$	-
Interest Income		500		42		108		66
Total Revenues	\$	31,269	\$	42	\$	108	\$	66
Expenditures:								
Interest Expense - 12/15	\$	8,836	\$	-	\$	-	\$	-
Principal Expense - 12/15		13,000		-		-		-
Interest Expense - 6/15		8,693		-		-		-
Total Expenditures	\$	30,530	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	739	\$	42	\$	108	\$	66
Net Change in Fund Balance	\$	739	\$	42	\$	108	\$	66
Fund Balance - Beginning	\$	28,487			\$	31,983		
Fund Balance - Ending	\$	29,226			\$	32,091		

Community Development District

Capital Projects Fund Series 2018A-1 & A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	opted	Prorate	ed Budget	I	Actual		
	Bu	dget	Thru 1	0/31/25	Thru	10/31/25	Vai	riance
Revenues								
Interest Income	\$	-	\$	-	\$	10	\$	10
Total Revenues	\$	-	\$	-	\$	10	\$	10
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	10	\$	10
Net Change in Fund Balance	\$	-			\$	10		
Fund Balance - Beginning	\$	-			\$	2,891		
Fund Balance - Ending	\$	-			\$	2,900		

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorate	ed Budget	Ac	ctual		
	Bu	dget	Thru 1	0/31/25	Thru 1	0/31/25	Vari	iance
Revenues								
Interest Income	\$	-	\$	-	\$	0	\$	0
Total Revenues	\$	-	\$	-	\$	0	\$	0
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	0	\$	0
Net Change in Fund Balance	\$	-			\$	0		
Fund Balance - Beginning	\$	-			\$	90		
Fund Balance - Ending	\$	-			\$	90		

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Interest Income	2,091		-	-	-	-	-	-	-	-	-	-	2,093
Guess Passes	50		-	-	-	-	-	-	-	-	-	-	50
Party Rental Fees	695		-	-	-	-	-	-	-	-	-	-	695
Non-Residential Memberships	8,280		-	-	-	-	-	-	-	-	-	-	8,28
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	
Key Card/Replacements	170		-	-	-	-	-	-	-	-	-	-	170
Landscape Replacement Damage	-		-	-	-	-	-	-	-	-	-	-	
Resident Events	94		-	-	-	-	-	-	-	-	-	-	94
Total Revenues	\$ 11,380 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,380
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,000
PR-FICA	77	-	-	-	-	-	-	-	-	-	-	-	7
Engineering	2,925	-	-	-	-	-	-	-	-	-	-	-	2,92
Attorney	6,188	-	-	-	-	-	-	-	-	-	-	-	6,18
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,00
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	
Dissemination Agent	229	-	-	-	-	-	-	-	-	-	-	-	22
Trustee Fees	3,500	-	-	-	-	-	-	-	-	-	-	-	3,50
Management Fees	4,642	-	-	-	-	-	-	-	-	-	-	-	4,64
Website Maintenance	275	-	-	-	-	-	-	-	-	-	-	-	27
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	
Postage & Delivery	99	-	-	-	-	-	-	-	-	-	-	-	99
Insurance General Liability	-	-	-	-	-	-	-	-	-	-	-	-	
Printing & Binding	75	-	-	-	-	-	-	-	-	-	-	-	75
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	
Other Current Charges	109	-	-	-	-	-	-	-	-	-	-	-	109
Office Supplies	5	-	-	-	-	-	-	-	-	-	-	-	!
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	17
Capital Outlay	\$ -												
Total General & Administrative	\$ 21,298 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	21,298

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Landscape Maintenance	\$ 15,908 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	15,908
Porter Service	5,967	-	-	-	-	-	-	-	-	-	-	-	5,967
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	-	-	-	-	-	-	-	-	-	-	-	3,630
Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-
Plants Replacement	2,399	-	-	-	-	-	-	-	-	-	-	-	2,399
Irrigation System	1,900	-	-	-	-	-	-	-	-	-	-	-	1,900
Irrigation Repairs	3,125	-	-	-	-	-	-	-	-	-	-	-	3,125
Electricity	3,027	-	-	-	-	-	-	-	-	-	-	-	3,027
Refuse	1,577	-	-	-	-	-	-	-	-	-	-	-	1,577
Entrance Maintenance & Repairs	1,640	-	-	-	-	-	-	-	-	-	-	-	1,640
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	
Lake Maintenance	785	-	-	-	-	-	-	-	-	-	-	-	785
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	_	
Cleaning of Drainage System	-	-	-	-	_	-	-	-	-	-	-	_	-
Pressure Cleaning - Sidewalk	-	_	-	-	_	-	_	-	_	-	-	_	_
Field Management	2,088	_	-	-	_	-	_	-	_	_	-	_	2,088
Security Services	42,099	-	-	_	_	_	_	-	_	-	_	_	42,099
Holiday Decorations	,	_	-	-	_	-	_	-	_	_	-	_	,
Sidewalk Repairs	-	_	-	_	_	_	_	-	_	_	-	_	
Contingency	9,772	_	_	_	_	_	_	_	_	_	_	_	9,772
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 127,961 \$	- \$	- - \$	- \$	- \$	- - \$	- - \$	- - \$	- \$	- \$	- - \$	- \$	127,961

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Access Control (cards, systems, cameras maint \$	1,133 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,133
Air Conditioning Maintenance	-	-	-	-	-	-	_	-	-	-	-	-	-
Basketball Court Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	_
Cable & Internet Service	420	-	-	-	-	-	-	-	-	-	-	-	420
IT Services	208	-	-	-	-	-	-	-	-	-	-	-	208
Circuit Training Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Sauna Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	3,876	-	-	-	-	-	-	-	-	-	-	-	3,876
Fire Alarm & Building Alarm Monitoring	1,080	-	-	-	-	-	-	-	-	-	-	-	1,080
Gazebo and Trellis Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	_
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	_
Flood Insurance	-	-	-	-	-	-	-	-	-	-	-	-	_
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	6,200	-	-	-	-	-	_	-	-	-	-	-	6,200
Janitorial Supplies		-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	1,960	-	-	-	_	-	_	-	-	-	-	-	1,960
Landscape Replacement (Includes Mulching)	-,	-	-	-	_	-	_	-	-	-	_	-	-,
Management Fees	10,272	-	-	_	_	-	_	_	-	_	_	-	10,272
Office Equipment Maintenance	-	-	-	_	_	-	_	_	-	_	_	-	
Office Supplies/Clubhouse Supplies	1,474	_	_	_	_	_	_	_	_	_	_	_	1,474
Pest Control - Exterior	90	-	-	_	_	-	_	_	-	_	_	-	90
Pest Control - Interior	160	_	_	_	_	_	_	_	_	_	_	_	160
Pool, Spa and Waterpark Maintenance	3,790	-	-	_	_	-	_	-	-	_	_	_	3,790
Pool, Spa and Waterpark Repairs	250	_	_	_	_	_	_	_	_	_	_	_	250
Printing & Postage	-	_	_	_	_	_	_	_	_	_	_	_	250
Property Taxes	_		_		_	_	_			_	_	_	_
Repairs/Maintenance & Supplies (General)	1,700												1,700
Residential Social Expenses	16,780	_		_	-	-	-	_	_	_	-	_	16,780
Security	7,427	-	-	-	-	-	-	-	-	-	-	-	7,427
Telephone	7,427	-	-	-	-	-	-	-	-	-	-	-	7,427
Trash Collection/Recycling	76	-	-	-	-	-	-	-	-	-	-	-	70
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning/Pressure Cleaning	1 020	-	-	-	-	-	-	-	-	-	-	-	1.020
Contingency	1,830	-	-	-	-	-	-	-	-	-	-	-	1,830
Subtotal Clubhouse Expenditures \$	58,724 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	58,724
Total Operations & Maintenance \$	186,686 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	186,686
	,	-	-					-	-				,
Total Expenditures \$	207,984 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	207,984
Excess (Deficiency) of Revenues over Exper \$	(196,604) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(196,604)
Not Change in Fund Palance	(106 604)	- \$	- \$	¢	٨	<i>*</i>	¢	- \$	•	ø	¢	6	(106 604)
Net Change in Fund Balance \$	(196,604) \$	- 3	- 3	- \$	- \$	- \$	- \$	- 3	- \$	- \$	- \$	- \$	(196,604)

Community Development District

Long Term Debt Report

Special Assessment	t Refunding Bonds, Series 2016	
Original Issue Amount: 04/28/2016	\$12,435,	000
Term 1:	\$4,590,000.00	
Interest Rate:	2.631%	
Maturity Date:	5/1/2025	
Term 2:	\$3,855,000.00	
Interest Rate:	3.750%	
Maturity Date:	5/1/2031	
Term 3:	\$3,990,000.00	
Interest Rate:	4.000%	
Maturity Date:	5/1/2036	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$449,800	
Reserve Fund Balance	546,264	
Bonds Outstanding at - 9/30/22	\$9,490,	000
Less: Principal Payment - 05/01/23	(\$530,	000
Less: Principal Payment - 05/01/24	(\$550,	-
Less: Principal Payment - 05/01/25	(\$565,	-
Current Bonds Outstanding	\$7,845,	000

Special Assessment Refunding Bonds, Series 2017			
Original Issue Amount: 08/31/2017	\$9,755,000		
Term 1:	\$1,085,000.00		
Interest Rate:	3.500%		
Maturity Date:	5/1/2021		
Term 2:	\$2,120,000.00		
Interest Rate:	4.000%		
Maturity Date:	5/1/2027		
Term 3:	\$6,550,000.00		
Interest Rate:	5.000%		
Maturity Date:	5/1/2039		
Reserve Fund Definition	125% of Maximum Annual Debt Service		
Reserve Fund Requirement	\$125,000		
Reserve Fund Balance	150,926		
Bonds Outstanding at - 9/30/22	\$8,350,000		
Less: Principal Payment - 05/01/23	(\$330,000)		
Less: Principal Payment - 05/01/24	(\$345,000)		
Less: Principal Payment - 05/01/25	(\$360,000)		
Current Bonds Outstanding	\$7,315,000		

Community Development District

Long Term Debt Report

Senior Special Assessment Bonds, Series 2018 A-1				
Original Issue Amount: 05/31/2018		\$9,455,000		
Term 1: Interest Rate: Maturity Date:	\$1,165,000 3.000% 11/1/2024			
Term 2: Interest Rate: Maturity Date:	\$910,000 3.500% 11/1/2028			
Term 3: Interest Rate: Maturity Date:	\$2,960,000 4.000% 11/1/2038			
Term 4: Interest Rate: Maturity Date:	\$4,420,000 4.200% 11/1/2048			
Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance	50% of Maximum Annual De \$276,720 331,208	bt Service		
Bonds Outstanding - 05/31/2018 Less: Principal Payment -11/1/19 Less: Principal Payment - 11/1/20 Less: Principal Payment - 11/1/21 Less: Principal Payment - 11/1/22 Less: Principal Payment -11/1/23 Less: Principal Payment -11/1/24		\$9,455,000 (\$180,000) (\$185,000) (\$190,000) (\$195,000) (\$205,000) (\$210,000)		
Current Bonds Outstanding		\$8,290,000		
C-1				
Subordinate Special As	sessment Bonds, Series 2018 A-2			
Original Issue Amount: 05/31/2018	sessment Bonds, Series 2018 A-2	\$1,935,000		
·	\$165,000 3.725% 11/1/2023	\$1,935,000		
Original Issue Amount: 05/31/2018 Term 1: Interest Rate:	\$165,000 3.725%	\$1,935,000		
Original Issue Amount: 05/31/2018 Term 1: Interest Rate: Maturity Date: Term 2: Interest Rate:	\$165,000 3.725% 11/1/2023 \$210,000 4.500%	\$1,935,000		
Original Issue Amount: 05/31/2018 Term 1: Interest Rate: Maturity Date: Term 2: Interest Rate: Maturity Date: Term 3: Interest Rate:	\$165,000 3.725% 11/1/2023 \$210,000 4.500% 11/1/2028 \$585,000 5.000%	\$1,935,000		
Original Issue Amount: 05/31/2018 Term 1: Interest Rate: Maturity Date: Term 2: Interest Rate: Maturity Date: Term 3: Interest Rate: Maturity Date: Term 4: Interest Rate:	\$165,000 3.725% 11/1/2023 \$210,000 4.500% 11/1/2028 \$585,000 5.000% 11/1/2038 \$975,000 5.125%			
Original Issue Amount: 05/31/2018 Term 1: Interest Rate: Maturity Date: Term 2: Interest Rate: Maturity Date: Term 3: Interest Rate: Maturity Date: Term 4: Interest Rate: Maturity Date: Term 4: Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement	\$165,000 3.725% 11/1/2023 \$210,000 4.500% 11/1/2028 \$585,000 5.000% 11/1/2038 \$975,000 5.125% 11/1/2048 25% of Maximum Annual De			

Community Development District

Long Term Debt Report

Special Assessment Bonds, Series 2020			
Original Issue Amount: 04/29/2020	\$845,000		
Term 1:	\$60,000		
Interest Rate:	3.250%		
Maturity Date:	5/1/2024		
Term 2:	\$785,000		
Interest Rate:	4.000%		
Maturity Date:	5/1/2050		
Reserve Fund Definition	50% of Maximum Annual Debt Service		
Reserve Fund Requirement	\$25,500		
Reserve Fund Balance	29,478		
Bonds Outstanding - 04/29/2020	\$845,000		
Less: Principal Payment - 05/1/21	(\$15,000)		
Less: Principal Payment - 05/1/22	(\$15,000)		
Less: Principal Payment - 05/1/23	(\$15,000)		
Less: Principal Payment - 05/1/24	(\$15,000)		
Less: Principal Payment - 05/1/25	(\$20,000)		
Current Bonds Outstanding	\$765,000		

Special Assessment Bonds, Series 2021			
Original Issue Amount: 10/25/2021		\$550,000	
Term 1:	\$62,000		
Interest Rate:	2.200%		
Maturity Date:	12/15/2026		
Term 2:	\$69,000		
Interest Rate:	2.700%		
Maturity Date:	12/15/2031		
Term 3:	\$174,000		
Interest Rate:	3.125%		
Maturity Date:	12/15/2041		
Term 4:	\$245,000		
Interest Rate:	4.000%		
Maturity Date:	12/15/2051		
Reserve Fund Definition	10% of Maximum Annual Debt S	ervice	
Reserve Fund Requirement	\$3,077		
Reserve Fund Balance	3,468		
Bonds Outstanding - 10/25/2021		\$550,000	
Less: Principal Payment -12/15/22		(\$12,000)	
Less: Principal Payment -12/15/23		(\$12,000)	
Less: Principal Payment -12/15/24		(\$12,000)	
Current Bonds Outstanding		\$514,000	