



Palm Glades
Community Development District

<http://www.palmgladescdd.com>

Mauricio Pelaez, Chairman

Julie Varela-Medina, Vice Chair

Lakisha Macias, Assistant Secretary

Shirley Guimaray-Mendez, Assistant Secretary

Zuzer Calero, Assistant Secretary

April 14, 2026



Palm Glades

Community Development District

Revised Meeting 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
April 14, 2026
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 March 10, 2026 Meeting – **Page 4**
3. Proposal for Interim Engineering Consulting Services – **Page 42**
4. Discussion of Financing Matters (Expanded Area)
 - A. Ratification of Third Amended Notice of Establishment Amended by Ordinance No. 25-118 – **Page 46**
 - B. Acceptance of **Fifth** Supplemental Engineers Report – **Page 65**
 - C. Acceptance of Master Assessment Methodology – **Page 83**
 - D. Consideration of **Resolution #2026-03** Declaring Special Assessments – **Page 97**
 - E. Consideration of **Resolution #2026-04** Calling for a Public Hearing to Impose Special Assessments – **Page 102**
 - F. Consideration of **Resolution #2026-05** Bond Authorizing Resolution – **Page 106**
 - 1) **Exhibit A: Form of Supplemental Trust Indenture** – **Page 112**
5. Consideration of **Resolution #2026-06** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 167**
6. Ratification of:
 - A. Small Project Agreement (Sidewalk Replacement and Repairs 2026) with Chandlers Contractors, Inc. – **Page 191**
 - B. Small Project Agreement (Playground Repairs and Painting 2026) with Chandlers Contractors, Inc. – **Page 227**
7. Discussion of Procedures for the General Election – **Page 244**
8. Staff Reports
 - A. Attorney

B. Engineer

C. Club – Monthly Report – **Page 247**

D. Field Manager – Monthly Report – **Page 257**

E. CDD Manager

1) Discussion of Round About Lighting Project with All Star Electrical Services, Inc. – **Page 308**

2) Update on:

a. Revised Janitorial Services Proposal with All Professional Cleaning, LLC – **Page 310**

b. Meters for Mailboxes

c. Credit from Solitude Lake Management

9. Financial Reports

A. Approval of Check Register – **Page 311**

B. Acceptance of Unaudited Financials – **Page 324**

10. Supervisors Requests and Audience Comments

11. Adjournment

**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, March 10, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez
Julie Varela-Medina
Shirley Mendez
Zuzer Calero

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Scott Cochran
Anelis Esquijarosa
Jennifer Mendoza
Wendell (Chic) Chandler

District Manager
Governmental Management Services
District Counsel
KWPM
HOA Property Manager
Chandler Contractors

FIRST ORDER OF BUSINESS

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
February 10, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the February 10, 2026, meeting. This is the moment to present any additions, corrections, or deletions; if there are none, a motion to approve them will take place.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Minutes of the February 10, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera

Ms. Duque: Let's move forward to the ratification of the temporary access easement agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera, so we're bringing this back so that it's part of the record of today's meeting. This item has already been approved by the Board; a motion to ratify will take place.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, ratifying the temporary access easement agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera was approved.

FOURTH ORDER OF BUSINESS

Discussion of Engineer Firm

Ms. Duque: Let's move on to the discussion of the engineering firm. This item was brought to my attention by Mauricio, so I'll turn it over to him to address the Board. After that, we can also provide a brief update on today's meeting regarding the alleyway, including our findings on the drainage system and the concerns we have about flooding in that area.

Mr. Pelaez: Ok, so hadn't really met the engineer in all these years, so we had our first meeting today, he's very knowledgeable, he told us about the drainage system, and it was a 2 hour meeting but, long story short, we need to watch the water and see how it drains into the thing before we make a big construction change of all the drainage system.

Ms. Duque: And you're talking about the alleyway.

Mr. Pelaez: Yes, and the last time there was a big rain at that time, so now we're just going to watch it as rainy season comes, see what it does, and then we'll determine if we need to invest on doing a major repair.

Ms. Duque: Right.

Mr. Pelaez: We met with him at some point, I know there's other engineers out there we may interview or not just to make sure we have the right engineer, and I'm not saying that we don't but, we may need to interview other ones, so that was why I brought this discussion but, I think we can table that for another time.

Ms. Duque: Ok, thank you, Mauricio. Unless there are any questions from the Board, we mainly wanted to keep you updated, and as we move into the rainy season, we'll monitor the area and, if needed, bring this item back for revision.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: Let's move forward to the next item, which is the acceptance of the audit for the fiscal year ending on September 30, 2025. So, Grau & Associates has performed the audit for the financial statements of the District for the fiscal year ending on September 30, 2025, and we are in compliance with all of the accounting principles, so a motion to accept the audit will take place.

On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, accepting the audit for Fiscal Year Ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney.

A. Attorney

Mr. Cochran: Good evening everybody, the only stuff I have is really that I think is to the field part of the report, so I'll just wait and address that then but, if you guys have any questions for me I can take those.

Ms. Duque: Thank you Scott.

B. Engineer

Ms. Duque: Under the engineer, we already reported that we met with him in reference to the alleyway.

C. Club
1) Monthly Report

Ms. Duque: Let's move forward to the clubhouse report, Jennifer.

Ms. Mendoza: Yes, ok for this month I'm reporting that the playground renovation and the repainting of the kids splash has been completed already which those were two of our big projects for this year. Additional to that, and just to kind of give the Board an update, so even though the kids splash is now fully operational, the kids splash and the pool area is still closed, and this is due to pending for the Department of Health to come out and do their annual inspection that unfortunately during the time that we were doing the renovation and the repairs of the pavers the Department of Health did come out to try to do their annual inspection but, giving that there was no water in the kiddy part, they went ahead and postponed that inspection, so we have been trying to get in contact with them to be able to try and schedule them, to come out, I've been calling them every day, and unfortunately I haven't been successful as I want it to be but, again, I will continue to call them. Additionally, that inspector will also, the Department of Health needs to send out their engineer just to in their system close out the two repairs that we have done to the spa and pool to some of the equipment that we had broken parts with, so with the County of Health the engineer has to come out and take a look at it which is something that should happen simultaneously when the inspector comes out. So, I'll continue to call them and I'm hoping to be able to get the pools opens before spring break given that time would be of heavy usage. Aside from that, we continue to doing some additional repairs throughout the clubhouse and the gym area based on our monthly maintenance, as well as the umbrellas in the pool area that we had a few maintenance upgrades so they can last a few more years. There were some repairs on the exterior of the building, we went ahead and did some foam band repairs on the exterior of the building and that's something that was completed together with the big projects. Aside from that we have our March events coming up, this Thursday is plant a flower day so we will be giving out a few to grow at home so you guys will see that communication going out, and St. Patrick's Day is something we will also be celebrating and our big community Easter event, so that will go out this Friday so the communication will be sent out tomorrow letting the residents know to mark their calendars. Now, I did want to bring up to the Board the conversation

regarding the boot camp classes that we have here at the clubhouse. So, as you recall we have bootcamp classes on Mondays and Wednesdays, so it came to my attention that starting with Monday classes the attendee they were doing running classes, and at some point they were doing the running in the back of the clubhouse but, they started doing running on the outside of the clubhouse kind of doing a run throughout the community, going down 238th Street and some of the public roads, so that just became a concern or just something that I was not aware that were the kind of classes that we were offering, and I wanted to bring it up to the Board for discussion to see if it's something that you guys would like the trainers to continue doing, or if we're just continuing to do the classes inside of the clubhouse, or if there's any issues with them going outside of the clubhouse.

Ms. Varela-Medina: Well, there a liability issue if someone falls.

Ms. Mendoza: Yes, correct, so I mean that's some of the concerns to think about, again, just the conditions of the outside, and right now I know it's daylight savings staying light outside helps out but, before that it was pretty dark, so there's just some concerns of them stepping outside of the clubhouse, so that's why I wanted to see what would be your thoughts on it.

Ms. Varela-Medina: What is our liability on that for the bootcamp trainer if someone falls or trips outside?

Mr. Cochran: Well, I mean we have an agreement with them where they agree to indemnify us and stuff like that but, the agreement was designed and contemplated that they would be doing inside the clubhouse, so technically if they're starting here and going from there, and it's arguable that it would still being included but, I think if the Board wants to allow that to continue I think we should probably at least look at the agreement, it probably needs to get amended to cover that specifically. The other thing, and it depends because there's various sidewalks and roadways within the community, some of them are owned by the District, or maintained by the District, some of them our county, some of them may be even association, I don't know but, generally, whoever owns them is responsible for maintaining them has duties to anybody that's using them to maintain them in a reasonably safe condition to warn them of any concealed or blatant hazards, that type of thing. So, it's a little bit different because you're out there

in the community, there's vehicles going, there's sidewalks, there's roads, weather conditions and all that stuff whereas it obviously a lot more controlled environment in and around the clubhouse, not to say that you can't do it but, since it was brought to the Board it was brought as classes at the clubhouse and it's evolved to something beyond that, I think she was right to want to bring it to the Board, and I think if the Board wants to allow them to do that, it's not a problem, just be aware that there's other variables in play and we probably want to amend the agreement to specifically reference that.

Mr. Pelaez: So, originally it came up because before the time changed they were running at night, so when you're running out there and cars are out there, so we're also concerned just for their safety as well, so that's when it first came up. I think there's other liabilities that could come up that I think the HOA needs to explore on the HOA side because some of the areas are HOA or homeowners, so for me I think right now it needs to be maintained inside the clubhouse until all those other factors can be addressed with the HOA side, especially with other things going on with the HOA with repairs and stuff, so my thought is to keep it in the clubhouse for right now.

Ms. Varela-Medina: I agree.

Ms. Calero: Most often boot camp classes are kept in a location, and then after the classes they could go running a mile or whatever, so again, I feel like to get a full affect of weight or whatever strength training they're doing, is probably favorable to stay within the clubhouse, and then if they needed to run, they can run their own run.

Mr. Pelaez: Yes.

Ms. Mendoza: Ok, perfect.

Ms. Duque: So you have a direction, there is no need to do anything else.

Ms. Mendoza: Ok, so I'll let the trainer know that they go ahead and make sure that they stay within the clubhouse area.

Ms. Duque: Ok.

Ms. Mendoza: Thank you, and that's it, I have no further to report.

Ms. Duque: Thank you so much Jennifer.

2) Discussion of Increased Fees for Janitorial Services

Ms. Duque: The next item under the clubhouse report is a request for an increase in janitorial service fees. We are currently paying \$6,000; last year we increased these services, and they are now requesting an increase from \$6,000 to \$6,500, which represents an 8.33% increase. It is up to the Board to let me know how you would like to proceed.

Ms. Varela-Medina: I'm sorry, how much was the increase last year?

Ms. Duque: I don't recall the exact timing, but if I'm remembering correctly, Julie, you may recall that they requested an increase almost two years ago, and at that time we had already adopted the budget, so we couldn't address it until the next fiscal year.

Ms. Duque: Yes, we did increase, and that I don't recall the exact amount we were paying before but, it was increased to \$6,000, that's how much we are currently paying, and now they are asking to increase to \$6,500 per month, so \$500 per month would be the increase, so that's an 8.33% increase but, remember this will not take into effect until October because the same thing that we have done with all of the other contracts, because number one, we do not have the money but, we are going to be working on budget next month, so those are things to consider if this is the direction the Board is leaning towards.

Ms. Varela-Medina: So, far I think BrightView had requested an increase last month, right?

Ms. Duque: Yes.

Ms. Varela-Medina: And they're requesting this and they're the ones who maintain the clubhouse, correct?

Ms. Duque: Yes, the janitorial for the clubhouse, yes.

Mr. Pelaez: No, we're talking about the cleaning service?

Ms. Varela-Medina: Yes.

Mr. Pelaez: So, it's not BrightView.

Ms. Varela-Medina: No, I'm trying to see how many vendors have asked for a potential increase in October, so we already told BrightView we would wait until October to approve that.

Ms. Duque: Yes.

Ms. Varela-Medina: But BrightView didn't have that.

Ms. Duque: No.

Ms. Varela-Medina: But the cleaning people did it last year.

Mr. Pelaez: Right, and for me, we already increase them last year but, on the other hand, I do understand prices go up and I think they do phenomenal work, with the whole team and Virginia and all those who are here, they do great work also, so I understand both but, usually we don't do increases like every year for everybody.

Ms. Varela-Medina: But then are they going to do it again the following year and the following year.

Ms. Duque: I do not know.

Ms. Varela-Medina: I know they're doing a good job but, every year to increase.

Ms. Duque: Once again, the Board can negotiate the price if you believe that needs to be done, I will follow your direction.

Ms. Mendez: I would say this is a consensus with other companies.

Ms. Duque: Yes, Shirley, and I think this year we're seeing the same thing with all of our vendors.

Ms. Mendez: I think if we're satisfied with their service and at the moment we don't have another service that can guarantee the same satisfaction, and like you said it's not projected and we need to be fair, and then next year we can have a conversation if it comes up again, so I don't think it's so unreasonable, a \$500 increase.

Mr. Pelaez: So, it went from \$6,600 to \$7,200 which was \$5,700.

Ms. Duque: Correct.

Ms. Calero: I think that's what you're asking about Julie.

Ms. Varela-Medina: Yes.

Mr. Pelaez: It was \$5,700 last year, which was \$475 per month, I'm ok with the increase starting October based on the work they put in, they go above and beyond always it might be hard to fill those shoes for 7 days a week of service with a company that we're really happy with. So, based on that but, tell them next year or the year after, don't even submit anything.

Ms. Varela-Medina: And would it be possible when we do have these requests to maybe have some backup information where we could see the years that we've increased, what that increase has been and that way we have some information. I think

for me personally, it's to gauge because if we don't know how much or how often, it's hard to say yes or no, because we all want to say yes.

Ms. Duque: Yes, but for this specific vendor, we already approved an increase, and their first request came when COVID started, you might recall that. They indicated there was additional cleaning required, and we responded that while that was true, they would also be cleaning fewer other areas; you may remember that conversation.

Ms. Varela-Medina: I remember.

Ms. Duque: But then they requested another increase last year, when we were already in Fiscal Year 2025, and we told them we couldn't adjust the contract mid-year and they would need to wait until 2026. I don't recall the exact amount, but we increased it to \$6,000, which is what we are paying now, and I believe it is roughly the same percentage increase they are requesting again this year.

Mr. Pelaez: What was the amount they're requesting this year?

Ms. Duque: We are currently paying \$6,000, and now they are requesting \$6,500 as shown on page 84, which is a \$500 increase per month. You mentioned the last increase was \$475, correct?

Mr. Pelaez: Yes, \$475 more.

Ms. Duque: So, pretty much it was \$475 for the prior increase, and this one is \$500.

Mr. Pelaez: So, I think we could do \$475 again, I think that would meet halfway.

Ms. Duque: So, going from \$6,000 to \$6,475?

Mr. Pelaez: Yes, that's reasonable.

Ms. Duque: Ok, so \$6,475, that's a motion starting October 1st?

Mr. Pelaez: Yes, that's a motion by Mauricio.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing staff to negotiate the janitorial services fee increase to \$6,475 per month effective October 1, 2026 and amending the existing contract was approved.

D. Field Manager - Monthly Report

Ms. Duque: Ok, let's move forward to field manager report, Jesus.

Mr. Lorenzo: Alright, so we can start with playgrounds or the sidewalks.

Mr. Pelaez: Start with the playgrounds?

Mr. Lorenzo: The playgrounds, ok. So, you guys have packages, and let me pass these out. So, Chic and I have been working together to go over the playground, the scope of work, the parts, and Chic is coming with a proposal and you'll see three different packages, he numbered them a little bit different but, we'll work through it, not a big deal. So, opposed to the original scope of work, he's suggesting not needing to replace all the parts because they're salvageable per his inspections, and you see some options, for example, we'll go over playground #1. You'll see the pricing there, which is an estimated cost of \$14,150 and I'll let Chic explain.

Mr. Chandler: Yes, so let's just view the scope of work, and all of them have the same scope of work. Ok, #1 is the pressure cleaning, hand scrub and degrease, everything has to be hand scrubbed and pressure cleaned. So, let's just look at the slide, actually look at the picture first, the second picture on page 1, so page 1, this is the one for the furthest to the west. So, realistically we have to hand scrub everything and pressure wash, every piece of metal, everything.

Mr. Lorenzo: The interesting part of this particular playground is that the parts are integrated so there's like one part that integrates a bunch of different parts.

Mr. Chandler: And you'll see his detailed pictures, so he did a good job.

Mr. Lorenzo: Correct, but I just want to let you know that's the only difference between this one and the other ones.

Mr. Chandler: Ok, so #2 is disassemble all the parts that need to be repaired and/or replaced, and we'll go over all of that. Next is the grind wire wheel, sandblast ATC all rusted areas, prime and paint all repairs to match as close as possible, and you'll see what I mean by that. Once we do all of that, if there are parts that have to come apart, to get to the rusted areas, we'll have to put it all back together, and there's a number for that. Then we need to sand and prep everything again, completely clean everything again, it would be with denature alcohol, and then hopefully when we do the denature alcohol we can get some of the original color back because the poles that are facing the south side, east and south get so much more sun exposure than the north side of one pole, so this pole is darker than it is on this side but, you'll see it in some of the pictures,

and then obviously we're going to apply the diamond coat color which is the same stuff that we put on over here. So, if you go to page 2, and if you look close enough there's like a knuckle here, this is a small picture but, you'll see better detail in the next pictures. So, if you go to page 3, this is the support on, the lower half is rusted pretty badly, and you'll see it in the other pictures as we go along, this is the left side, it has a little rust. If you go to page 5, and five is grinding that piece, grinding it, detail grinding done to every bit of rust that we need to get off, and that's each part, and those have a lot of connections that have to be done as you'll see as we go along. Then we'll go and hand paint rust inhibitor primer, and that has to be done by hand, which is on page 6. Page 7, we have to hand paint it. Now if you look at the pole to the left, you see how orange that is, that section was in the sun a little bit more so that's what I was talking about. We don't want to get crazy on this.

Ms. Varela-Medina; But that doesn't really matter.

Mr. Chandler: No it doesn't, exactly, so it's just one little section here but, we're going to try and blend it in. I'd take this off and when we paint, it's what I call zero it out, when you paint it you can zero it out to where it gets a little bit lighter, and a little lighter, and then blend it and that's what we do with little items, you guys know you couldn't really notice that but, that's what we had to do, and I think we can do it for the most part but, I think it's a non-issue. Page 8, example of everything that has to be ground down and touched up. Now, page 9, this is one of the plastic shields, this is where it gets to be a little bit of a gray area, and this is a decision that we're going to have to make together. Also, each one of these parts have these knuckles and stuff, they all have to be disassembled, taken apart, hand ground and all that stuff. Page 11, these are the railings, you can't really see it but there's rust below the surface.

Mr. Lorenzo: You see it on page 12.

Mr. Chandler: Right, you see 12, that's the bottom of it, and it is completely rusted out, and it's not easy getting these bolts and stuff out either because they're pretty much rusted in.

Ms. Varela-Medina: So, are you going to replace the bolts then?

Mr. Chandler: No, the bolts are stainless steel they're in great shape, not a problem with that, it's just that the rust gets wedged in between, and now you can see it

on page 13. Now, Jesus, this is the one I really wanted to talk to you about, do you remember the deck has a little bit of a rust spot and it raised up the plastic.

Mr. Lorenzo: Yes sir.

Mr. Chandler: That's the only spot on that particular one.

Mr. Lorenzo: Correct.

Mr. Chandler: And we don't want to replace that whole back just for that one spot, I'm not quite sure how I'm going to tackle it but, it's just a little bubble, so once again, I'm going to have to be creative as I go along, I'm not quite sure what I'm going to do as far as fixing that. Ok, this is a tricky one here too, so if we go to page 17, that's that twirly thing up there, and if you look back to page 16, every one of those are rusted in place, so we're going to have to disassemble this thing. Now, I believe you have a place to replace this thing, right?

Mr. Lorenzo: Yes.

Mr. Chandler: So, just the connections have a little bit of rust in between them so we'll have to disassemble it, do the same thing to get every bit of rust off and put it all back together, and I think we'll be in good shape. Now if you look at page 18, this is the bottom of it and that's the support bracket, that's gone, I can just close it down but, we're going to have to take that out and grind it and paint it and prep it and all that good stuff. So, this is the slides, this slide happens to be in pretty good shape, it's not bad, facing east it gets more sun as if it was facing south, it would probably be a lot worse, that's mostly just dirt, so I want to clean it. To replace, you see then number there, that's \$2,500.

Mr. Lorenzo: And one of the reasons why I got that number is because we were looking at all of them, so just to kind of, remember I got the pricing for everything, and you know what you want to replace it with so you have the pricing, that one is in good shape out of all of them, the best shape actually.

Mr. Chandler: Right, so I want to clean it before we do anything. Now if we go to page 20, these are those guards that go on the side, the other piece of that, or the back is holding it up, and you can't see them now but, those are the rusted spots. These are plastic, and they're in great shape but, you can see the handprints and stuff like that, so what I want to do is clean them, I'd like to clean them not paint them. Let me clean

them and see if I can get them consistent, whether it's a lighter color, I'd rather not put a laminate on it which is more paint and then have it potentially wear off, so I'd like to clean them and put the clear coat directly over the top of the plastic and see how that works out, if it doesn't look great, then we'll paint them. Now, if you go to the next page, this is what Jesus, he did a lot of work getting itemized numbers on parts, connections, bolts, big numbers. I don't see anything on this particular one that we have to replace anything, but Jesus did his due diligence and said, hey, let's have the option if we do have to replace them we already have the numbers. So, what I'm saying to you is, in the event that something is just not working out for us, we're going to have to replace it and the number is already there. I just didn't add it into here because we're not sure we're going to do it, and we'd rather not.

Mr. Lorenzo: So, to compare with what was originally quoted, you were looking at, and I don't know if we should discuss that right now.

Mr. Pelaez: So, what we were looking at before was, like this piece on the quote, originally, so this piece is on the price list, they say replace the entire piece, so then we have parts and labor to repair it, when essentially we can just repaint it and look at how perfect it comes.

Mr. Lorenzo: Right, that's \$1,500, just that part, not even installation.

Mr. Pelaez: Not installation.

Mr. Chandler: And not trimming, I mean that's what is \$1,800 and realistically that one only took me a few hours to fix, and it's perfect.

Mr. Lorenzo: Ok.

Mr. Chandler: So, that's number one, and we can pass these out. So, we don't need to items this, it's basically all the same stuff basically, and actually that's a picture of it. So, I think right now just kind of look at the slide, look at the roof for the slide, and then look at the main roof. Now, if you look at page 2, there's a little bit of chips on the platforms, on the decks, you see a little bit of rust and stuff, I'm going to try to flatten that, clean it up, and do a repair on this, and this one is not bad, there's a few areas that we have the rust. Every one of the red columns have that fading, and we're going to paint them red. By the way, I put the clear coat one of the columns on that one, I'm going see how things are, go by there, take a look at it and see what a difference. Now,

remember this diamond coat is supposed to be amazing stuff, this is what they put on cars. So, it's designed for cars, and it's called base coat clear coat, so when they paint your car they put a clear coat on it, so it's really strong, you can't scratch it, I'm just hoping this stuff is wonderful, it's the first time I've every used it, so let's hope this is like the greatest things. Then you have like the yellow here, you can see a little bit of the fading in the yellow on this, that's going to have to be painted. Now, the slide on page 4 this is the worst slide out of all of them, you literally could take your fingernail, and you could scratch it, so that's been in the sun a long time. Now, what I think we should try to do before we spend, and how much was that slide?

Mr. Lorenzo: It was \$3,200.

Mr. Chandler: Wait a minute, that's just the slide, shipping plus installation.

Mr. Lorenzo: Right, \$3,200.

Mr. Chandler: Ok, so it's big money, so do we all agree we want to try and fix it?

Ms. Varela-Medina: Yes.

Mr. Chandler: And if we can, I'm thinking sand it down, and get the fresh plastic, it's down there, get it sanded, so either paint it with the epoxy paint, that we use on the plastic, or try just the clear coat.

Ms. Varela-Medina: So, what's the difference between the clear coat that you were talking about and the coat that we used on the swimming area?

Mr. Chandler: Ok, so the swimming are, the kiddy splash, so much salt water, that has very epoxy paint which is two-part epoxy. We didn't want to put the clear coat on that because the epoxy held up very well, and we didn't want to take a chance, I don't know what's been in the salt water, which that just reminded me of something. I did want to put the clear coat on one spot on that down below just to see how it holds up in the water.

Ms. Varela-Medina: But why do you say saltwater?

Mr. Chandler: I'm sorry, no I mean chlorine in the water.

Mr. Pelaez: So essentially it's the same thing you did on the playground over here, the quote.

Mr. Chandler: Yes, two-part epoxy.

Mr. Lorenzo: He's just not sure which one of the two is going to be the best one, and he'll try a little section and see what happens.

Mr. Chandler: Correct, and I'm going to bring this up to Juliana, so Juliana do you remember the slide in the water splash when they put the epoxy paint on it, and then we didn't want to do it on the inside, and some how it got painted on that bottom rim, I had a good idea it was going to peel off, after 3 years, sliding down it, water is running on it, of course that's going to happen.

Ms. Duque: Yes.

Mr. Chandler: But it's mostly the chlorine water that constantly runs on it, and that's why we didn't take this one apart, what we did 3 years ago worked very well, it's not peeling

Ms. Varela-Medina: And the pricing was that about the same or is one more expensive than the other one?

Mr. Chandler: Between the epoxy and the clear coat, it's about the same, this is \$70 for a little can of clear coat, so it's very expensive. So, this one, once again, I want to try, and I don't know yet but, I want to sand it, I want to try to put either just the clear coat on it, and if it doesn't look great then maybe we'll put the two-part epoxy paint and then just paint it. So, you can see on page 5, you see it a little closer.

Mr. Lorenzo: This one is not too bad.

Mr. Chandler: Right, and like I said, to hand sand it, and do all of that, it's a big difference, that's \$4,500 to replace it. Then you have this one here, it's the same thing. So, the roof to replace that is \$1,500.

Mr. Lorenzo: No, it's \$841.

Mr. Chandler: Plus shipping, plus installation, so it's \$1,500 for the part, and I figured labor and installation, so I'm going to recommend painting that, and that's it. And if you guys, like I said, Jesus has everything.

Mr. Lorenzo: You can see the diagram, and the sheet of the pricing for the replacement parts, and you can see a diagram at the end.

Mr. Chandler: Ok, so.

Mr. Lorenzo: Moving on to #3.

Mr. Chandler: Yes 3, basically the same stuff, just a lot more work.

Mr. Lorenzo: This is the biggest playground, this is one on 240th.

Mr. Chandler: So, basically it's the same thing, except for if you look at page 2 the deck of this one is in pretty rough shape in some areas, not terrible, it's solid. So, if you look at page 3, there's serious rust on the bottom, that all has to be taken apart. Page 4, the same thing it has to be disassembled, same thing, grind it out, paint it and epoxy, or clear coat, the same thing with page 5, there's a lot of areas on this one. Now, if you go to page 7 this is the bottom step that gets most of the stepping and stuff, and I don't know what I want to do with the deck yet, I don't know how I'm going to fix that, I can go through it, I'll show you the rest of this. So, I'll make sure the deck, it's a whole other page, so these are the slides, it's the same thing with this slide, we'll see what we can do with this slide, can we clear coat them, sand them, do we need to paint them with the epoxy paint, I don't know, there's no number on the slide, I don't know what it's going to cost, or in this case it's just cleaning the one on the left. So, this one has, if you look at the material that Jesus provided, if you guys decide you want to replace all the parts, I'm good with it, but the number to do all of that is what?

Mr. Lorenzo: \$24,000.

Mr. Chandler: Right, not counting the labor.

Mr. Lorenzo: Correct, this is just the parts.

Mr. Chandler: Right, a lot of the big number on this is the deck, so it's the deck, there's a lot of numbers there for the deck, so let's talk about the deck. So, if you look at the pictures of the deck, the bottom stuff we already saw, you get a closer view and you can see the little edge and stuff, that's not bad but, it's faded. The same thing here, it's not bad but it's a little faded. If you look closely I have it labeled, there's a section where it's almost like a rubber material, that's on there. The problem with the plastics, like the picnic tables and stuff like that, water gets underneath them and gets trapped, and that's the problem and once they get chipped it gets in there it's a problem. This is not bad, I mean this could easily be sanded, the key is paint, what do we put on that if we want it to look great or good that's going to last, and that would probably have to be the epoxy paint. If you guys remember, it's called tough coat remember the blue stuff I put on the water slide, that's stuff held up really well with the constant water, so you could put that, the tough coat, it's not cheap but, I don't think we're going to need it, I

would rather go with the epoxy paint but, I don't know. If I can come up with something I can feel happy with, in other words, do the bottom step, see what it looks like, and we'll work together on it and come with whatever our best option is going to be because if you look also at the last page, you'll see that one, that thing is in great shape but, I think that one has been replaced.

Mr. Lorenzo: I don't know.

Ms. Varela-Medina: But you still can grind it down.

Mr. Chandler: Which one, the other one?

Ms. Varela-Medina: The one that's in good shape.

Mr. Chandler: Oh, no we don't even want to touch that one, it's perfect, it's beautiful.

Mr. Pelaez: But what about the side parts over here in the corner here in the picture on the left side, right here.

Mr. Chandler: What's that?

Mr. Pelaez: This part right here.

Ms. Varela-Medina: If you take the legs off, and make it lighter, or is that sand?

Mr. Chandler: I think that's sand.

Mr. Pelaez: Ok.

Ms. Varela-Medina: Ok.

Mr. Chandler: Well, we're going to go through everything, and whatever we decide to on the deck, yes, in other words if we're going to paint the deck, we're going to pain all of it.

Ms. Varela-Medina: These are just samples.

Mr. Chandler: Correct, so we're going to have to tweak it a little bit and if you look at page 1, I think Jesus and I start with that bottom one and come up with something and then show it to you and we have agreement, go with it.

Mr. Lorenzo: All the numbers, with the amount of savings like with this option is just preserving what you guys have but, if we need to replace something we know what the prices are, and this is avoiding any replacements, we're just continuing with what you guys have and bringing it back to life.

Mr. Pelaez: So, I think we saw what you did at this playground here and I know it's a work in progress, we shared some of the same ideas and then it just kind of came together, I think this would be the same.

Mr. Chandler: And once again, the slide is what, whatever we do we don't want to have to get into a maintenance thing, so whether it's sanding it down, and using the current color, I mean it's not a big deal if we put it on and see how it works out and how it lasts. If it becomes an issue we can always sand it down again and put the epoxy paint on it, or if we sand it all down and it's not the color we're happy with, then we'll go ahead and change it.

Mr. Lorenzo: Or if it's a maintenance issue.

Mr. Chandler: Or a maintenance issue, we're going to just have to kind of tweak it a little bit now.

Ms. Varela-Medina: Does the epoxy come in different colors and clear?

Mr. Chandler: Whatever you ask for, yes.

Ms. Varela-Medina: Ok, so it comes in different colors.

Mr. Chandler: Correct, the clear coat is like if you paint, like I said they paint your car a base color, they paint it and then you put the clear coat on and it protects the paint.

Ms. Varela-Medina: Ok.

Mr. Chandler: Now, the epoxy paint doesn't it need protection because it's so expensive and it's epoxy paint.

Mr. Pelaez: So, I think what you're saying is does the epoxy come in clear.

Ms. Varela-Medina: Yes.

Mr. Chandler: And we're using diamond coat, it's a clear coat, it sprays clear, crystal clear, you're talking about the epoxy paint, it comes in blue, red, or whatever you like.

Mr. Pelaez: So, you don't add the color into like base coat?

Mr. Chandler: No.

Mr. Pelaez: So, what does it start with, or only the color?

Mr. Chandler: Yes, always the color but, just so you know, the stuff that we used originally from Sherwin Williams, that was colored, so we had Sherwin Williams actually

tint the paint for us, that was a pain. The ones that were colored, and then you had some that were already colored, they had the color, and the other ones you had to mix, they dried different, the dry times were different, the color was a little bit off or inconsistent. The reason why I didn't use the Sherwin Williams this time because we found a better paint, and Sherwin Williams changed their whole packaging to where you had to buy a 4 gallon bucket which was part A, and then they gave you a gallon of part B, and you had to mix it all, you couldn't do it, it was a fiasco.

Mr. Lorenzo: So, the moral of the story is there's a significant savings, the total for everything would be approximately \$44,500 which compared to what it was originally priced is a significant savings.

Ms. Varela-Medina: Yes.

Ms. Duque: Which was \$80,000 something, right?

Mr. Lorenzo: Yes, it was about \$88,000 or \$89,000.

Mr. Chandler: But this should work, it should last, I can only do my best.

Ms. Duque: Is there a direction from the Board?

Mr. Pelaez: There will be a small contingency on slide paint, this is the only thing that's not included in here, replacement of slide painting.

Mr. Chandler: Ok, I'll give it to you in a nut shell, what's not included in this, what we're doing to the slides, if it's going to be the paint or the epoxy, or clear coat and it doesn't include the deck which the replacement parts of the big one because I didn't know what to do with that one, and I didn't want to guess, I mean I could have came up with a number for you but, why don't I just charge what it costs.

Mr. Lorenzo: So the tropical challenge does not include, and when I say tropical challenge that's the name of this playground, it doesn't include the deck.

Mr. Chandler: Right, it doesn't include the deck, and it does include the finish of the slides.

Mr. Lorenzo: Right, the slides of all of them or just this one?

Mr. Chandler: All of them.

Mr. Lorenzo: Ok.

Mr. Chandler: So, in theory, just so you understand, in theory with a little luck it's a piece of cake, we sand them, we clear coat, and it's good but, regardless you know

what the number is to replacement, and I gave you some estimates on what it's going to cost to paint, like \$500.

Ms. Varela-Medina: I'm ok.

Ms. Duque: Ok, would you like to set a not-to-exceed amount, or go ahead and approve the \$44,500 for now?

Ms. Varela-Medina: And then when you know how much the other part is, the slides and the deck then you can come back with another number.

Mr. Chandler: Absolutely.

Ms. Varela-Medina: So, we approve what is already included in the proposal, and then we wait for the other prices.

Ms. Duque: Ok, so do I have a direction from the Board, once again, the amount is \$44,500 for the three playgrounds.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repaint and renovate the 3 playgrounds not to exceed \$44,500 and authorizing District staff to enter into an agreement was approved.

Mr. Pelaez: Can we just put addresses on these, or on the agreement so that way we know, when we're all talking about playground 3, we all have an idea.

Ms. Duque: Yes.

Mr. Lorenzo: I have it in my system under the names.

Ms. Duque: So, let's provide Scott with the names of the Parks and a recap of what we discussed, like an estimate for Playground 1 in X amount.

Mr. Lorenzo: So, playground 1 is Tropical Challenge, playground 2 is the Hybrid, and the 3 is the main playground, but I will take care of that and the addresses are already in my field report every month, and I'll provide Scott with all the addresses for the cross street.

Ms. Duque: Ok.

Ms. Varela-Medina: Thank you for all of the parts information and looking that up.

Mr. Lorenzo: Thank God I was able to get the reps here, so that was extremely helpful.

Mr. Chandler: Well, that was a decision by a few of us, we all said, let's get other estimates and by him doing this, I mean invested a lot of work and saved me, just for having pictures.

Mr. Pelaez: Thank you Jesus.

Mr. Lorenzo: No problem. So, moving on to the sidewalks, so I'm going to pass this one out. So, you have in front of you a package of the east sidewalk repairs, they were actually replacements more than anything on the east side of the clubhouse. You'll see all the locations from page 1 through page 18 the location pictures, the quantity and then at the end you'll see on the second to last two pages, you'll see the maps with the locations with an "X" and then at the end you'll see the amount from Chic. Some of these are kind of tricky because they involve homeowner pavers, so it's a little bit trickier than others.

Ms. Calero: And I notice that there's markings throughout, or is that Miami-Dade?

Ms. Duque: No, that was us.

Mr. Lorenzo: That was us on the District areas.

Ms. Calero: That's what I'm saying because I don't think the HOA did anything.

Mr. Pelaez: No, the CDD it's all marked, on the other one, it could be Miami-Dade, it could be HOA we're not exactly sure but, Miami-Dade is analyzing all of that.

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

Mr. Lorenzo: So, I don't think we need to go through the whole report but, you can see the price at the end.

Mr. Chandler: Well, I would like to explain a couple of things just for their education if it's ok. So, a lot of these areas, so we understand, if you look at the first one, there's a bad crack there, we're only going to take out this much of it, we're not taking out a whole slab or the whole thing, so we're going to cut out this area.

Mr. Lorenzo: So, where you see the lines is what is going to be removed.

Mr. Chandler: Correct, and the red lines, they're going to be straightened out. So, we'll go through it really quick, so you have page 2 you have a few areas, and the one side of sidewalk is from line to line but, for us to take out that much or this much, we're just going to make it safe and replace what we have to replace. Then if you go down to page 3, it's pretty much self-explanatory, and I'd like to go through it and you'll see why. So, let's go to page 4, now if you look at the one here at the top, this is where it gets a little tricky because it's between two driveways, so I have to take out the pavers, soft cut it, chip it, get it out, coordinate with the homeowner obviously and speak with them and say, you can't park here it might be a couple of days or a week for a cure, so there's a lot of communication with the homeowners and I have to make it safe and barricade it with the cones and everything, so not terrible. Also, so down here some of these driveways like that one, I'm not there to fix their driveway which some of the dip, some of them from the old trees, I'm only here to fix the sidewalk and blend it in the best I can. Then if you look at page 5, the top one, you can see the line and we're going to have to go about 6" to 10" passed the line. So, let's go to page 8, you can see the pavers that are probably about 1" below the concrete, so you see that there. Also, I want to explain, look at the top one on page 8, so that's the very end of the slab between the driveways but, you see how bad the pavers are, does this homeowner expect me to fix those pavers, do you guys want me to fix those pavers.

Ms. Varela-Medina: No.

Mr. Chandler: Ok, because I'm just saying, it's not included in my price, and I don't know how far you would have to go.

Ms. Calero: Now, could we have a potential where you fix the sidewalk and then a homeowner says, well what you did caused this, well we're not paying for that.

Mr. Chandler: No, what happens is I talk to each and every homeowner by the way, Hi, I'm Chic Chandler, here's my phone number, we're going to be taking this out, if there's any issues call me, don't call them, all of that stuff, and we have hundreds back in the day, of the swale areas and stuff like that, and we had no issues, not one issue because of communication. So, on page 9, the same thing, you can see a lot of these are between the driveways, not bad, not terrible.

Ms. Varela-Medina: Could I ask something going back to page 8?

Mr. Chandler: Sure.

Ms. Varela-Medina: Why is that little piece going into the grass, and then it should end there, why isn't it flush?

Mr. Pelaez: Is there a house there on the left side or something like a fence.

Mr. Lorenzo: That's 239th Lane at that end to the left if I'm not mistaken.

Ms. Varela-Medina: Ok, never mind.

Mr. Chandler: Ok, so go to page 11, we've done a few of these back in the day, we've done a lot of these, and I want to just let everyone know, this isn't our first rodeo, we started it 6 years ago, and Juliana and Mauricio had picked the worst ones and some of them were bad, like you have over here, so she and us, we went crazy trying to pick which ones, and I said, you're going to be in for a big surprise, I mean we were replacing thousands back then and we had to pick and choose the worst ones and then we'd say, we'll just leave this one and this one, and it's not bad, they weren't dangerous or anything like that, and they weren't raised too bad but, we knew it as just a matter of time and I think this is the reason why we're here now. Also, I'd like to mention, a lot of the cracks and stuff, and I was going to run this by you, I might be able to, not me but in the future doing crack details, which is where I can grind it out and notch it and put an epoxy in there. You're going to see the line but, it's going to keep them together, it's going to be huge as far as not replacing them but, I think when we go back to talking about doing the chips and all those things, is when I want to do a few of the areas, and if it works out for us it may save you a lot of money down the road. So, go to page 12, so that one is a doozy, on the bottom, you see it, two flags in the driveway, and that one was like that much lower, so once I put them back I can't really raise them up and do one of these numbers, and then that why I'm going to have to communicate with the homeowner. On page 14, it says complete resurface in 5 lines, so there were 5 flags there that somebody, and I'm going to tell you whoever built the sidewalks, they got rained on, and it was bad, and it was pitted and somebody tried to do an overlay on it, and it's all delaminating and all coming off, so we're going to grind that down and we're going to do another overlay.

Mr. Pelaez: So you don't have to do new flags just an overlay of the sidewalk.

Mr. Chandler: Right.

Mr. Lorenzo: Yes, this is chipping and you'll see the little holes here.

Mr. Pelaez: Ok.

Mr. Chandler: So, these are things that he and I had to come together and we have to make a decision on how we want to do the repair. So, if we go to page 15, these are some of the big ones, and I can tell you, I remember when this one here was really bad years ago, and this is taking people out of their driveway, they're not going to be able to park there and I'm going to have to figure it out. The problem is when you pour the concrete you have to wait 4 or 5 days for it to cure before you can drive on it. Then we have another one here on page 16, it goes quite a distance, like 5 or 6 sides, and then the next one is pretty self-explanatory, and that's it, so a lot of work.

Ms. Duque: So, the total amount for the project is \$46,300.

Mr. Pelaez: So inbetween all of those we have some miscellaneous cracks to repair that you said you were going to try and fill in and all of that, so I think you should tackle that at the same time you're going through all of these so the whole entire area is done at the same time.

Mr. Chandler: Ok. So, I was given a couple of holes and chips for people that thought it was a big concern, and I had to go out and do these repairs, I've done a few of them in the past, little things, nothing, and I think someone or we decided hey, let's just take care of most of them if you can, so Jesus and I started to work on them, until we said stop.

Mr. Lorenzo: And we ran out of paint.

Mr. Chandler: Right we ran out of paint.

Ms. Duque: For those repairs, you ran out of paint, and because of the liability concerns and the number of locations the Association wanted to address, there were many areas that needed to be repaired.

Mr. Lorenzo: Correct.

Mr. Chandler: Right, so we figured it would cost more money to mark them, estimate the job, than it was to do the job, so what I suggested and what we talked about was, let me set up with my trailer, with my system, and I could actually drive down the sidewalk with the water and the repair and the generator, and everything and just do these repairs right in a row, go right down the sidewalk instead of working from the road,

and doing all that, and I think I can do them pretty fast. I mean I could start by giving you a price, saying for a spot this big it's going to be \$25, for one like this it's going to be \$50, and that's what it is, and whatever we add up at the end that's what it's going to be but, there's just no way that we can go through and count them and look at them.

Ms. Varela-Medina: And when you say those are quick to do, how long would it take?

Mr. Chandler: Not that long, no big deal.

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

Mr. Chandler: So, I'm using, it's called rapid set, it's a hydraulic type of cement, I have different materials, many different materials that I use, and I can make this stuff, and engineer it to dry in 5 minutes that you can drive on it but, it doesn't give me much time to work, so it might be a half hour but, then you have complete curing time, so that's a non-issue. When I do work with this stuff, it's different colors, it's lighter, it's darker depending on the strength that I mix, so the stronger it is, in this case with these materials the lighter it looks, and remember I'm trying to blend it in, we did one when we patched and I can show you that picture how we have it out there, so it's too hard to bid out. What I can do is take a section, take a street, do it, document it and say this is what it's going to take to fix it.

Mr. Pelaez: So, can we add a not to exceed amount to get you started with all those miscellaneous repairs, I don't know, \$5,000, I don't know what it would be but, now we can get started and then go with it and it's not like you have to stop or know that you're stuck with only this.

Mr. Chandler: Ok, so define not to exceed.

Mr. Pelaez: I'll give you some extra points to be able to do all the cracks, so as you're going down the street and fixing all these things, then you know you can address those at the same and you're geared up because based on this quote, you're only doing this, to fix the cracks to give you some leeway to be able to go with it.

Mr. Chandler: Ok, I'm talking about the chips, gouges, and the cracks and just gouges, etc., not to exceed, I don't see how that's going to happen now.

Mr. Pelaez: No, not to exceed meaning, this amount plus whatever amount, I don't know like \$5,000, so your contract would be like \$5,100 or \$5,200 whatever it comes out to.

Mr. Chandler: I have a better idea, why don't you let me do it, and I'm not even going to charge you. So, I'm going to suggest let me do a section, let me go down there and let me calculate the back street costs to do it.

Mr. Pelaez: Ok.

Mr. Lorenzo: And there's sections that are worse than others.

Mr. Chandler: Right, and I'll do it, and every morning just like we always do, I'll take the pictures and we'll go along and we'll say, ok this cost us \$1,000, and this cost this amount, or whatever and then I can get a better grip of it, more accurate and then I can let you know.

Ms. Duque: Ok.

Mr. Chandler: I think that would be more fair, and if you don't want to pay me, no problem, and we can figure out what's the fastest and best efficient way of doing it without guesstimating.

Ms. Varela-Medina: Alright.

Ms. Duque: Ok, so do I have a motion from the Board to move forward with this \$46,300 for now and authorize District staff to draft the agreement?

On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repair the sidewalks in the community in an amount not to exceed \$46,300 and authorizing District staff to enter into an agreement was approved.

Mr. Lorenzo: And we will be assessing the west side, soon I'm hoping.

Ms. Mendez: Hey Chic I have a question just for my own knowledge, I notice that some of these areas, they don't have trees planted around them, what's causing this?

Mr. Lorenzo: The trees that were there before.

Ms. Mendez: Ok.

Mr. Lorenzo: So moving along, I don't think we have anything else, Chic.

Mr. Chandler: No, I'm good.

Mr. Lorenzo: Thank you very much Chic.

Mr. Chandler: Thank you guys.

Ms. Duque: What about the asphalt repairs?

Mr. Lorenzo: We can go over it.

Mr. Chandler: You want to discuss it, there's really nothing to talk about because I don't know.

Ms. Duque: No, but let the Board know because we're working on it.

Mr. Lorenzo: Ok.

Mr. Chandler: Ok, you want to give them some information.

Mr. Lorenzo: Yes.

Mr. Chandler: I think that's fine. So, Jesus came to me and said we have a couple of asphalt areas, and you can pass this down, and let me just give you this one first and then you can look at it. I only have a couple of these but, you can look at the pages, there's a lot of little holes, and I'll show you what you have to do. So, if you want to look at page 2, so it has to be cut, then go to the next page, that's what it looks like when it gets cut and chipped out, you have to apply a bonding agent, you have to apply asphalt, that is an asphalt cold patch repair. We can do it on the edge it will be fine, but we can't do it out in the roads, and I'll show you what that looks like.

Ms. Mendez: So that's the edges, you can do that.

Mr. Chandler: Yes, and I'm going to explain it to you before we go any further, so let me take that one from you. So, if you look at that one, that's a big section, and you can see what I highlighted and about where it is, and you see what it looks like there, and what's it's going to take. Now, that one has to be done with hot asphalt, and they're actually called a vinyl patch, it's very expensive, it's \$100 for a little bucket. To do a patch like that I have to go back to my old ways when I used to do a lot of FPL asphalt, I was at the asphalt plant twice a week. So, you have to go to the asphalt plant and get hot asphalt but, it has to be prepped and ready to go, it's has to be barricaded off, and imagine you're in the road, and stuff, that's why I stopped doing it back then. So, you're

going to have to, and I suggested to Jesus to determine what areas you're going to do and to make it economical is you do them all at once if you can.

Ms. Varela-Medina: So how many areas is that?

Mr. Chandler: We have no idea, we never looked at them.

Mr. Lorenzo: We just noticed that.

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

Mr. Lorenzo: But just to make sure because they're going to be mobilizing.

Mr. Chandler: So, if you want to know, if you guys driven down highways, when you see patches like that, what it is, they put layers of asphalt, and if it rains between one of those layers, it doesn't stick, and it's still thick and it holds together but, eventually it delaminates and you'll see a lot of that, and that's what happened there. If you look at one side of the road it's perfect, and the other side is the delaminated side, so they didn't put a tack, the black tacky stuff down, and if they don't apply that the second coat doesn't stick but, it will for 10 or 15 years but slowly come apart.

Ms. Calero: How long does this last because I've noticed in areas where there's potholes and they'll fill them up, and then a couple months later the pothole is there again.

Mr. Lorenzo: But that's because they put cold patch.

Mr. Chandler: No, hang on, that's not necessarily true, what it is, they're not prepping them right, they just go through them and throw it in there.

Mr. Lorenzo: Right, they're just stuffing them.

Mr. Chandler: Yes, they're just stuffing it in there.

Mr. Lorenzo: And then they compact it, then the cars come over it and then it just rips apart.

Mr. Chandler: Right, exactly.

Mr. Lorenzo: That's why you see them cut it open and prep it.

Mr. Chandler: Right, and dig it out and get a nice and get an ice pick, it's detail work to do it like that but, they're not going to do it, they're just in there to fix a patch.

Mr. Lorenzo: Because then you have to bring a team to cut it out, and you have to do the layers, and you have to prep it.

Mr. Chandler: Right, it takes work.

Mr. Lorenzo: But that's the ideal way and then you don't have to revisit it.

Mr. Chandler: Right, so the first one I showed you there, that's the way you do it.

Mr. Lorenzo: Which you'll see them do in the main roads where there's a lot of traffic because you don't see them revisiting those but, again, that's on the road.

Mr. Chandler: But once again, if they don't put the tacky down and they don't do all that stuff, it's just a matter of time anyway.

Ms. Varela-Medina: How long does the cold patch last?

Mr. Chandler: I have no idea.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: The good thing there is really not much traffic because it's right at the edge.

Mr. Chandler: Correct, if you look at the one we cut out, I'm very confident because we're locked in, you see what I mean, we're locked in between the concrete and the cuts, so that one I'm very comfortable with.

Mr. Lorenzo: So, I'll go take a look and just see if there's any other areas, and then by the next meeting, if not even sooner with working with Juliana, we can get it done.

Ms. Varela-Medina: Thank you Chic.

Mr. Chandler: Ok, thank you guys.

Ms. Duque: Thank you so much Chic. I appreciate it.

Mr. Lorenzo: Thank you Chic. Oh, and before you leave, we have an update regarding the lamp post project which I believe you have the folder.

Mr. Chandler: Yes, I do. So, there's really not much of a lead,

Mr. Lorenzo: Basically the permit has been filed.

Mr. Chandler: Yes, the permit has been filed, and it's in process, and I got a letter here that says it is for the record.

Mr. Lorenzo: Just to give you guys an update. So, it's under review and we hope to have a better update for you guys next month.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: Alright, well to bring some good news, there's a been a lot of bad news and a lot of spending, we did receive the property damage release for the accident on 236th. There are some adjustments that need to be made that Juliana, I and Scott were looking at, or Juliana and Scott were looking at to make an adjustment to the release, so we could secure payment of \$706.24, so it's something. Moving along to page, and I'm just going to try and keep it in order.

Ms. Duque: Is there anything we need to do regarding the release, or are we all set?

Mr. Lorenzo: I mean it's just a small adjustment.

Mr. Cochran: Yes, the only suggestion I had was to include the following page, where it says damages to property, that should be the District property or its property, and it's not a big deal but just for clarification but, I don't know if you want to, before you approve it by motion, if you want.

Ms. Duque: I think it's better.

Mr. Cochran: Yes, I think that's what we typically do.

Ms. Duque: Yes.

Mr. Cochran: Because you're releasing a claim.

Ms. Duque: Yes, so I will need a motion from the Board to approve it.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, authorizing staff to make an adjustment to the verbiage on the Release Form as stated on the record was approved.

Mr. Lorenzo: Moving on to page 93 you guys will see, actually page 92, you'll see the median at 236th Street, the cold spell unfortunately damaged the plants there. On 242nd it's starting to happen on the exit side, you can see it on the third picture, the bottom picture, we're monitoring it there, it's not this proposal that you're going to see on page 93, does not include that area, we're monitoring it. If the Board wants to move forward with replacing it we can look into some other options, this is ground cover, it's easy to replace.

Mr. Pelaez: So, page 92, is by my house.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I know you're going to quote but, that corner just doesn't look good with all that there.

Mr. Lorenzo: So, we've been monitoring that area, the entrance side, it's like a weeded flower, the reason why we put that is because it's easy to replace, unfortunately the cold weather just took some of it out. The entrance side is a median cap, you can see it's fine, I even took a look at it today but, the exit side is starting to look really bad. We've been monitoring it trying and giving it some fertilizer as well to try to give it some life before we replace it and just say, hey let's just replace it.

Mr. Pelaez: But they were supposed to put something in like our rotation or something, can't we do something like that?

Mr. Lorenzo: So, I'm glad you brought that up, oddly enough, I received was an option, and I mean this doesn't have to be the option, it could be something else but, maybe putting a different type of plant, do something like this to give you guys some more color, very similar to the color it gives when it's flowering.

Mr. Pelaez: It's like purple.

Mr. Lorenzo: Right.

Mr. Pelaez: So, what about just matching our rotation of the other spots?

Mr. Lorenzo: So, we stopped doing that because when the accident happens in these areas, or maybe not 236th, but 236th from 112th, 242nd, 240th where there's entrances, you guys get a lot of accidents, so the reason why we went to the ground covers is because what happens when they hit the annuals we can't get the annuals again, we're going to get something different, so if they hit half of it you're going to get half with annuals and whatever is available, if that's available, or they're going to be looking smaller, so that's kind of the reasoning that we've had in the past, putting something as inexpensive as possible and something easy to replace, or you guys could put turf because these areas, at least at 242nd, 236th, and the exit up to 240th, remember the wall go hit but, I can look into other options, I'm just giving you guys an update, I know that area is an eyesore, so just thought I get a proposal and be on top of it with BrightView.

Mr. Pelaez: When does the rotation happen?

Mr. Lorenzo: The rotation should be happening at the end of this month, so soon, and you guys selected pentas which you'll see on page 100, every color except red, a combination of all of them.

Ms. Duque: And I believe there's one color we don't have, I think it's the lipstick shade, so they won't have that; we'll have all of the other colors except for the red and the lipstick.

Mr. Lorenzo: So these are, because of the heat, sometimes they don't thrive as much, last year you guys had them in some areas were not so good but, we also had irrigation breaks.

Ms. Duque: The issue was from the irrigation break.

Mr. Lorenzo: Right, but sometimes the heat will affect these plants but, they're going to be on top of it. So moving along, as far as the Spanish Shaw at the medians do you guys want me to look for other options.

Mr. Pelaez: I think we either need to sod it or try to see another location maybe it's not soggy anymore, but I think it needs to be changed for sure, even if you want to do it the same as the rotation to bring in some life and see how it took, also I don't think it's going to look good in all of these entrances because of the way it lines up.

Mr. Lorenzo: Right, I mean 236th where you see the top two pictures on page 92, you probably don't want to put them there.

Mr. Pelaez: I don't think they're going to go there.

Mr. Lorenzo: No.

Mr. Pelaez: It would only work for 242nd.

Mr. Lorenzo: Right, because the only one median that doesn't have flowers on the main street, but unfortunately the cold spell when it was really cold for a couple of days, it really affected the plants but most of it survived at 242nd because the rest of it you can see is thriving, and I even checked it today and it's doing good, but that exit side it pretty bad.

Mr. Pelaez: Yes, and that one agave we have there.

Mr. Lorenzo: Yes.

Mr. Pelaez: So I think we should try the rotation in this area personally because that's off of 112th, the same as the other entrances, and maybe it will be uniform and let's see and if they hit it then we know.

Mr. Lorenzo: Ok, and we can always put a different plant, ok so at 242nd we're going to put new plants, or put annuals there.

Mr. Pelaez: And then I think we need to sod the other area.

Mr. Lorenzo: So, turf at 236th.

Mr. Pelaez: Right, but on the right side, the ground needs to be lower before it's just sodded.

Mr. Lorenzo: Right, and they'll prep it, and I'll make sure.

Mr. Pelaez: They can still leave the other plants and just work around it but, just sod all that.

Mr. Lorenzo: Ok, so leave the plants and just turf around the other plants.

Mr. Pelaez: Yes.

Mr. Lorenzo: Ok. Then 242nd, we're going to include in the rotation of plants. So, moving along and some unfortunate news on page 102, you'll see the response from the Florida Department of Transportation. They said their maintenance crews confirmed that neither FDOT nor its contractor cause the sod damage on 112th. The South Dade maintenance road area manager was present a few months ago, and this was back in August or September. The contractor was performing the work and witnessed another company pressure cleaning the sidewalks, and they noticed a strong chlorine odor being used to aid their efforts, and this may have caused the overspray that negatively affected the turf. They said that their herbicide is not the cause of the damages to your turf. We've been diligently working on this for a few months, and I finally got their response and you guys will see the pictures in the following pages, 103 through 110. They have the total price to replace all the turf and if that's the route you guys choose to do is \$12,746 and this is what you guys got quoted last year. I'm sure you guys could get that price with BrightView, if that's something you guys wanted to look at. I don't know that you need to make a decision right now, I don't know if this a good time to replant the turf.

Ms. Varela-Medina: But it will never recover right?

Mr. Lorenzo: No, and you guys can see the pictures of the last few months, even recent ones. I mean I have recent ones, it's just getting browner or turning into dirt. Some of these areas are shaded because of the black olive trees that you guys have along 112th, is the grass going to thrive there ever maybe not the best, but there are a lot of areas that it will but, it's up to you guys what you want me to do.

Mr. Pelaez: So, as much as disagree with their letter, I just think based on the way the grass is right now, I think it will somewhat improve a little bit the grass, I think we should let it go and let the grass do its own thing, and we're not going to go back and forth at this point and go into legal and all that, so I think we should just let it go.

Mr. Lorenzo: Ok, right, and the weeds will probably start to grow in, eventually you'll see green and you probably won't even notice there's no grass there if it grows back, so sorry for that unfortunate news but, it wasn't from a lack of effort. We went over the playgrounds, if you guys go to page 122, you will see some of the lights at the west monument that need to be replaced, the colors are not changing properly. The new lights, you'll see them on the bottom picture, lit up in red, with a bell and the US flag behind it, those are the new lights, they're very hardy, they should last a long time and will serve the color changing at the west monument, you guys would need four of them, and you'll see that proposal on the following page for \$860 from All Star Electric.

Mr. Pelaez: Do these lights work with the same exact remote as the front?

Mr. Lorenzo: I believe it's with an App, if I'm not mistaken I can ask for remote control.

Mr. Pelaez: They need to be with the same remote as the front.

Mr. Lorenzo: Ok, I can ask, these are made by the same manufacturer I want to say, I think.

Ms. Duque: I think that's likely the issue, we probably have an outdated version compared to the ones installed at the front.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I would like to make sure that they work with the same remote before I would motion to proceed.

Ms. Duque: So, let's bring it back to the next meeting.

Mr. Lorenzo: Ok. I'm not going to bore you guys with the details of the repairs, you guys will see them, as far as the alleyway you guys know the testing was done, as well as the drainage was cleaned, I informed you guys at the last meeting and you will see the pictures now on page 129 and 130. As far as the wooden fence, FCC has already filed the permit, they just passed one of the inspections I think yesterday, so we're moving along. Unfortunately they had to remove the plants which we discussed, so that should be finalized hopefully this month contingent upon the next steps in the inspections. Moving on to page 133 we finally got some traction with Lennar to get these meters installed, hopefully within the next few weeks we should have meters installed there. So, I have no other updates unless the Board had any questions regarding my report.

Ms. Mendez: I have a question Jesus, the electrical box coming into 242nd by where we saw each other a couple of days ago, the side panel appears to be missing, and opened for a couple of days.

Mr. Lorenzo: The electrical box or are you talking about a cable box?

Mr. Pelaez: I think it's an AT&T box.

Ms. Duque: That's not the District.

Ms. Mendez: Ok, I noticed it in the morning because I assume somebody is working there, but in the evening time on my way out it's still open.

Ms. Duque: That's like AT&T.

Mr. Pelaez: It's like a fiber box I think.

Mr. Calero: Yes.

Mr. Lorenzo: So that's probably AT&T or Comcast.

Ms. Mendez: Ok, so how do we go about it, I think it's a hazard?

Ms. Duque: You're saying the one on 242nd?

Ms. Mendez: Yes.

Mr. Pelaez: When you come in from the exit side on the left side.

Ms. Mendez: Exactly.

Mr. Lorenzo: I don't think that's District property but, I'll verify that.

Ms. Duque: But let's check it.

Ms. Mendez: It's not a small box, it's a large one, and the entire side panel is missing.

Mr. Lorenzo: Yes, I think I know which one you're talking about but, I don't think that's District property but, I'll look into it.

Ms. Mendez: Ok.

Ms. Duque: Right, that's not District property.

Mr. Pelaez: It's either AT&T or Comcast, one of the two.

Ms. Duque: Right. I think that's the same area that we were talking about the maintenance and the area that was sprayed, but the other side, on the other side of the sidewalk.

Mr. Lorenzo: You're talking about the other side of the sidewalk and 112th.

Mr. Pelaez: Exactly where you saw the white car, but on the other side, the exit side.

Mr. Lorenzo: Ok by the entrance, not by the middle.

Mr. Pelaez: Not by the middle but by the residents side.

Ms. Mendez: Yes, on the residents side, it's literally parallel to where you were standing taking the photo of the median, right there.

Mr. Lorenzo: Ok, that's not District.

Mr. Pelaez: Alright, I think everybody knows where it is.

Mr. Lorenzo: Ok. So, to give you some updates, the pool construction, remember the two units that asked for easement agreements, one of them had already started, we got that agreement finished, so they're done. We haven't restored the area, they did the other ones working, and they asked for an extension, they were supposed to have finished according to the agreement they had 180 days from November, and March 8th, so they're a little past due but, and I don't know if they on the phone now.

Ms. Duque: No, nobody's on the phone.

Mr. Lorenzo: So, they requested an extension until I think April 15th or 17th, I spoke to them over the phone, and I don't know if that's something you guys are willing to grant.

Ms. Varela-Medina: You're talking about on 118th, right?

Mr. Lorenzo: Yes, 118th, they asked for another 30 days or so, if that's ok with the Board, they were going to be present but, they're not here but, I told them I would present the case and their question.

Ms. Varela-Medina: I'm ok with another 30 days.

Mr. Lorenzo: Ok.

Ms. Duque: Do we need to do anything on the agreement Scott?

Mr. Cochran: You might need to do an amendment on that, I just want to make sure because I think that the term is tied to a specific period and so we wouldn't want the term to be expired before the work actually begins so, I'll look into it to make sure but, it probably will need an amendment.

Ms. Duque: Ok, so I would need a motion from the Board.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing staff to amend the Pool Construction Easement Agreement for an additional 30 days with the resident on 118th was approved.

Mr. Lorenzo: Then I'm working on some other unit concerns, and I will hopefully have some updates at the next meeting, unless the Board has any other questions regarding my report, or any unit concerns.

Ms. Duque: Thank you so much Jesus.

E. CDD Manager

Ms. Duque: Ok let's move on to the CDD Manager's report. I have two items to share with the Board. First, at the April meeting, we will be presenting and discussing the proposed budget, so please be prepared for that discussion. Second, we will provide all of the financial documents related to the canal expansion area. At that meeting, the Board will review the engineer's report, the master assessment methodology report, the bond delegation resolution, and all items required under Chapter 170, so the expansion area will be a key topic for that session. Those are the two updates I have for the Board.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

Ms. Duque: Let's move forward to the financial reports, tab A is the approval of the check register, and tab B is the acceptance of the unaudited financials. Unless there is any question about those, a motion to approve them will take place.

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, the Check Register, and the Unaudited Financials were approved.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, for the record there is no audience present today and there is no audience joining us over the phone, so no audience comments.

NINTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email juan.alvarez@alvarezeng.com

April 7, 2026

Board of Supervisors
Palm Glades CDD
Attn: District Manager
5385 North Nob Hill Road
Sunrise, FL 33351

Via email (Only): jduque@gmssf.com

Reference: Proposal for Interim Engineering Consulting Services for Palm Glades Community Development District

Dear Board of Supervisors:

It is our pleasure to submit this proposal to serve as Interim Engineer to Palm Glades Community Development District (the "District" or "CDD"). With this letter of engagement, we are offering the District the following scope of services:

1. Engineer's Report:

- Meet with representatives of the District and Developer for identifying the infrastructure to be provided by the District.
- Obtain and review records of construction contracts and develop estimates as necessary to prepare cost opinions and descriptions for each of the infrastructure components to be provided by the District.
- Review the status of permits relating to the various infrastructure components.
- Assist the District's Financial Advisor in the development of a special assessment methodology.
- Summarize our findings in an Engineer's Report to be utilized in conjunction with the levy of special assessments and the financing of the improvements.

The compensation for the services described above will be \$30,000.00.

The compensation described above includes services up to the date of adoption, acceptance or approval of the Engineer's Report by the CDD Board of Supervisors.

2. Other Services

Other Services will be billed by Alvarez Engineers to the CDD Board on an hourly basis according to the hourly rates listed in Schedule A:

Other Services include: amendments to the adopted or accepted Engineer's Report; preparation, travel and attendance to meetings; review of bond validation documents prepared by others; attendance to the Bond Validation hearing and any other service not described above but requested by the Board of Supervisors, the CDD Manager, Legal Counsel, or other authority through Bond



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Tel (305) 640-1345

Email juan.alvarez@alvarezeng.com

Validation. Compensation for Other Services, based on the hourly rates described above, will not exceed \$5,000.00 through Bond Validation.

The total compensation for the Engineer's Report and Other Services through bond validation will not exceed \$35,000.00.

Invoices will be prepared by Alvarez Engineers at the completion of the Engineer's Report and monthly for Other Services. It is our understanding that invoices are due and payable by the District thirty days after the invoice is submitted.

Please acknowledge acceptance of this agreement by signing below. We look forward to working with the District on this project.

For the District
Date:

Signed by:

A handwritten signature in black ink, appearing to read "Juan R. Alvarez", is written over a horizontal line.

01E24F8BCE9D4E0...

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email juan.alvarez@alvarezeng.com

Schedule A

Schedule "A"**Alvarez Engineers, Inc.****2026 Hourly Personnel Billing Rates**

Principal	\$240.00 / Hour
Chief Engineer Professional Engineer with 15+ years of experience	\$230.00 / Hour
Project Manager Professional Engineer with 10+ years of experience	\$215.00 / Hour
Senior Engineer Professional Engineer with 10+ years of experience (production)	\$185.00 / Hour
Engineer 2 Professional Engineer with 5+ years of experience	\$165.00 / Hour
Engineer 1 Professional Engineer with 0+ years of experience	\$155.00 / Hour
Electrical Engineer Electrical Engineer with 2+ years of post-graduate experience	\$155.00 / Hour
Engineer Intern Entry level with engineering degree; Engineering Intern License	\$140.00 / Hour
Senior Designer 15+ years of design experience, non-registered	\$120.00 / Hour
CADD/Computer Technician Design and Drafting with 1+ years of experience	\$105.00 / Hour
Senior Engineering Technician 5+ years of experience	\$110.00 / Hour
Engineering Technician Entry level with 0-4 years of experience	\$100.00 / Hour
Senior Administrative Degreed executive assistant with 8+ years of experience	\$ 95.00 / Hour
Administrative Secretary / Clerical	\$ 70.00 / Hour

*Billing Rates are subject to change on the anniversary of this agreement

This instrument prepared by or under the supervision of (and
after recording should be returned to):

(Space reserved for Clerk of Court)

Name: Michael J. Pawelczyk, Esq.
Address: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

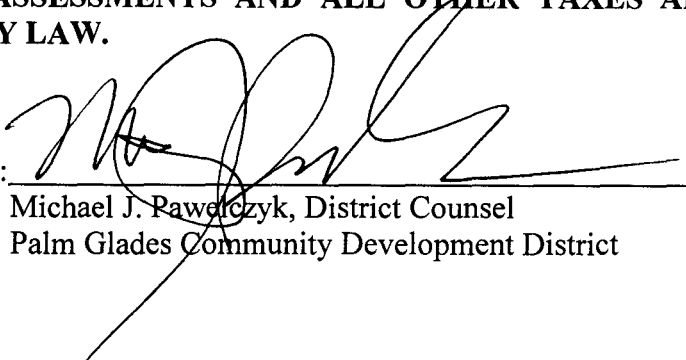
THIRD AMENDED NOTICE OF ESTABLISHMENT OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

This Third Amended Notice of Establishment is recorded pursuant to the requirements of Section 190.0485, Florida Statutes, and amends the Second Notice of Establishment of the Palm Glades Community Development District recorded at Official Records Book 31703, Page 1645 of the Public Records of Miami-Dade County, Florida, the First Amended Notice of Establishment of the Palm Glades Community Development District recorded at Official Records Book 26089, Page 1609, and the Notice of Establishment of the Palm Glades Community Development District, recorded at Official Records Book 23995, Page 2598 of the Public Records of Miami-Dade County, Florida.

The Palm Glades Community Development District (the "District") was established by virtue of Ordinance No. 05-181 of the Board of County Commissioners of Miami-Dade County, Florida (the "County"), enacted on October 18, 2005 and effective October 28, 2005. The boundaries of the District were expanded and contracted by virtue of Ordinance No. 07-161 of the County, enacted on November 6, 2007 and effective November 16, 2007. The boundaries of the District were further subsequently expanded by virtue of Ordinance No. 19-99 of the County, enacted on October 29, 2019 and effective November 8, 2019. The boundaries of the District were further amended to expand the boundaries of the District by virtue of Ordinance 25-118 of the County, enacted on December 16, 2025, and effective December 26, 2025 to add those lands described in Exhibit "A" to the boundaries of the District. Effective December 26, 2025, the amended legal description of the Palm Glades Community Development District shall be that which is attached hereto and incorporated by reference herein as Exhibit "B".

THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL

**GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND
ASSESSMENTS PROVIDED FOR BY LAW.**

By: 

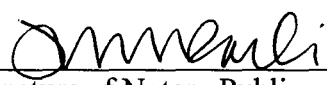
Michael J. Pawelczyk, District Counsel
Palm Glades Community Development District

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 31 day of December, 2025, by MICHAEL J. PAWELCZYK, as District Counsel of the Palm Glades Community Development District. He is personally known to me.

(SEAL)




Signature of Notary Public

Jennifer Paoli

Printed Name of Notary
Notary Public, State of Florida

Exhibit "A"

**Lands Added to the District pursuant to Ordinance 25-118
of the Board of County Commissioners of Miami-Dade County, Florida**

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of Title Policy will need to be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of N00°48'05"W, along the West Line of the Southwest 1/4, of the Southeast 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, Miami-Dade County Public Works Department
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. #6557

Date: January 31st, 2025

Revision: March 26th, 2025



Digitally signed
by Omar
Armenteros
Date: 2025.03.26
14:25:18-04'00'

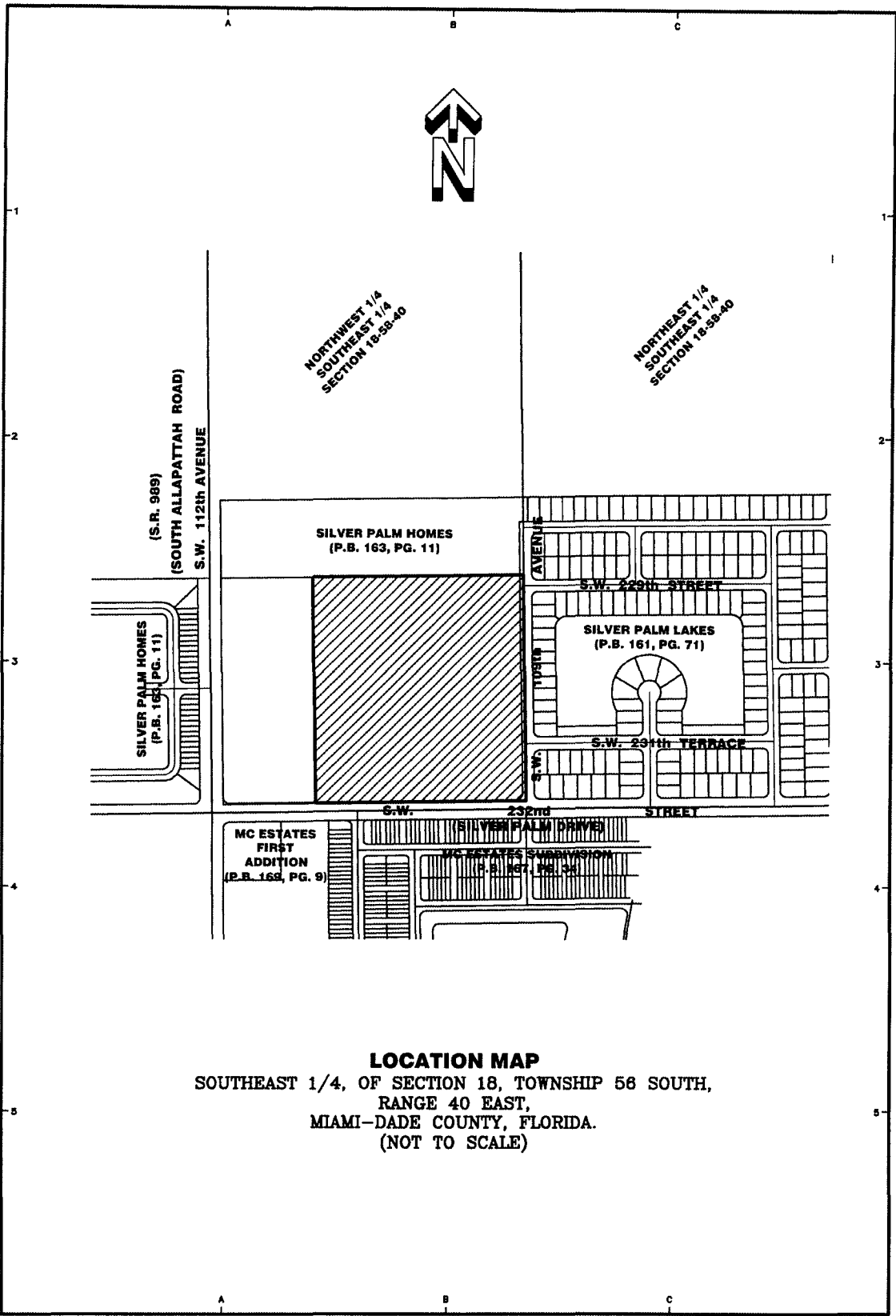
By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

PALM GLADES CDD EXPANSION PARCEL

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SURVEYOR'S NOTES & SURVEYOR'S CERTIFICATE		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: M.G.	DATE: March 26th, 2025	SHEET: 1 of 3 SHEETS
DATE CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 15B037-1000	

MDC016



PALM GLADES CDD EXPANSION PARCEL



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
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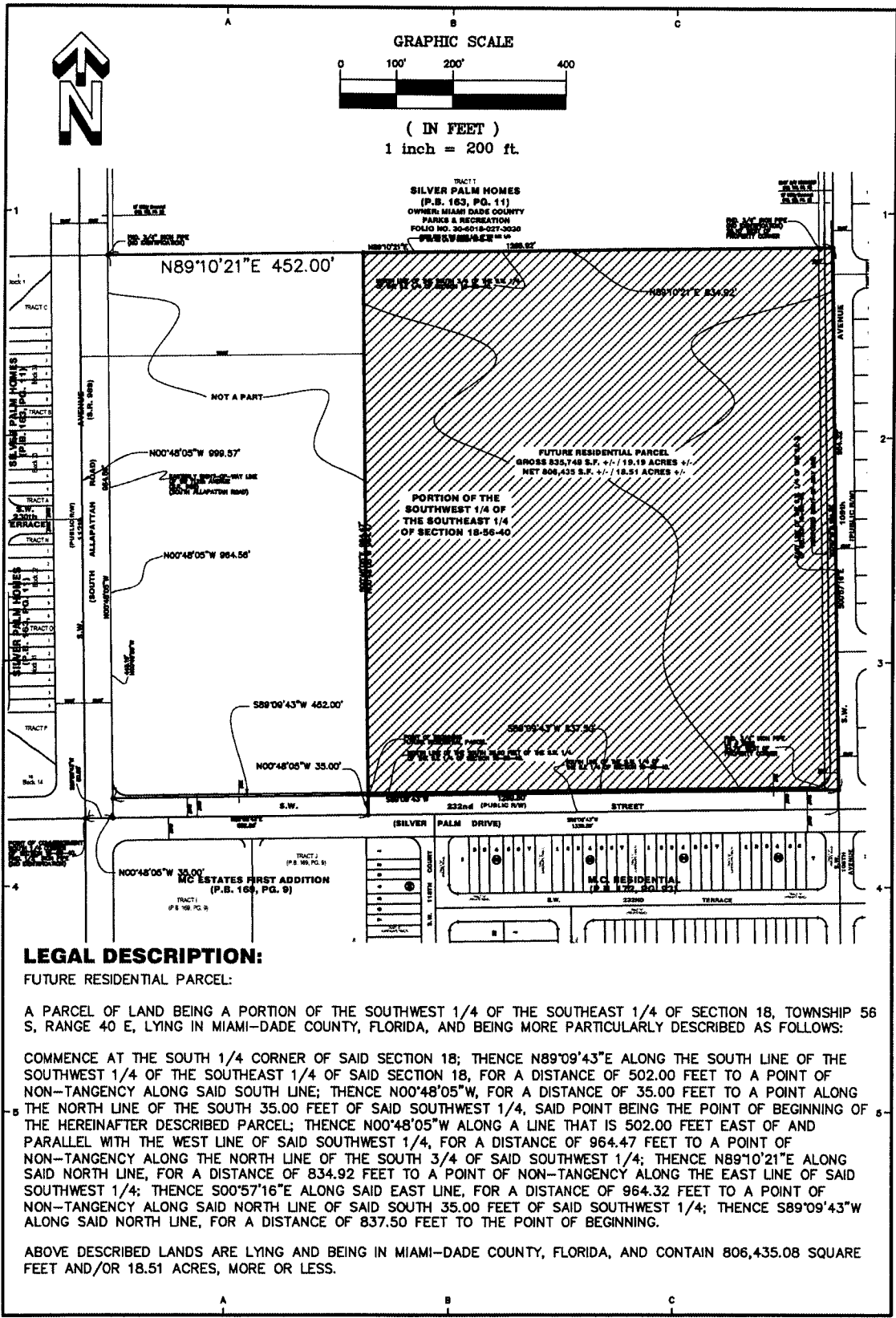
TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LOCATION MAP	
PREPARED FOR: LENNAR HOMES, LLC	
DRAWN BY: M.G.	DATE: March 26th, 2025
ENL. CHECKED BY:	SCALE: AS SHOWN
CHECKED BY:	PROJECT No: 15B037-1000

SHEET:

2

OF 3 SHEETS

MDC017



LEGAL DESCRIPTION:

FUTURE RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40 E, LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS ARE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAIN 806,435.08 SQUARE FEET AND/OR 18.51 ACRES, MORE OR LESS.

PALM GLADES CDD EXPANSION PARCEL



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH AND LEGAL DESCRIPTION	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:		DATE:	SHEET:
M.G.		March 26th, 2025	
DATE CHECKED BY:		SCALE:	3
		AS SHOWN	
CHECKED BY:		PROJECT NO:	15B037-1000

MDC018

OF 3 SHEETS

Exhibit "B"

Amended Legal Description of the Palm Glades Community Development District

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of Title Policy will need to be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of N00°32'20"W along the East Line of N.W. 1/4, S.W. 1/4, N.W. 1/4 OF Section 19-56-40 of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

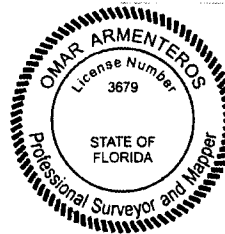
I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. #6557

Date: January 31st, 2025

Revision: March 26th, 2025 (Revised as per Client Comments.)



Digitally signed
by Omar
Armenteros
Date:
2025.03.28
08:45:46-04'00'

By: _____

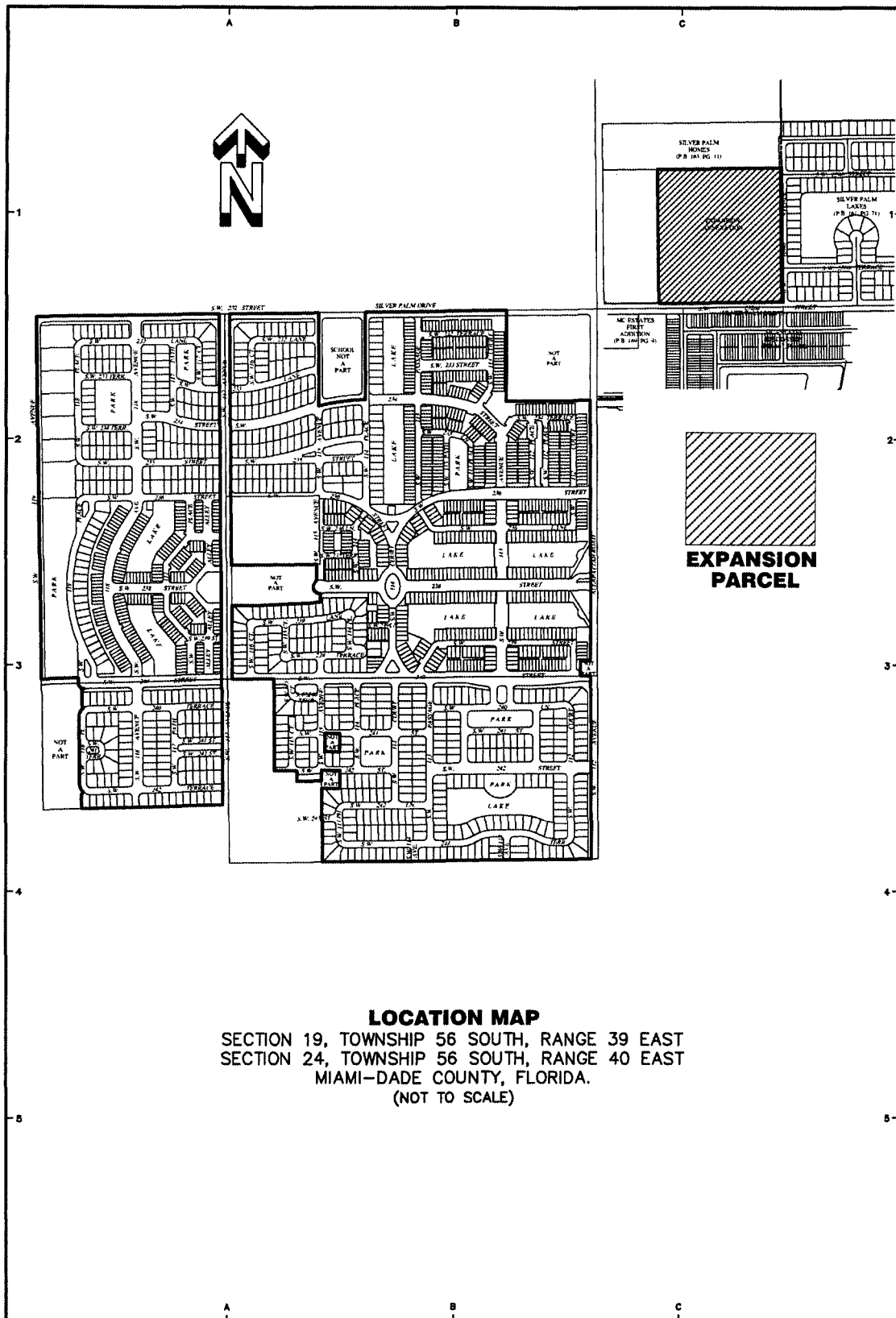
Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

PALM GLADES CDD EXPANSION BOUNDARIES

FORD, ARMENTEROS & FERNANDEZ, INC.
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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SURVEYOR'S NOTES		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025	SHEET: 1 of 12 SHEETS	
CHK. CHECKED BY:	SCALE: AS SHOWN		
CHECKED BY:	PROJECT No: 15B037-1000		

MDC020

**LOCATION MAP**

SECTION 19, TOWNSHIP 56 SOUTH, RANGE 39 EAST
 SECTION 24, TOWNSHIP 56 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA.
 (NOT TO SCALE)

PALM GLADES CDD EXPANSION BOUNDARIES

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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	M.G.	DATE:	MARCH 26TH, 2025
CHKD. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	15B037-1000

2

of 12 SHEETS

MDC021

Exhibit A

LEGAL DESCRIPTION

SILVER PALM GLADE EAST
LEGAL DESCRIPTION

A portion of the West ½ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida; SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 23, at Page 22; AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 31, at Page 58; 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, at Page 28; FLORENCIA B HOLFERTY'S FARM, according to the plat thereof recorded in Plat Book 51, at Page 24, and the Rights-of-Way of S.W. 239th Terrace, S.W. 241st Street and S.W. 242nd Street, as shown on the above plats, all as recorded in the Public Records of Miami-Dade County, Florida, all being more particularly described as follows:

Commence at the Northeast corner of the SW ¼ of said Section 19;

1. thence S89°28'16"W along the North line of the said SW ¼ of Section 19 for 50.00 feet to a point that is 50.00 feet West of, as measured at right angles to, the East line of the said SW ¼ of Section 19, said point being the POINT OF BEGINNING of the parcel herein described;
2. thence from the above established Point of Beginning run S00°17'33"E along a line that is 50.00 feet West of, and parallel with, the said East line of the SW ¼ of Section 19, for 1,320.68 feet to a point on the South line of the NE ¼ of the said SW ¼ of Section 19, said point also lying on the North line of the plat of MANGUS SUBDIVISION SECTION ONE, according to the plat thereof recorded in Plat Book 156, at Page 94, of the Public Records of Miami-Dade County, Florida;
3. thence S89°23'29"W along the said South line of the said NE ¼ of the SW ¼ of Section 19 and South line of the NW ¼ of the said SW ¼ of Section 19, and along the said North line of MANGUS SUBDIVISION SECTION ONE, the plat of MANGUS SUBDIVISION SECTION TWO, according to the plat thereof recorded in Plat Book 159, at Page 50 and the boundary line of the plat of SUMMERVILLE SUBDIVISION, according to the plat thereof recorded in Plat Book 162, at Page 44, of the Public Records of Miami-Dade County, Florida, for 1,945.10 feet to a point, said point being the Southwest corner of the SE ¼ of the said NW ¼ of the SW ¼ of Section 19;
4. thence N00°32'22"W along the West line of the said NE ¼ of the NW ¼ of the SW ¼ of Section 19, and along the said boundary line of the plat of SUMMERVILLE SUBDIVISION, for 528.74 feet to the Southwest corner of Tract 5 of the said plat of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
5. thence N89°24'20"E along the South line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.00 feet;

PALM GLADES CDD EXPANSION BOUNDARIES



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DORAL, FLORIDA 33172
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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	M.G.	DATE:	MARCH 26TH, 2025
CHK. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	15B037-1000
			3 of 12 SHEETS

MDC022

SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED

6. thence N00°32'22"W, parallel with the West line of said Tract 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 132.24 feet to a point on the centerline of said S.W. 242nd Street;
7. thence S89°24'38"W along the said centerline of S.W. 242nd Street for 132.00 feet to the end of said centerline, said point lying on the West line of the East ½ of the NW ¼ of the said SW ¼ of Section 19;
8. thence N00°32'22"W along the said West line of the East ½ of the NW ¼ of the SW ¼ of Section 19 for 25.00 feet to the Southwest corner of Tract 1 of said FLORENCIA B HOLFERTY'S FARM;
9. thence continue N00°32'22"W along the West line of the East ½ of the NW ¼ of the SW ¼ of Section 19 and along the West line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM for 215.06 feet to the Northwest corner of said Tract 1 of centerline, said point lying on the West line of the East ½ of the NW ¼ of the said SW ¼ of Section 19;
10. thence N89°26'18"E along the North line of said Tract 1 of FLORENCIA B HOLFERTY'S FARM and along the said South Right-of-Way line of S.W. 241st Street for 25.00 feet;
11. thence S00°32'22"E for 107.00 feet;
12. thence N89°26'18"E for 107.65 feet;
13. thence N00°32'22"W for 132.00 feet to a point on the centerline of said S.W. 241st Street;
14. thence S89°26'18"W along the said centerline of S.W. 241st Street for 132.65 feet to the end of said centerline;
15. thence N00°32'22"W for 25.00 feet to the Southwest corner of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
16. thence continue N00°32'22"W along the West line of said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 110.31 feet to a point that is 292.00 feet South of, as measured at right angles to, the said North line of the SW ¼ of Section 19;
17. thence S89°28'16"W along a line that is 292.00 feet South of, and parallel with, the said North line of the SW ¼ of Section 19 for 333.28 feet to a point on the West line of the NE ¼ of the NW ¼ of the said SW ¼ of Section 19;
18. thence N00°34'50"W along the said West line of the NE ¼ of the NW ¼ of the SW ¼ of Section 19 for 262.00 feet to a point on the said North line of the SW ¼ of Section 19;

PALM GLADES CDD EXPANSION BOUNDARIES



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025	SHEET: 4 of 12 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 15B037-1000	

MDC023

SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED

19. thence N89°28'16"E along the said North line of the SW ¼ of Section 19 for 333.46 feet to the Northwest corner of the said Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
20. thence continue N89°28'16"E along the said North line of the SW ¼ of Section 19 and along the said North line of Tract 1 of the said AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 333.46 feet to the Southwest corner of Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
21. thence N00°30'14"W along the West line of said Tract 7 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and its extension for 157.01 feet to the Southwest corner of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
22. thence N89°27'22"E along the South line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet;
23. thence N00°30'14"W for 107.04 feet to a point on the North line of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS;
24. thence S89°26'28"W along the said North line of Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103.00 feet to the Northwest corner of said Tract 6 of said 2ND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, said point lying on the East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19;
25. thence N00°30'14"W along the said East line of the West ½ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 19 for 315.98 feet to a point;
26. thence S89°28'16"W along a line that is parallel with the said South line of the NW ¼ of Section 19 for 333.82 feet to a point on the East line of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19;
27. thence N00°32'20"W along the said East line of the SW ¼ of the NW ¼ of the NW ¼ of Section 19, radial to the next described curve, for 29.61 feet to a point on a circular curve concave to the Northeast;
28. thence Southwesterly, Westerly, Northwesterly, Northerly and Northeasterly, along said curve to the right, having for its elements a radius of 50.00 feet and a central angle of 138°11'23" for an arc distance of 120.59 feet to a point of reverse curvature;
29. thence to the left along said curve, having for its elements a radius of 25.00 feet and a central angle of 48°11'23" for an arc distance of 21.03 feet to the point of tangency;

PALM GLADES CDD EXPANSION BOUNDARIES



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025	SHEET: 5 OF 12 SHEETS
ENG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 15B037-1000	

MDC024

SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED

30. thence N00°32'20"W for 108.96 feet to a point on the North line of the South ¼ of the NW ¼ of the said SW ¼ of the NW ¼ of Section 19;
31. thence N89°22'40"E along the said North line of the South ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 25.00 feet to the Southwest corner of the North ¼ of the West ½ of the NE ¼ of the said ¼ of Section 19;
32. thence N00°32'20"W along the West line of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19 for 494.71 feet to the Northeast corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19;
33. thence S89°19'19"W along the North line of the said SW ¼ of the NW ¼ of Section 19 for 633.54 feet to a point that is 35.00 feet East of, as measured at right angles to, the West line of the said NW ¼ of Section 19;
34. thence N00°36'32"W along a line that is 35.00 feet East of, and parallel with, the said West line of the NW ¼ of Section 19 for 1,317.58 feet to a point on the North line of the said NW ¼ of Section 19;
35. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 635.16 feet to the Northeast corner of the NW ¼ of the NW ¼ of the said NW ¼ of Section 19;
36. thence S00°32'20"E along the East line of the said NW ¼ of the NW ¼ of the NW ¼ of Section 19 and its extension for 675.54 feet to a point on a circular curve concave to the Southeast, said point bearing N15°53'18"W from the center of said curve;
37. thence Northeasterly, along said curve to the right, having for its elements a radius of 1,050.00 feet and a central angle of 08°26'09" for an arc distance of 154.60 feet to the point of tangency;
38. thence N82°32'51"E for 60.18 feet to a point of curvature of a circular curve to the right;
39. thence to the right along said curve, having for its elements a radius of 700.00 feet and a central angle of 06°30'00" for an arc distance of 79.41 feet to the point of tangency;
40. thence N89°02'51"E for 44.19 feet to a point on the West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
41. thence N00°30'14"W along the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19 for 634.77 feet to the Northwest corner of the said West line of the East ½ of the NE ¼ of the said NW ¼ of the NW ¼ of Section 19;
42. thence N89°10'24"E along the said North line of the NW ¼ of Section 19 for 1,015.38 feet to a point that is 660.00 feet West of, as measured at right angles to, the East line of the said NW ¼ of Section 19;

PALM GLADES CDD EXPANSION BOUNDARIES



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DORAL, FLORIDA 33172
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TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY: M.G.		DATE:	MARCH 26TH, 2025
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	15B037-1000
		SHEET:	6 of 12 SHEETS

MDC025

SILVER PALM GLADE EAST
LEGAL DESCRIPTION CONTINUED

43. thence S00°19'47"E along a line that is 660.00 feet West, and parallel with, the said East line of the NW ¼ of Section 19 for 660.02 feet to a point that is 660.00 feet South of, as measured at right angles to, the said North line of the NW ¼ of Section 19;
44. thence N89°10'24"E along a line that is 660.00 feet South of, and parallel with, the said North line of the NW ¼ of Section 19 for 610.02 feet to a point that is 50.00 feet West of, as measured at right angle to, the said East line of the NW ¼ of Section 19;
45. thence S00°19'47"E along a line that is 50.00 feet West of, and parallel with, the said East line of the NW ¼ of Section 19, for 1,881.21 feet to a point on the North line of Lot 1 of Block 8 of said SOUTH MIAMI GARDENS;
46. thence S89°27'22"W along the said North line of Lot 1 of Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Northwest corner of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS;
47. thence S00°19'47"E along the West line of said Lot 1 of Block 8 of SOUTH MIAMI GARDENS and along the West line of Lot 2 of Block 8 of SOUTH MIAMI GARDENS for 107.41 feet to the Southwest corner of said Lot 2 Block 8 of SOUTH MIAMI GARDENS;
48. thence N89°28'16"E along the South line of the said Lot 2 Block 8 of SOUTH MIAMI GARDENS for 75.00 feet to the Point of Beginning.

NOTES:

1. The subject parcel contains 7,811,173 square feet (179.3199 acres), more or less.
2. The bearings are based on an assumed direction of S00°17'33"E along the East line of the SW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

PALM GLADES CDD EXPANSION BOUNDARIES'



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DORAL, FLORIDA 33172
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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION	
PREPARED FOR: LENNAR HOMES, LLC	
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 15B037-1000

SHEET:

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of 12 SHEETS

MDC026

SILVER PALM GLADE WEST
LEGAL DESCRIPTION

AND

The East $\frac{1}{4}$ of the NE $\frac{1}{4}$, Less the East 35 feet thereof, AND the North 902.55 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Less the East 35 feet, of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, all being more particularly described as follows:

Begin at the Northwest corner of the said East $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24; thence N89°04'16"E along the North line of the said NE $\frac{1}{4}$ of Section 24 for 1,320.06 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said NE $\frac{1}{4}$ of Section 24; thence S00°36'32"E along a line that is 35.00 feet west of, and parallel with, the said East line of the NE $\frac{1}{4}$ of Section 24 for 2,634.79 feet to a point that is 35.00 feet West of, as measured at right angles to, the East line of the said SE $\frac{1}{4}$ of Section 24; thence S00°37'18"E along a line that is 35.00 feet West of, and parallel with, the said East line of the SE $\frac{1}{4}$ of Section 24 for 0.66 feet to a point on the North line of the said SE $\frac{1}{4}$ of Section 24; thence continue S00°37'18"E along said line that is 35.00 feet West of, and parallel with, the said East line of the SE $\frac{1}{4}$ of Section 24 for 902.71 feet to a point that is 902.55 feet South of, as measured at right angles to, the said North line of the SE $\frac{1}{4}$ of Section 24; thence S88°18'35"W along a line that is 902.55 feet South of, and parallel with, the said North line of the SE $\frac{1}{4}$ of Section 24 for 1,305.02 feet to a point on the West line of the said East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24; thence N00°42'48"W along the said West line of the East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24 for 902.68 feet to the Northwest corner of the said SE $\frac{1}{4}$ of Section 24; thence N00°54'25"W along the West line of the said NE $\frac{1}{4}$ of Section 24 for 2,652.77 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 4,650,646 square feet (106.7641 acres), more or less.
2. The bearings are based on an assumed direction of N89°0'16" along the North line of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PALM GLADES CDD EXPANSION BOUNDARIES



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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	M.G.	DATE:	MARCH 26TH, 2025
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	15B037-1000
			8 of 12 SHEETS

MDC027

AND

Parcel 1:

The South 43.56 feet of the North 463.56 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

Commencing at a point 370 feet South of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East; thence West 330 feet; thence South 50 feet; thence East 330 feet; thence North 50 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

Parcel 3:

The South 108 feet of the North 370 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Parcel 4:

The East 175 feet of the North 75 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, less the East 25 feet thereof.

Parcel 5:

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, less the North 463.56 feet thereof.

Parcel 6:

The East 25 feet of the East 175 feet of the North 75 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

NOTES: The above described parcel contains 164,491 square feet (3.3630 acres), more or less.

PALM GLADES CDD EXPANSION BOUNDARIES



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SHEET NAME:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025	9 OF 12 SHEETS	
DWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 15B037-1000		

MDC028

AND

The South 550 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, LESS the West 35 feet for Right-of-Way, and LESS the following described lands:

Beginning at the NW corner of the South 550 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East; thence run South $00^{\circ}36'32''$ East a distance of 20 feet to a point on the West line of the said NW $\frac{1}{4}$; thence run North $89^{\circ}28'16''$ East a distance of 231.35 feet; thence run North $86^{\circ}50'49''$ East a distance of 436.70 feet to a point on the North line of the South 550 feet of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ (East line SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$); thence run South $89^{\circ}28'16''$ West along the North line a distance of 667.61 feet to the POINT OF BEGINNING, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

AND

The South 580 feet of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

AND

The West 103 feet of Tract 6 of SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS, according to the plat thereof recorded in Plat Book 48, Page 28, of the Public Records of Miami-Dade County, Florida.

NOTE: The above described parcel contains 544,003 square feet (12.4886 acres), more or less.

PALM GLADES CDD EXPANSION BOUNDARIES



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION	
PREPARED FOR: LENNAR HOMES, LLC	
DRAWN BY: M.G.	DATE: MARCH 26TH, 2025
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 15B037-1000

SHEET:

10

OF 12 SHEETS

MDC029

AND

PARCEL A:

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 and the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

PARCEL B:

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY :

A portion of the East 1/2 of the East 1/2 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the East 1/2 of the NE 1/4 of said Section 24; thence run N00°54'25"W along the West line of the said East 1/2 of the NE 1/4 of Section 24 for 40.00 feet to a point on the North line of the South 40 feet of the said East 1/2 of the NE 1/4 of Section 24; thence run N88°18'35"E along the last described line for 265.02 feet to a point on the East line of the West 265 feet of the said East 1/2 of the NE 1/4 of Section 24; thence S00°54'25"E along the last described line for 39.46 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 40.00 feet and a central angle of 90°47'00" for an arc distance of 63.38 feet to the point of tangency with the South line of the North 40 feet of the East 1/2 of the SE 1/4 of said Section 24; thence run S88°18'35"W along the last described line for 20.43 feet; thence run S01°41'25"E for 125.00 feet; thence S36°05'36"E, radial to the next described curve, for 15.90 feet to a point of a circular curve concave to the Southeast; thence run Southwesterly, Southerly and Southeasterly along said curve to the left, having for its elements a radius of 75.00 feet and a central angle of 54°37'12" for an arc distance of 71.50 feet to the point of tangency; thence S00°42'48"E for 487.62 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 75.00 feet and a central angle of 50°11'37" for an arc distance of 65.70 feet to a point; thence S39°05'35"W, radial to the last described curve, for 24.05 feet; thence S01°41'25"E for 100.00 feet to a point on the South line of the North 902.55 feet of the said East 1/2 of the SE 1/4 of Section 24; thence run S88°18'35"W along the last described line for 278.33 feet to a point on the West line of the said East 1/2 of the SE 1/4 of Section 24; thence N00°42'47"W along the last described line for 902.68 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 255,829 square feet (5.8730 acres), more or less.
2. The bearings are based on an assumed direction of N88°18'35"E along the North line of the SE 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PALM GLADES CDD EXPANSION BOUNDARIES



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DORAL, FLORIDA 33172
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FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	M.G.	DATE:	MARCH 26TH, 2025
CHK. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	15B037-1000
			11 of 12 SHEETS

MDC030

AND

FUTURE RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40 E, LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAIN 806,435.08 SQUARE FEET AND/OR 18.51 ACRES, MORE OR LESS.

PALM GLADES CDD EXPANSION BOUNDARIES



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DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION

SHEET NAME: LEGAL DESCRIPTION

PREPARED FOR: LENNAR HOMES, LLC

DRAWN BY: M.G.

DATE: MARCH 26TH, 2025

SHEET:

DRAWN CHECKED BY:

SCALE: N/A

CHECKED BY:

PROJECT No: 15B037-1000

12

OF 12 SHEETS

MDC031

Palm Glades Community Development District

**Fifth Supplemental Engineer's Report
2026 Expansion Area
Infrastructure Improvements**

Prepared for
Palm Glades Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Alvarez@Alvarezeng.com

April 14, 2026

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I. District Background.

The original Palm Glades Community Development District (the "District" or "CDD") was established by the enactment of Miami-Dade County Ordinance No. 05-181 on October 18, 2005. The boundaries of the District were amended on November 6, 2007, and on October 29, 2019, under County Ordinances 07-161 and 19-99, respectively.

On December 16, 2025, the Board of County Commissioners of Miami-Dade County enacted Ordinance No. 25-118 to further expand the boundaries of the District to add these lands referred to as the 2026 Expansion Area to the District. Such ordinance became effective ten days later on December 26, 2025.

On several occasions, the District has issued or refunded special assessment bonds to finance public infrastructure benefitting lands within the District. On March 16, 2006 the CDD issued Series 2006A Bonds in the amount of \$15,260,000; on August 10, 2006 the CDD issued Series 2006B Bonds for \$20,075,000; on January 11, 2008 it issued Series 2008A Bonds for \$11,065,000; on March 31, 2016 it refunded Series 2016 Bonds in the amount of \$12,435,000; On August 2, 2017 it refunded Series 2017 Bonds in the amount of \$9,755,000; on May 7, 2018 the CDD issued Series 2018A-1 Bonds in the amount of \$9,455,000 and Series 2018A-2 Bonds in the amount of \$1,935,000; on March 31, 2020 the CDD issued Series 2020 Bonds for \$845,000 and; on September 20, 2021 the CDD issued Series 2021 Bonds in the amount of \$550,000.

As part of the documents for the special assessment bonds issued previously, Ford Engineers, Inc., functioning as consultant to the District, prepared several engineer's reports to describe and estimate the cost of the public infrastructure related to the above-described Bonds. On November 21, 2005, a report was issued for the Series 2006A and 2006B Bonds (the "Original Engineer's Report"); on November 16, 2007, a report was issued for the Series 2008A Bonds (the "First Supplemental Engineer's Report"); on May 19, 2017, a report was issued for the Series 2018A and 2018B Bonds (the "Second Supplemental Engineer's Report"); on November 12, 2019, a report was issued for the Series 2020 Bonds (the "The Third Supplemental Engineer's Report"); and on July 23, 2021, a report was issued for the Series 2021 Bonds (the "Fourth Supplemental Engineer's Report").

The District is currently planning to issue special assessment bonds to partially finance the public infrastructure that will support the development within the 2026 Expansion Area. This Fifth Supplemental Engineer's Report describes such development and such public infrastructure and estimates its construction costs.

II. Introduction to the Fifth Supplemental Engineer's Report.

Prior to the 2026 Expansion Area, the District measured approximately 303.50 acres and contained 1,675 residential units. The 2026 Expansion Area will add to the District approximately 18.51 acres, planned for 97 Villa lots and 160 Condominium units, for a total of 322.01 acres and 1,932 residential units.

The 2026 Expansion Area is generally bounded by theoretical SW 110 Place on the west, theoretical SW 229 Street on the north, SW 109 Avenue on the east, and SW 232 Street on the south (refer to Exhibits 1 and 2).

The 2026 Expansion Area is located within unincorporated Miami-Dade County, Florida and is wholly contained within the Tentative Plat of Palm Glades, which has received tentative plat approval from the Miami-Dade County Department of Regulatory and Economic Resources under Tentative Plat No. T-25244.

The development within the 2026 Expansion Area is named "Palm Glades" (the "Development"). The Developer of the Development is Lennar Homes, LLC (the "Developer"). The current owner of the 2026 Expansion Area land is TPG AG EHC III (LEN) MULTI STATE 6, LLC.

2nd DRAFT

The Development consists of the construction of the 257 Villas and Condominium residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the "Public Infrastructure." Such Public Infrastructure is estimated to cost approximately \$12,303,000.

III. Purpose of this Fifth Supplemental Engineer's Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development within the 2026 Expansion Area within the District. This Fifth Supplemental Engineer's Report was prepared for the purpose of describing the following: **(i)** The composition of the land within the 2026 Expansion Area and the intended future ownership of the tracts and easements to be granted; **(ii)** The Public Infrastructure benefitting the 2026 Expansion Area; **(iii)** The future ownership and entity responsible for operating and maintaining such Public Infrastructure; **(iv)** The current status of construction permits; **(v)** The intended schedule of construction and; **(vi)** The estimated Public Infrastructure construction costs.

IV. Composition of the Land Within the 2026 Expansion Area, the Intended Future Ownerships, and the Grant of Easements.

The table below lists the tracts identified in the Tentative Plat together with the tract's use, surface area, and intended future ownership and easements to be granted. The table heading indicates the entity that will receive ownership of the real property through a deed, and the entity who will receive an easement through a grant for the purpose of accessing, operating, and maintaining infrastructure the entity will own within the tract.

The District will be granted drainage easements ("D.E") and Pedestrian Access Easements ("P.A.E.") to own, operate and maintain the stormwater drainage system and the sidewalks for pedestrian access within properties owned by others. The P.A.E.s are indicated in the Tentative Plat.

Table 1: CDD Area Composition and Intended Future Ownership and Easements								
Tr. ID	Use	Square Footage	Acreage	CDD Tract Ownership (1)	CDD Easements (2) (3)	Condo. Assoc. Tract Ownership (1)	HOA Tract Ownership (1)	Private (1)
A	Onsite Roads, Utilities	231,161	5.307	X				
B	18 Condominium Units	27,478	0.631		D.E.	X		
C	Landscaped Common Areas	4,885	0.112		D.E.		X	
D	Landscaped Common Areas	763	0.018		D.E.		X	
E	Landscaped Common Areas	732	0.017		D.E.		X	
F	Landscaped Common Areas	1,601	0.037		D.E.		X	
G	Landscaped Common Areas	1,341	0.031		D.E.		X	
H	24 Condominium Units	36,078	0.828		D.E.			
I	Cabana, Pool, Mail, Landsc.	70,592	1.621		D.E.		X	
J	24 Condominium Units	37,083	0.851		D.E.	X		
K	30 Condominium Units	49,120	1.128		D.E.	X		
L	16 Condominium Units	23,201	0.533		D.E.	X		
M	Landscaped Common Areas	1,490	0.034		D.E.		X	
N	Landscaped Common Areas	2,980	0.068		D.E.		X	
O	Landscaped Common Areas	14,897	0.342		D.E.		X	
P	18 Condominium Units	28,012	0.643		D.E.	X		
Q	Landscaped Common Areas	2,470	0.057		D.E.		X	

2nd DRAFT

Table 1: CDD Area Composition and Intended Future Ownership and Easements								
R	Landscaped Common Areas	2,708	0.062		D.E.		X	
S	Landscaped Common Areas	1,192	0.027		D.E.		X	
T	Landscaped Common Areas	2,392	0.055		D.E.		X	
U	14 Condominium Units	20,830	0.478		D.E.	X		
V	16 Condominium Units	22,662	0.520		D.E.	X		
97	Villas Lots	222,625	5.111		P.A.E.			X
Total		806,296	18.510					

⁽¹⁾ X Denotes Ownership

⁽²⁾ D.E. Denotes Grant of Drainage Easement

⁽³⁾ P.A.E. Denotes Grant of Pedestrian Access Easement. Refer to Plat for locations.

V. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Fifth Supplemental Engineer's Report, consists of onsite and offsite roadway improvements, stormwater management, drainage, water, and sanitary sewer improvements that will give service and access to the Development located within the 2026 Expansion Area within the District. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the 2026 Expansion Area and provides a direct and special benefit to the assessable lots within said 2023 Expansion Area, as described in the Master Assessment Methodology prepared by Governmental Management Services – South Florida, LLC. All CDD improvements will be constructed on land owned or to be owned by the District or other units of local government, or on land subject to perpetual easements for such purpose.

a. Roadway Improvements.

The roadway improvements to be partially financed by the District include the construction of roads within Tract "A" and in offsite County-owned and maintained right of ways in accordance with approved paving, grading and drainage plans for Palm Glades designed by Ford Engineers, Inc.

1. Onsite Public Roads:

In general, the onsite public roads consist of roads constructed within Tract "A," inclusive of sidewalks within Pedestrian Access Easements. The elements that make up the onsite public roads consist of earthwork, compacted subgrades, sidewalks, curbs and gutters, concrete headers, base courses, asphaltic concrete, pavement markings, and signs. The onsite roadway improvements do not include private parking spaces.

2. Offsite Public Roads:

The offsite public roads consist of improvements constructed within the County-owned right of ways of SW 112 Avenue, SW 232 Street and SW 109 Avenue. The elements that make up the offsite public roads consist of earthwork, compacted subgrades, sidewalks, swales, curbs and gutters, medians, traffic separators, base courses, asphaltic concrete, pavement markings, and signs. When completed, and upon passing inspections performed by District and County inspectors, the offsite public roads improvements will be accepted by, and conveyed to the County for ownership, operation, and maintenance.

The Developer intends to deed to the CDD in fee simple and at no cost the land of Tract "A" and grant, by plat dedication, easements over the Pedestrian Access Easements described in the plat

2nd DRAFT

for constructing the onsite public roads, the sidewalks, the drainage facilities, and for installing public utilities, as indicated in Table 1 above.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of the Public Infrastructure, in the category of Roadway Improvements. The Developer intends to advance the funds to pay for such mobility impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

b. Stormwater Management and Drainage Facilities.

1. Onsite and Offsite Drainage Facilities.

The District will fund the construction or the acquisition of the onsite and offsite drainage systems that support the Development, as shown in the permitted paving, grading and drainage plans prepared by Ford Engineers, Inc. Once the offsite drainage system is completed the offsite improvements on SW 112 Avenue, SW 232 Street and SW 109 Avenue will be conveyed to the County for ownership, operations, and maintenance. The District will retain ownership of the onsite drainage facilities for operation and maintenance.

The Developer intends to deed to the CDD in fee simple and at no cost Tract "A" for the onsite drainage systems and to grant the necessary drainage easements as indicated in Table 1 above for the drainage components located within open areas.

c. Water Distribution and Sewer Collection Systems.

The construction cost of the water and sewer systems described in the approved set of plans prepared by Ford Engineers, Inc., is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

VI. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Table 2		
Description	Future Ownership	Future Maintenance
Onsite Roadway Improvements	CDD	CDD
Offsite SW 112 Ave, SW 232 St, and SW 109 Ave Road and Drainage Improvements	County	County
Onsite Stormwater Drainage Systems	CDD	CDD
Water Distribution System	County	County
Sanitary Sewers System	County	County

2nd DRAFT

VII. Permitting Status.

Table 3 reflects the permitting status of the Development as of the date of this Report.

Table 3				
Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Expand the CDD	County		X	December 26, 2025
T-Plat 25244	County		X	August 22, 2025
Final Plat Recorded	County	X		2 nd Quarter 2026
Surface Water Management General Permit 13-80388-P	County		X	October 29, 2025
Class VI Drainage Permit CLVI_20250052	County		X	October 29, 2025
DERM Paving, Grading Drainage Section	County		X	November 17, 2025
Traffic Engineering Division	County		X	November 14, 2025
Environmental Monitoring and Restoration Div.	County		X	November 13, 2025
Highway Division – Roadways	County		X	November 13, 2025
Tree and Forest Resources Section	County		X	November 13, 2025
Stormwater Drainage Design Section	County		X	November 14, 2025
Water Control Section	County		X	November 17, 2025
DERM Sewerage Facilities	County		X	November 6, 2025
Fire Department	County		X	November 3, 2025
Water Mains	County		X	November 4, 2025
Miami-Dade Water and Sewer Department	County		X	November 3, 2025

VIII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development.

Table 4						
Development	Earthwork and Drainage		Roads		Water and Sewer	
	Start	End	Start	End	Start	End
Entire Site	Q4/2025	Q4/2026	Q4/2025	Q4/2026	Q4/2025	Q3/2026

IX. Estimate of Public Infrastructure Costs.

Table 5	
Infrastructure Component ⁽¹⁾	Total (\$)
Roadway Improvements ⁽²⁾	5,345,000
Stormwater Management System	1,800,000
Water Distribution System ⁽³⁾	1,978,000
Sanitary Sewer System ⁽³⁾	3,180,000
Total	12,303,000

⁽¹⁾ Rounded Up to Nearest \$1,000.

⁽²⁾ Includes County Mobility Impact Fees for 97 Villas and 160 Condominium Units.

⁽³⁾ Includes Water and Sewer connection Fees for 97 Villas and 160 Condominium Units.

2nd DRAFT

Details of the estimates of costs may be found in the cost tables in the Appendix.

X. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents living within the Expansion Area within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprising the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

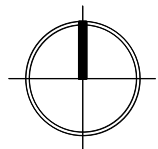
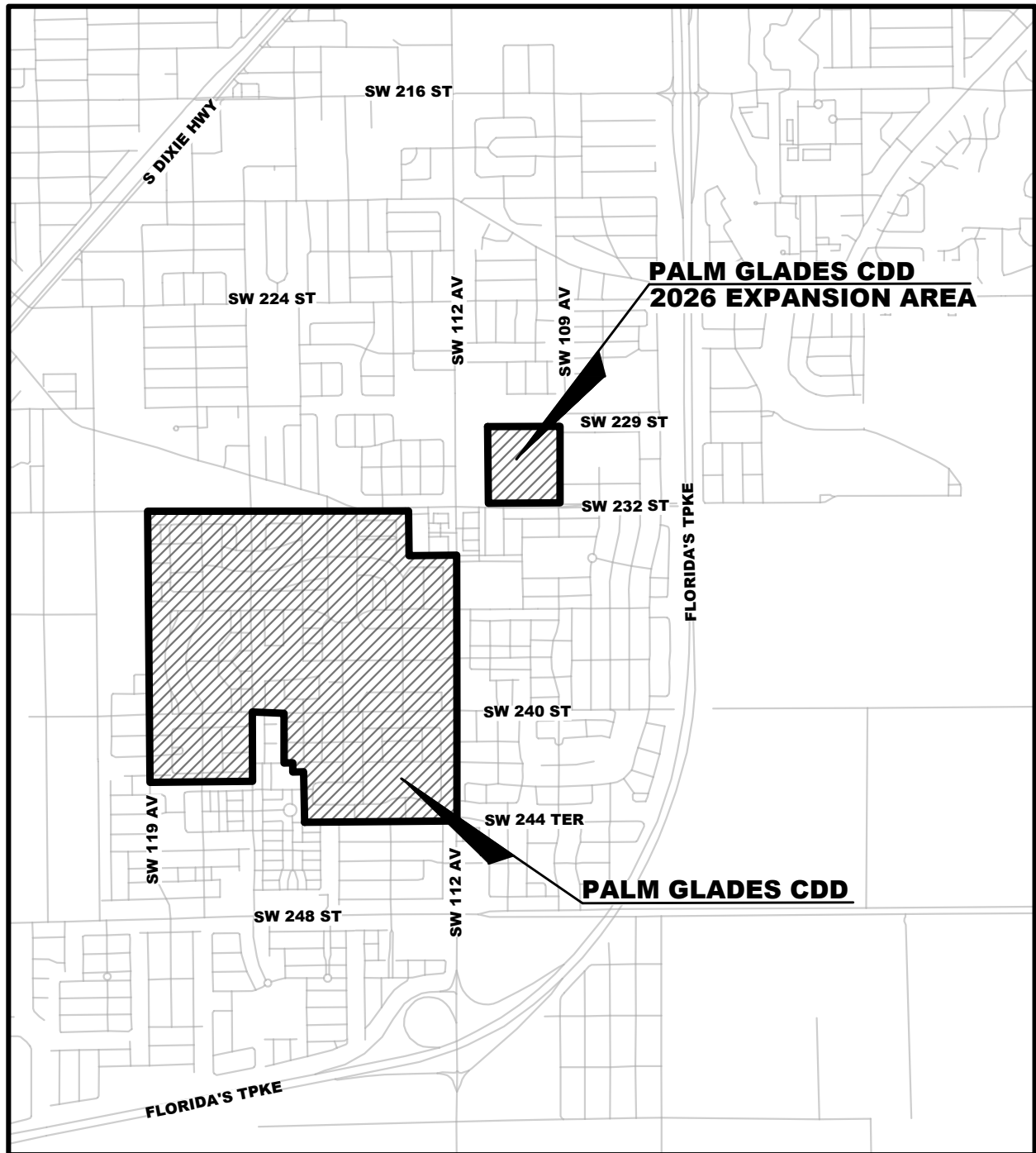
I hereby certify that the foregoing is a true and correct copy of the Fifth Supplemental Engineer's Report for the 2026 Expansion Area of the Palm Glades Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
April 14, 2026

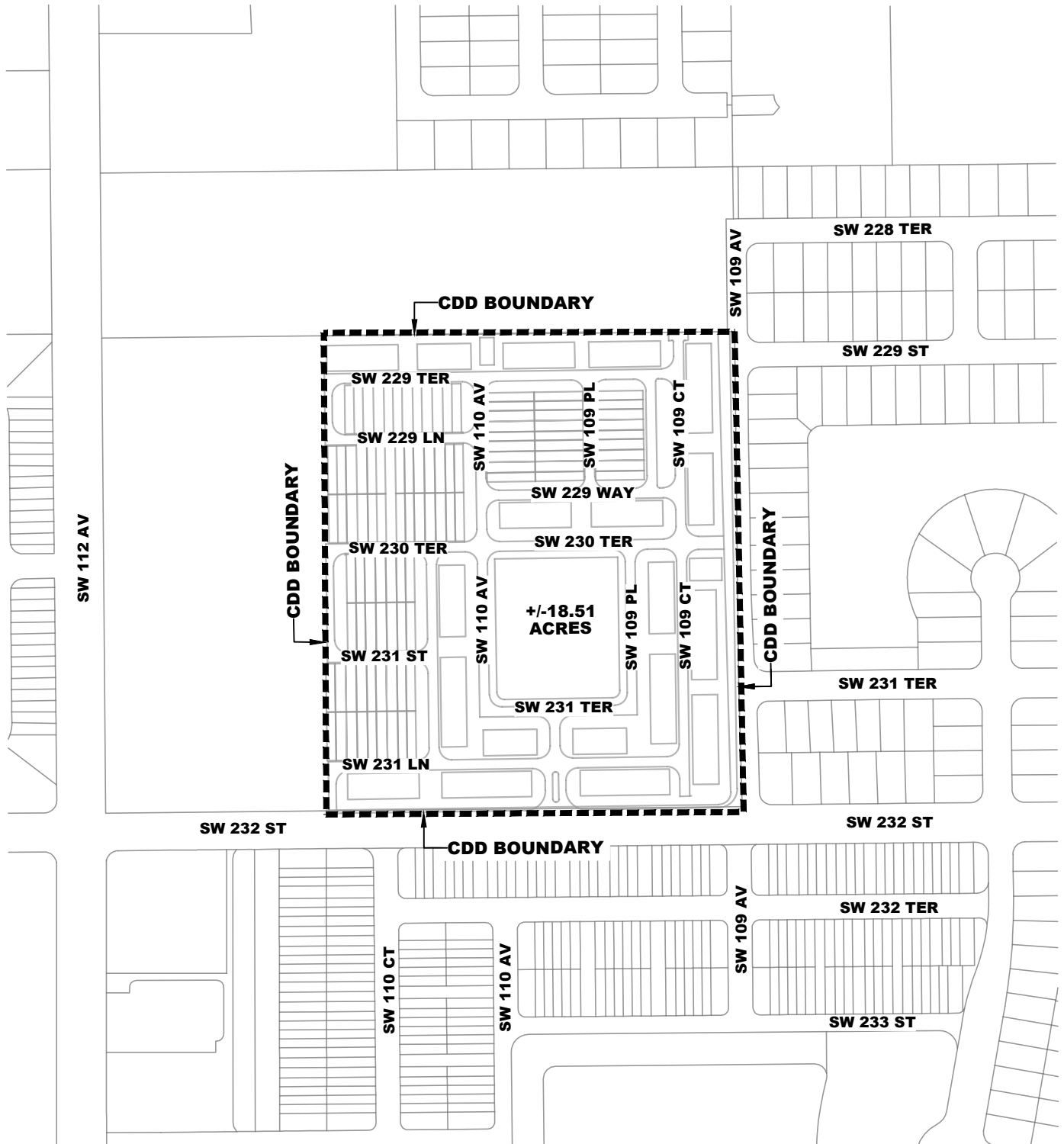
2nd DRAFT

APPENDIX

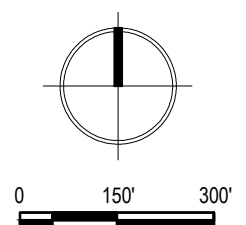
2nd DRAFT



ALVAREZ ENGINEERS, INC.
PALM GLADES CDD
LOCATION MAP



ALVAREZ ENGINEERS, INC.
 PALM GLADES CDD 2026 EXPANSION AREA
CDD BOUNDARY MAP



Summary of Palm Glades CDD 2026 Expansion Area Project Estimated Construction Costs and Schedule				
Description	Estimated Costs (4) (\$)	Estimated Construction Schedule (Quarter/Year)		
Infrastructure Component		Begin	End	Remarks
Roadway Improvements (1)	5,345,000	Q4/2025	Q4/2026	
Stormwater Management System	1,800,000	Q4/2025	Q4/2026	
Water Distribution System (2)	1,978,000	Q4/2025	Q3/2026	
Sanitary Sewer System (3)	3,180,000	Q4/2025	Q3/2016	
Total	12,303,000			

(1) Includes Miami-Dade County Mobility Impact Fees for 97 Villas and 160 Condos

(2) Includes Water Connection Fees for 97 Villas and 160 Hybrids

(3) Includes Sanitary Sewer Connection Fees for 97 Villas and 160 Hybrids

(4) Rounded up to the nearest \$1000.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
DEMOLITION: ONSITE									
1	Chain Link Fence Removal	2,605	LF	\$6.00	29.03	70.97	4,537.93	11,092.07	15,630.00
2	Wood Fence Removal	815	LF	\$6.00	29.03	70.97	1,419.74	3,470.26	4,890.00
3	MOT & Traffic Control	1	LS	\$2,500.00	29.03	70.97	725.84	1,774.16	2,500.00
Sub-total DEMOLITION: ONSITE							6,683.50	16,336.50	23,020.00
EARTHWORK: ONSITE									
1	Clearing & Grubbing	19	AC	6,550.00	29.03	70.97	36,132.13	88,317.87	124,450.00
2	Silt Fence (No Maintenance)	3,590	LF	4.00	100.00	-	14,360.00	-	14,360.00
3	Washed Rock Entrance	1	EA	5,500.00	100.00	-	5,500.00	-	5,500.00
4	Disc Site	19	AC	650.00	29.03	70.97	3,585.63	8,764.37	12,350.00
5	Over-Excavate 2' & Stockpile Over-Excavating (25' x 25' Area) At Boring Locations B-5 & B-6	100	CY	3.10	29.03	70.97	90.00	220.00	310.00
6	Move to Green Areas	100	CY	2.90	29.03	70.97	84.20	205.80	290.00
7	Mill Site (1 Time) Per Nelco (Riz Hosein) Via Email dated 08-3-2023	89,815	SY	2.55	29.03	70.97	66,494.80	162,533.45	229,028.25
8	Proof Roll Site	70,410	SY	0.15	29.03	70.97	3,066.37	7,495.13	10,561.50
9	Import Fill	164,365	TN	19.95	29.03	70.97	952,030.56	2,327,051.19	3,279,081.75
10	Miscellaneous Landscape Grading	317,765	SF	0.15	29.03	70.97	13,838.72	33,826.03	47,664.75
11	Laser Grade Building Pad	292,105	SF	0.15	-	100.00	-	43,815.75	43,815.75
12	Storage Compound	1	LS	25,000.00	29.03	70.97	7,258.36	17,741.64	25,000.00
13	Trash Allowance	1	LS	35,000.00	29.03	70.97	10,161.71	24,838.29	35,000.00
14	MOT & Traffic Control	1	LS	4,500.00	29.03	70.97	1,306.51	3,193.49	4,500.00
15	Survey	1	LS	105,850.00	29.03	70.97	30,731.91	75,118.09	105,850.00
Sub-total EARTHWORK: ONSITE							1,144,640.89	2,793,121.11	3,937,762.00
PAVEMENT: ASPHALT - ONSITE									
1	12" Compacted Subgrade	27,590	SY	1.35	100.00	-	37,246.50	-	37,246.50
2	4" Curb Base	2,885	SY	6.75	100.00	-	19,473.75	-	19,473.75
3	8" Rock Base	23,265	SY	12.95	100.00	-	301,281.75	-	301,281.75
4	1" Type S-III Asphalt (1st Lift)	22,050	SY	7.75	100.00	-	170,887.50	-	170,887.50
5	1" Type S-III Asphalt (2nd Lift)	22,050	SY	7.75	100.00	-	170,887.50	-	170,887.50
6	Survey	1	LS	25,850.00	100.00	-	25,850.00	-	25,850.00
Sub-total PAVEMENT: ASPHALT - ONSITE							725,627.00	-	725,627.00
CONCRETE: ONSITE									
1	2' Valley Gutter	8,270	LF	18.00	100.00	-	148,860.00	-	148,860.00
2	2' Type "F" Curb & Gutter	2,115	LF	18.00	100.00	-	38,070.00	-	38,070.00
3	6" x 18" Type "D" Curb	5,215	LF	14.25	100.00	-	74,313.75	-	74,313.75
3	Survey	1	LS	16,850.00	100.00	-	16,850.00	-	16,850.00
Sub-total CONCRETE: ONSITE							278,093.75	-	278,093.75
SIGNS & MARKINGS: ONSITE									
1	Pavement Marking Allowance	1	LS	45,850.00	100.00	-	45,850.00	-	45,850.00
2	Survey	1	LS	10,850.00	100.00	-	10,850.00	-	10,850.00
Sub-total SIGNS & MARKINGS: ONSITE							56,700.00	-	56,700.00
STORM DRAIN: ONSITE									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	2,330	LF	148.00	100.00	-	344,840.00	-	344,840.00
2	18" HDPE	4,400	LF	65.00	100.00	-	286,000.00	-	286,000.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
3	Pipe Bedding	950	TN	31.00	100.00	-	29,450.00	-	29,450.00
4	Catch Basin 48" Dia. w/ USF 4155-6210	30	EA	3,450.00	100.00	-	103,500.00	-	103,500.00
5	Valley Inlet 48" Dia.w/ USF 5112-6143	26	EA	4,550.00	100.00	-	118,300.00	-	118,300.00
6	Valley Inlet 60" Dia.w/ USF 5112-6143	14	EA	6,150.00	100.00	-	86,100.00	-	86,100.00
7	PRB's for 18" FD (CMP)	40	EA	950.00	100.00	-	38,000.00	-	38,000.00
8	Filter Fabric in Grates	70	EA	26.00	100.00	-	1,820.00	-	1,820.00
9	Vacuum Structures at Final	70	EA	300.00	100.00	-	21,000.00	-	21,000.00
10	Survey	1	LS	11,935.00	100.00	-	11,935.00	-	11,935.00
Sub-total STORM DRAIN: ONSITE							1,040,945.00	-	1,040,945.00
WATER: ONSITE									
1	8" DIP	6,590	LF	75.00	100.00	-	494,250.00	-	494,250.00
2	6" DIP	360	LF	60.00	100.00	-	21,600.00	-	21,600.00
3	Detector Tape	6,950	LF	0.50	100.00	-	3,475.00	-	3,475.00
4	Marking Wire	6,950	LF	0.50	100.00	-	3,475.00	-	3,475.00
5	Blueline Paint Water Main	6,950	LF	0.50	100.00	-	3,475.00	-	3,475.00
6	Pipe Bedding for Water Main	1,545	TN	31.00	100.00	-	47,895.00	-	47,895.00
7	Fire Hydrant w/ Mega Lug	18	EA	4,500.00	100.00	-	81,000.00	-	81,000.00
8	3/4" Threaded Rod for Hydrant Restraints	18	EA	175.00	100.00	-	3,150.00	-	3,150.00
9	8" Gate Valve & Box w/ Mega Lug	42	EA	2,400.00	100.00	-	100,800.00	-	100,800.00
10	6" Gate Valve & Box w/ Mega Lug	18	EA	2,000.00	100.00	-	36,000.00	-	36,000.00
11	8" Saddle w/ 2" Corp.	166	EA	550.00	100.00	-	91,300.00	-	91,300.00
12	8" x 8" Tee w/ Mega Lug	21	EA	2,250.00	100.00	-	47,250.00	-	47,250.00
13	8" x 6" Tee w/ Mega Lug	18	EA	1,650.00	100.00	-	29,700.00	-	29,700.00
14	8" 90 Bend w/ Mega Lug	3	EA	950.00	100.00	-	2,850.00	-	2,850.00
15	8" Cap Tap 2" w/ Mega Lug	3	EA	575.00	100.00	-	1,725.00	-	1,725.00
16	2" FVO Ass'y.	3	EA	2,250.00	100.00	-	6,750.00	-	6,750.00
17	1" Double Water Service	89	EA	1,650.00	100.00	-	146,850.00	-	146,850.00
18	1" Single Water Service	77	EA	1,650.00	100.00	-	127,050.00	-	127,050.00
19	Wood Stakes	255	EA	11.00	100.00	-	2,805.00	-	2,805.00
20	8" Pipe Joint Restraint	329	EA	350.00	100.00	-	115,150.00	-	115,150.00
21	6" Pipe Joint Restraint	18	EA	280.00	100.00	-	5,040.00	-	5,040.00
22	16" x 8" Tapping Sleeve & Valve	1	EA	22,850.00	100.00	-	22,850.00	-	22,850.00
23	8" x 8" Tapping Sleeve & Valve	1	EA	16,850.00	100.00	-	16,850.00	-	16,850.00
24	8" Fill & Flush Connection	2	EA	2,500.00	100.00	-	5,000.00	-	5,000.00
25	Meter Box	255	EA	850.00	100.00	-	216,750.00	-	216,750.00
26	HRS & Sample Points	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
27	Sawcut Existing	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
28	Steel Plate Rental	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
29	Base & Subgrade Restoration w/ CLR	1	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
30	Pavement Restoration	1	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
31	Pavement Marking Restoration	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
32	MOT & Traffic Control	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
33	Survey	1	LS	10,850.00	100.00	-	10,850.00	-	10,850.00
Grand Total WATER: ONSITE							1,673,890.00	-	1,673,890.00
SAN. SEWER: ONSITE									
1	6" PVC SDR-26	8,925	LF	28.50	100.00	-	254,362.50	-	254,362.50
2	8" PVC SDR-26 0/6	2,855	LF	48.00	100.00	-	137,040.00	-	137,040.00
3	8" PVC SDR-26 6/8	2,475	LF	48.00	100.00	-	118,800.00	-	118,800.00
4	8" PVC SDR-26 8/10	140	LF	52.00	100.00	-	7,280.00	-	7,280.00
5	Pipe Bedding for Sewer Laterals	1,755	TN	31.00	100.00	-	54,405.00	-	54,405.00
6	Manhole 0/6	15	EA	3,650.00	100.00	-	54,750.00	-	54,750.00
7	Manhole 6/8	10	EA	4,250.00	100.00	-	42,500.00	-	42,500.00
8	Manhole 8/10	1	EA	5,000.00	100.00	-	5,000.00	-	5,000.00
9	Shrink Wrap/ PPC	26	EA	625.00	100.00	-	16,250.00	-	16,250.00
10	8" Coupling PVC SDR-26	52	EA	260.00	100.00	-	13,520.00	-	13,520.00
11	8" Manhole Adaptor PVC SDR-26	52	EA	275.00	100.00	-	14,300.00	-	14,300.00
12	8" x 6" Wye PVC SDR-26	255	EA	330.00	100.00	-	84,150.00	-	84,150.00
13	6" 45° Bend PVC SDR-26	638	EA	210.00	100.00	-	133,980.00	-	133,980.00
14	6" Cap PVC SDR-26	255	EA	185.00	100.00	-	47,175.00	-	47,175.00
15	6" Cleanout Ass'y. PVC SDR-26	255	EA	855.00	100.00	-	218,025.00	-	218,025.00
16	Rainstoppers	26	EA	95.00	100.00	-	2,470.00	-	2,470.00
17	USF Box	255	EA	880.00	100.00	-	224,400.00	-	224,400.00
18	Concrete Collar	255	EA	600.00	100.00	-	153,000.00	-	153,000.00
19	Wood Stakes	255	EA	11.00	100.00	-	2,805.00	-	2,805.00
20	Trench Box	1	LS	18,500.00	100.00	-	18,500.00	-	18,500.00
21	Clean & TV Sanitary Sewer (1 time only)	5,470	LF	4.00	100.00	-	21,880.00	-	21,880.00
22	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Grand Total SAN. SEWER: ONSITE							1,630,442.50	-	1,630,442.50
FORCE MAIN: ONSITE									
1	8" DIP Epoxy	420	LF	120.00	100.00	-	50,400.00	-	50,400.00
2	Paint for Forcemain Pipe	420	LF	0.50	100.00	-	210.00	-	210.00
3	Detector tape	420	LF	0.50	100.00	-	210.00	-	210.00
4	Pipe Bedding	95	TN	31.00	100.00	-	2,945.00	-	2,945.00
5	8" 90° Bend w/ Mega Lug	1	EA	1,450.00	100.00	-	1,450.00	-	1,450.00
6	8" Pipe Joint Restraint	21	EA	380.00	100.00	-	7,980.00	-	7,980.00
7	Flush Test	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
8	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total FORCE MAIN: ONSITE							66,750.00	-	66,750.00
LIFT STATION									
1	Public Lift Station	1	LS	625,000.00	100.00	-	625,000.00	-	625,000.00
Sub-total LIFT STATION: ONSITE							625,000.00	-	625,000.00
EARTHWORK: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	Clearing & Grubbing	1	AC	20,000.00	100.00	-	20,000.00	-	20,000.00
2	Silt Fence (No Maintenance)	840	LF	3.10	100.00	-	2,604.00	-	2,604.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
3	Proof Roll Site	3,735	SY	0.15	100.00	-	560.25	-	560.25
4	Strip Site 6" & Stockpile	625	CY	2.25	100.00	-	1,406.25	-	1,406.25
5	Move to Green Areas	625	CY	2.90	100.00	-	1,812.50	-	1,812.50
6	Import Fill Importing 12" Of Fill Only	2,205	TN	19.95	100.00	-	43,989.75	-	43,989.75
7	Miscellaneous Landscape Grading	13,440	SF	0.15	100.00	-	2,016.00	-	2,016.00
8	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
9	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total EARTHWORK: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							77,328.75	-	77,328.75
PAVEMENT: ASPHALT - OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	12" Compacted Subgrade	2,745	SY	1.35	100.00	-	3,705.75	-	3,705.75
2	4" Curb Base	235	SY	6.75	100.00	-	1,586.25	-	1,586.25
3	8" Rock Base	2,365	SY	12.95	100.00	-	30,626.75	-	30,626.75
4	2" Type S-III Asphalt (1st Lift)	2,240	SY	15.50	100.00	-	34,720.00	-	34,720.00
5	1" Type S-III Asphalt (2nd Lift)	2,240	SY	7.50	100.00	-	16,800.00	-	16,800.00
6	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
7	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							92,378.75	-	92,378.75
CONCRETE: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	5,040	SF	4.00	100.00	-	20,160.00	-	20,160.00
2	2' Type "F" Curb & Gutter	840	LF	18.00	100.00	-	15,120.00	-	15,120.00
3	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
4	Survey	1	EA	3,580.00	100.00	-	3,580.00	-	3,580.00
Sub-total CONCRETE: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							40,360.00	-	40,360.00
SIGNS & MARKINGS: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	Pavement Marking Allowance	1	LS	15,000.00	100.00	-	15,000.00	-	15,000.00
2	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
3	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							19,940.00	-	19,940.00
STORM DRAIN: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	400	LF	175.00	100.00	-	70,000.00	-	70,000.00
2	24" HP	440	LF	105.00	100.00	-	46,200.00	-	46,200.00
3	Pipe Bedding	130	TN	31.00	100.00	-	4,030.00	-	4,030.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	5	EA	5,850.00	100.00	-	29,250.00	-	29,250.00
5	PRB's for 24" FD (CMP)	8	EA	1,050.00	100.00	-	8,400.00	-	8,400.00
6	Filter Fabric in Grates	5	EA	26.00	100.00	-	130.00	-	130.00
7	Vacuum Structures at Final	5	EA	300.00	100.00	-	1,500.00	-	1,500.00
8	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
9	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
10	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total STORM DRAIN: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							164,565.00	-	164,565.00
FORCE MAIN: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)									
1	8" DIP Epoxy	1,020	LF	120.00	100.00	-	122,400.00	-	122,400.00
2	Paint for Forcemain Pipe	1,020	LF	0.50	100.00	-	510.00	-	510.00
3	Detector tape	1,020	LF	0.50	100.00	-	510.00	-	510.00
4	Pipe Bedding	225	TN	31.00	100.00	-	6,975.00	-	6,975.00
5	8" Check Valve w/ Mega Lug	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
6	12" x 8" Tapping Sleeve & Valve	1	EA	22,850.00	100.00	-	22,850.00	-	22,850.00
7	8" Pipe Joint Restraint	51	EA	350.00	100.00	-	17,850.00	-	17,850.00
8	Flush Test	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	Sawcut Existing	2,040	LF	1.50	100.00	-	3,060.00	-	3,060.00
11	Pavement Restoration	1,360	SY	22.00	100.00	-	29,920.00	-	29,920.00
12	Subgrade & Base Restoration w/ CLR	1,360	SY	19.00	100.00	-	25,840.00	-	25,840.00
13	Pavement Marking Restoration	1	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
14	Traffic Loop Restoration	1	EA	3,500.00	100.00	-	3,500.00	-	3,500.00
15	MOT & Traffic Control	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
16	Survey	1	LS	3,580.00	100.00	-	3,580.00	-	3,580.00
Sub-total FORCE MAIN: OFFSITE (SW 232ND STREET) - NORTHERN 40' ROW (840' LF)							259,045.00	-	259,045.00
DEMOLITION: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)									
1	Guardrail Removal	970	LF	10.00	100.00	-	9,700.00	-	9,700.00
2	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
Sub-total DEMOLITION: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)							10,700.00	-	10,700.00
EARTHWORK: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)									
1	Clearing & Grubbing	1	AC	20,000.00	100.00	-	20,000.00	-	20,000.00
2	Silt Fence (No Maintenance)	970	LF	3.10	100.00	-	3,007.00	-	3,007.00
3	Proof Roll Site	1,615	SY	0.15	100.00	-	242.25	-	242.25
4	Strip Site 6" & Stockpile	270	CY	2.25	100.00	-	607.50	-	607.50
5	Move to Green Areas	270	CY	2.90	100.00	-	783.00	-	783.00
6	Import Fill Importing 12" Of Fill Only	955	TN	19.95	100.00	-	19,052.25	-	19,052.25
7	Miscellaneous Landscape Grading	14,550	SF	0.15	100.00	-	2,182.50	-	2,182.50
8	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
9	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total EARTHWORK: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)							50,814.50	-	50,814.50
CONCRETE: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	5,820	SF	4.00	100.00	-	23,280.00	-	23,280.00
2	2' Type "F" Curb & Gutter	970	LF	18.00	100.00	-	17,460.00	-	17,460.00
3	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
3	Survey	1	LS	3,580.00	100.00	-	3,580.00	-	3,580.00
Sub-total CONCRETE: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)							45,820.00	-	45,820.00
SIGNS & MARKINGS: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)									
1	Pavement Marking Allowance	1	LS	15,000.00	100.00	-	15,000.00	-	15,000.00
2	Hydro Blasting	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
3	MOT & Traffic Control	1	LS	3,000.00	100.00	-	3,000.00	-	3,000.00
3	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)							25,940.00	-	25,940.00
STORM DRAIN: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	400	LF	175.00	100.00	-	70,000.00	-	70,000.00
2	24" HP	570	LF	105.00	100.00	-	59,850.00	-	59,850.00
3	Pipe Bedding	170	TN	31.00	100.00	-	5,270.00	-	5,270.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	5	EA	5,850.00	100.00	-	29,250.00	-	29,250.00
5	PRB's for 24" FD (CMP)	8	EA	1,050.00	100.00	-	8,400.00	-	8,400.00
6	Filter Fabric in Grates	5	EA	26.00	100.00	-	130.00	-	130.00

Palm Glades CDD 2026 Expansion Area Project									
Estimated Construction Costs									
Item No.	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
7	Vacuum Structures at Final	5	EA	300.00	100.00	-	1,500.00	-	1,500.00
8	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
9	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
10	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total STORM DRAIN: OFFSITE (SW 109TH AVENUE) - WESTERN 15' ROW (970' LF)							179,455.00	-	179,455.00
EARTHWORK: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)									
1	Miscellaneous Landscape Grading	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
2	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
3	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total EARTHWORK: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)							4,355.00	-	4,355.00
CONCRETE: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	5,820	SF	4.00	100.00	-	23,280.00	-	23,280.00
2	2' Type "F" Curb & Gutter	970	LF	18.00	100.00	-	17,460.00	-	17,460.00
3	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
3	Survey	1	LS	3,580.00	100.00	-	3,580.00	-	3,580.00
Sub-total CONCRETE: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)							45,820.00	-	45,820.00
STORM DRAIN: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	400	LF	175.00	100.00	-	70,000.00	-	70,000.00
2	24" HP	570	LF	105.00	100.00	-	59,850.00	-	59,850.00
3	Pipe Bedding	170	TN	31.00	100.00	-	5,270.00	-	5,270.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	5	EA	5,850.00	100.00	-	29,250.00	-	29,250.00
5	PRB's for 24" FD (CMP)	8	EA	1,050.00	100.00	-	8,400.00	-	8,400.00
6	Filter Fabric in Grates	5	EA	26.00	100.00	-	130.00	-	130.00
7	Vacuum Structures at Final	5	EA	300.00	100.00	-	1,500.00	-	1,500.00
8	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
9	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
10	Survey	1	LS	2,447.75	100.00	-	2,447.75	-	2,447.75
Sub-total STORM DRAIN: OFFSITE (SW 112TH AVENUE) - WESTERN ROW (970' LF)							180,247.75	-	180,247.75
FUEL SURCHARGE: 2.5%									
1	2.5% Fuel Surcharge	1	LS	281,375.00	100.00	-	281,375.00	-	281,375.00
Sub-total FUEL SURCHARGE: 2.5%							281,375.00	-	281,375.00
TOTAL ORIGINAL CONTRACT							8,726,917.39	2,809,457.61	11,536,375.00
OTHER COSTS									
1	CDD Soft Cost and Contingency	0.15	%	11,536,375.00	75.65	24.35	1,309,037.61	421,418.64	1,730,456.25
2	Water Conn. Fee (97 Villas @ 165 GPD)	16,005	GPD	1.39	100.00		22,246.95	-	22,246.95
3	Sewer Conn Fees (97 Villas @ 165 GPD)	16,005	GPD	5.60	100.00		89,628.00	-	89,628.00
4	Water Conn. Fee (160 Hybrids @ 135 GPD)	21,600	GPD	1.39	100.00		30,024.00	-	30,024.00
5	Sewer Conn Fees (160 Hybrids @ 135 GPD)	21,600	GPD	5.60	100.00		120,960.00	-	120,960.00
6	Road Impact Fees for 97 Villas	97	EA	8,112.00	100.00		786,864.00	-	786,864.00
4	Road Impact Fees for 160 Hybrids	160	EA	7,594.00	100.00		1,215,040.00	-	1,215,040.00
Sub-total Other Costs							3,573,800.56	421,418.64	3,995,219.20
GRAND TOTAL							12,300,717.95	3,230,876.25	15,531,594.20

MASTER ASSESSMENT METHODOLOGY

PALM GLADES

COMMUNITY DEVELOPMENT DISTRICT

2026 EXPANSION AREA

April 14, 2026

Prepared by



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

1.0 Introduction

The Palm Glades Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates issuing approximately \$13,835,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within a recently expanded area within the District (herein the “2026 Expansion Area”), more specifically described in the Fifth Supplemental Engineer’s Report dated April 14, 2026, as may be amended and supplemented from time to time (the “Engineer’s Report”), prepared by Alvarez Engineers, Inc. (the “District’s Engineer”) The Bonds are to be issued to pay for all or a portion of the design, acquisition, construction costs of certain public infrastructure improvements, including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork; public roadway improvements and any applicable mobility fees; water and wastewater facilities and any applicable connection fees; and all related soft and incidental costs, as are more particularly described in the Engineer’s Report (herein, the “Project” or “Improvement Plan”).

1.1 Purpose

This Master Assessment Methodology Report (the “Report”) provides a methodology that determines the amount of District debt to be allocated to specific properties within the 2026 Expansion Area of the District, directly and specifically benefiting from the public improvements to be acquired or constructed by the District. The Project is being constructed as one system of improvements benefiting specific properties within the 2026 Expansion Area of the District. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes (“F.S.”), and will be supplemented with one or more Supplemental Methodology Reports to reflect the actual terms and conditions at the time of the issuance of one or more series of the Bonds.

1.2 Background

The District intends to impose non-ad valorem special assessments on the benefited lands within the C2026 Expansion Area to pay the debt represented by the Bonds in accordance with the methodology set forth in this Report. It is anticipated that all the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statute, or any other legal means available to the District. It is not the intent of this Report to address any other assessments,

if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

The District currently includes approximately 303.50 gross acres of lands, all of it located in unincorporated Miami-Dade County (the "County"). The subject of this Report, however, pertains to the specific benefited lands with the 2026 Expansion Area, which contains approximately 18.51 gross acres. The development plan for the 2026 Expansion Area is currently anticipated to consist of 97 Villas and 160 Condos for a total of 257 residential units (the "Development Plan"). This proposed Development Plan is depicted in Table 1. It is recognized that such land use plan may change, and this Report will then be modified accordingly.

The public improvements comprising the Project contemplated by the District will provide facilities that provide a direct and special benefit to the assessable property within the 2026 Expansion Area. The acquisition costs for the Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of benefit received as a result of the Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Project, which provide special benefits to specific properties within the 2026 Expansion Area of the District's boundaries, incidental general benefits to the public at large are also created, including the lands in the District which are not in the 2026 Expansion Area. These benefits are incidental and different from the direct and special benefits provided to properties within the boundaries of the 2026 Expansion Area of the District.

Although the general public outside the District, or with respect to a particular parcel within the District but not part of the 2026 Expansion Area, may benefit from the District's Improvement Plan, the benefits are incidental. The Improvement Plan is designed to meet the needs of certain specific properties to be developed within the 2026 Expansion Area of the District. Those specific property owners within the 2026 Expansion Area of the District are therefore receiving direct and special benefits not received by those outside the boundaries of the 2026 Expansion Area or outside the boundaries of the District.

1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the property owners within the 2026 Expansion Area of the District are equal to or exceeds the costs associated with providing these benefits. The increase in the market value of the benefiting property will be significantly more than the cost of the improvements being acquired. Without the District's Improvement Plan, the property would not be able to be developed and to be sold as developed property.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1.) the properties to be assessed must receive a direct and special benefit from the improvements being paid for; and
- 2.) the assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District anticipates the issuance of approximately \$13,835,000 in Bonds in one or more series to finance the public infrastructure improvements comprising the Project, provide for capitalized interest, if so required, fund one or more debt service reserve accounts, if applicable, and pay the cost of issuance for each series of the Bonds so issued. It is the purpose of this methodology to allocate \$13,835,000 in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the Development Plan as identified by the developer, Lennar Homes, LLC (the "Developer"). The Engineer's Report outlines the capital improvements needed to support the development within the 2026 Expansion Area within the District, which are shown in Table 2. The public improvements constituting the Project needed to support the development are described in detail in the Engineer Report and are estimated to cost approximately \$12,303,000. These improvements will be funded through the issuance of one or more series of Bonds. Based on the estimated costs, the total size of the Bonds needed to generate funds to pay for all or a portion of the Project was determined by the District's Underwriter to total

approximately \$13,835,000. Table 3 depicts the breakdown of the Bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Project are an integrated system of facilities that benefit the 2026 Expansion Area within the District as a whole. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides direct and special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the 2026 Expansion Area would be by assigning an equivalent residential unit (“ERU”) to the product types based on relative size. The 160 Condos, which are uniform in size, serve as the base unit and are each assigned one (1) Equivalent Residential Unit (ERU), while each of the 97 Villas is assigned zero point ninety-seven (0.97) ERU. Table 4 shows the allocation of benefits based on this ERU assignment. It is important to note that the direct and special benefit derived from the Project to the residential units identified in the Development Plan is equal to or exceeds the cost that the units will be paying for such benefits.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The initial assessments will be levied on an equal basis to all acres within the 2026 Expansion Area of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the direct and special benefits. At this point, all of the land within the 2026 Expansion Area of the District is benefiting equally from the Improvement Plan, and the special assessment will be assigned on a per acre basis.

Once platting, the recording of declaration of condominium, or other means of identifying individual lots (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive on a first-platted, first-assigned basis. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually, the Development Plan will be completed, and the debt relating to the Bonds will be allocated to the planned 97 Villas and 160 Condos lots within the 2026 Expansion Area of the District, which are the beneficiaries of the Improvement Plan, as depicted in Table 5. If there are changes to the Development Plan, a true up of the assessment will be calculated to determine if payment from the Developer is required. This process is outlined in Section 3.0.

The assignment of debt in this Master Methodology sets forth the process by which debt represented by the Bonds is apportioned. As mentioned herein, this Master Methodology Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the capital improvements to be constructed or acquired by the District include stormwater management and control facilities, including, but not limited to, related earthwork, public roadway improvements, and any applicable mobility fees, and water and wastewater facilities, and any applicable connection fees. This will provide peculiar, direct, and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the 2026 Expansion Area of the District. These peculiar, direct, and special benefits consist of the added use of the property for residential purposes, added enjoyment of the property, and the probability of increased marketability and value of the property.

2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the direct, special, and peculiar benefits to the property derived from the acquisition or construction of the Project have been apportioned to the property according to reasonable estimates of the direct, special, and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit, and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the preliminary anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired and financed by the District or the Developer. In

accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the maximum anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, the entire proposed infrastructure program is constructed or acquired by the District, and the estimated \$13,835,000 in par amount of the Bonds have been issued.

3.0 True Up

Although the District does not process plats, re-plats, declaration of condominiums, site plans, or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, re-plat, declaration of condominium or site plan, or revision is processed, the District must allocate a portion of its debt to the property according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism may be memorialized through an agreement between the District and the Developer, which may contain additional provisions.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the 2026 Expansion Area within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis, as shown in Table 5 on a first platted, first assigned basis. If the land use plan changes, then the District will update Table 5 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the

development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The preliminary assessment roll is depicted in Table 6

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in the Sections 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

(Reminder of the page intentionally left blank)

Table 1 Palm Glades CDD Community Development District Development Plan - Annexed Area

Land Use	No. of Units*	ERUs per Unit	Total ERUs
Villas	97	0.90	87.30
Condos	160	1.00	160.00
Residential Units	257		247.3
Gross Acres	18.51		

* Unit mix subject to change based on marketing and other factors.

Table 2 Palm Glades Community Development District Estimated Construction Costs - Annexed Area

Category	Cost	
Roadway Improvements (County Mobility Impact Fees for 97 villas and 160 condos)	\$	5,345,000
Stormwater Management and Drainage	\$	1,800,000
Water Distribution System (Including Water Connection Fees for 97 villas and 160 condos)	\$	1,978,000
Sanitary Collection System (Including Sewer Connection Fees for 97 villas and 160 condos)	\$	3,180,000
Total	\$	12,303,000

Information provided by Alvarez Engineers Inc.

Table 3
Palm Glades
Community Development District
Bond Sizing

		Bonds
Construction Funds	\$	12,303,000.00
Debt Service Reserve	\$	489,179.57
Capitalized Interest	\$	397,756.25
Underwriters Discount	\$	276,700.00
Issuance Costs	\$	368,364.02

Par Amount *	\$	13,835,000

***Based on the following:**

Interest Rate	5.75%
Amortization	30
Capitalized Interest	6 months
Debt Service Reserve	50% MADS
Underwriters Discount	2.00%

MADS = Maximum Annual Debt Service

MADS=	\$978,359

Information provided by FMS Bonds

Table 4 Palm Glades Community Development District Allocation of Total Project Cost - Annexed Area

Land Use	No. of Units*	ERUs per Unit	Total ERUs	Total Cost Allocated	Total Costs per Unit
Villas	97	0.90	87.30	\$ 4,343,113.22	\$ 44,774.36
Condos	160	1.00	160.00	\$ 7,959,886.78	\$ 49,749.29
Totals	257		247.30	\$ 12,303,000	

* Unit mix subject to change based on marketing and other factors.

Table 5
Palm Glades
Community Development District
Allocation of Par Debt

Land Use	No. of Units*	Total ERUs		Total Cost Allocated	Bonds Total Allocation of Par Debt	Bonds Allocation of Par Debt per Unit		Annual Debt Assessment Total	Annual Debt Assessment Per Unit**
Villas	97	87.30	\$	4,343,113.22	\$ 4,883,928.37	\$ 50,349.78	\$	345,373.04	\$ 3,560.55
Condos	160	160.00	\$	7,959,886.78	\$ 8,951,071.47	\$ 55,944.20	\$	632,986.11	\$ 3,956.16
Totals	257	247.30	\$	12,303,000.00	\$ 13,835,000			\$978,359	

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 6%).

Table 6 Palm Glades Community Development District Preliminary Assessment Roll - Annexed Area

Parcel ID#	Acres		Total Allocation of Cost Per Parcel		Allocation of Par Debt per Parcel*		Allocation of Annual Assessment per Parcel*
30-6018-000-0695	18.51	\$	13,835,000	\$	13,835,000	\$	978,359
Totals	18.51	\$	13,835,000	\$	13,835,000	\$	978,359

* This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 6%).

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE EXPANSION AREA IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION

WHEREAS, the Palm Glades Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 05-181- (the "Establishment Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, the boundaries of the District were subsequently expanded to include adjacent lands referred to therein and herein as the "Expansion Area" pursuant to Ordinance No. 25-118 (the "Expansion Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the Palm Glades Community Development District (the "Board") hereby determines to construct and/or acquire certain public improvements (the "Expansion Area Improvements") as more described in the Engineer's Report relating to the Second Expansion Area Improvements, prepared by Alvarez Engineers, Inc., [dated](#) and approved by the Board on February 21, 2026, as such report is amended and supplemented from time to time by the Board (the "Engineer's Report"), incorporated by reference as part of this Resolution, and ad further set forth in the plans and specifications ([the "Plans and Specifications"](#)), [which Engineer's Report and Plans and Specifications are](#) available for review at the offices of District Manager, [5385 N. Nob Hill Road, Sunrise, Florida 33351](#) (the "District Office") [or at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033](#) (the "Local Records Office"); and

WHEREAS, the Palm Glades Community Development District ("District") is empowered by Chapter 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and/or maintain the Expansion Area Improvements and to impose, levy and collect the Assessments (as defined below) on the developable lands within the Expansion Area that benefit from the Expansion Area Improvements; and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of all or a portion of the Expansion Area Improvements by imposing, levying, and collecting special assessments pursuant to Chapter 170, 190, and 197, Florida Statutes (the "Assessments"); and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District's Special Assessment Methodology Report, prepared by Governmental Management Services-South Florida, LLC (the "Methodology Consultant"), dated _____2026, as amended and supplemented from time to time (the "Assessment Report"), which Assessment Report is incorporated herein and made a part herein by reference and is available for review at the District Office and at the Local Records Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property within the Expansion Area assessed as a result of the Expansion Area Improvements.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. Assessments shall be levied to defray a portion of the cost of the Second Expansion Area Improvements. The nature of the Expansion Area Improvements generally consists of roadway improvements (including impact fees), stormwater management system, water distribution and sanitary collection systems (including connection fees), cultural and recreation facilities, and related costs, all as described more particularly in the plans and specifications and in the Engineer's Report.

3. The general locations of the Second Expansion Area Improvements are on land of approximately _____in Miami-Dade County, Florida, as shown in the Engineer's Report and Plans and Specifications referred to above.

4. The estimated cost of the Expansion Area Improvements is approximately \$_____ (hereinafter referred to as the Estimated Cost") based on the Engineer's Report.

5. The Assessments will defray approximately \$_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

6. The manner in which the Assessments shall be apportioned and paid is contained with the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Expansion Area Improvements increase the value of all the lands within the Expansion Area of the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report

7. The Assessments shall be levied in accordance with the Assessment Report reference above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Expansion Area Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file at the District Office and the Local Records Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Expansion Area Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

9. The Methodology Consultant is hereby authorized and directed to cause to be made a preliminary assessment roll, as prompt as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

10. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Expansion Area Improvements acquired and / or constructed by the District, the principal component of the of the Assessment shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes (the "Uniform Method"); provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected on an annual basis through direct billing or as is otherwise permitted by law.

11. Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Expansion Area Improvements, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property within the Expansion Area as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

12. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation within Miami-Dade County, Florida.

13. All documents referenced herein and in which it is indicated are on file at and shall also be made available for inspection at the District Office and the Local Records Office.

14. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this _____ day of _____

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

By:

Chairman/Vice Chairman

ATTEST:

Secretary / Assistant Secretary

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S, AND 197, F.S.

WHEREAS, the Board of Supervisors ("Board") of the Palm Glades Community Development District (District) has adopted Resolution [2026-03](#), (the "Initial Assessment Resolution"), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of those Expansion Area Improvements, as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties within the Expansion Area of the District; and

WHEREAS, the Initial Assessment Resolution provides for the portion of the estimated cost of the Expansion Area Improvements to be defrayed by the non-ad valorem special assessments (the "Assessments" as defined in the Initial Assessment Resolution) and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands within the Expansion Area of the District upon which the assessment shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the non ad valorem special assessments and the related Expansion Area Improvements; and

WHEREAS, pursuant to the Initial Assessment Resolution, a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapters 190, F.S., 170, F.S. and 197, F.S. pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied, and all related documents are available for public inspection at the offices of the District Manager, [5385 N. Nob Hill Rd., Sunrise, Florida 33351](#) (the "District Office") or [at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033](#) (the "Local Records Office").

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. There is hereby declared a public hearing to be held on _____, 2026 at _____, [Miami, Florida](#) for the purpose of hearing questions, comments and objections to the proposed non-ad valorem special assessment and the related infrastructure improvements constituting the Second Expansion Area Improvements and as described in the preliminary assessment roll, a copy of which is available for public inspection in the District Office and the Local Records Office. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the

meeting. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the District Office at [5385 N. Nob Hill Rd., Sunrise, FL 33351](#).

3. Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The “not to exceed” amount for the annual Assessments to be stated in said Notice shall be taken from the District’s Assessment Report, dated _____, 2026, as further defined in the Initial Assessment Resolution, and which is incorporated by reference as part of this Resolution and on file in the District Office and the Local Records Office. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property within the Expansion Area of the District to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

4. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this _____ day of _____ 2026.

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

By:

Chairman/Vice Chairman

ATTEST:

Secretary / Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING RELATING TO PUBLIC IMPROVEMENTS AND LEVY OF NON-AD VALOREM ASSESSMENTS

The Board of Supervisors of the Palm Glades Community Development District ("Board") will hold a public hearing on _____ Miami, Florida to consider the adoption of an assessment roll and the imposition of non-ad valorem special assessments ("Assessments") to finance fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, or equip certain public infrastructure improvements and facilities within and outside the Expansion Area of the Palm Glades Community Development District ("District"), benefiting all assessable lands within the Expansion Area of the District (as such Expansion area is defined in Ordinance No. 25-118 of the Board of County Commissioners of Miami-Dade County, Florida), including, but not limited to, roadway improvements (including impact fees), stormwater management system, water distribution and sanitary collection systems (including connection fees), cultural and recreation facilities; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements (collectively, the "Second Expansion Area Improvements"), as more particularly described in the Engineer's Report prepared by Alvarez Engineers, Inc., dated as of, and accepted by the Board on, _____, 2026. The Board will consider the levy of Assessments on benefited properties, or property interests therein, within the Expansion Area of the District, a depiction of which properties, or interests therein, is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. Developable areas within the Expansion Area of the District (as described below) will be improved. The District third Expansion Area consists of approximately _____ Miami-Dade County, Florida. A description of the property within the Second Expansion Area of the District to be assessed, the nature of the Second Expansion Area Improvements proposed (in the Engineer's Report dated _____, 2026) and the amount to be assessed to each piece or parcel of property may be ascertained at the District Office or at the District's Records Office located at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (collectively, the "District Offices") or by contacting the District Manager's Office at 954-721-8681.

The District intends to impose Assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology, prepared by Governmental Management Services-South Florida, LLC, dated _____, 2026 ("Assessment Methodology"), which is available to the public at the District Office and the Local Records Office. Property within the Expansion Area of the District will be assessed in the principal amount not to exceed _____ in the manner described in the Assessment Methodology for the Second Expansion Area. The total amount to be levied against benefited lands within the District is \$_____ exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs. The Assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments, excluding any capitalized interest period, subsequent to the issuance of debt to finance the Expansion Area Improvements. These annual Assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect non-ad valorem assessments on property within the Second Expansion Area of the District to cover the operation and maintenance of the District's Second Expansion Area Improvements (the "O&M Assessments"). These annual O&M Assessments will be collected on the [Miami-Dade County](#) tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these O&M Assessments.

There may be occasions when one or more Supervisors of the Board will participate by phone. At the above referenced location a speaker phone will be available so that any interested person may attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 by in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the offices of District Manager, [5385 N. Nob Hill Rd., Sunrise, FL 33351](#) (the "District Office"). All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing and meeting is asked to contact the District Office at 954-721-8681 at least five calendar days prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or at the meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Juliana Duque
District Manager

[Insert Location Map Indicating Boundaries of District Second Expansion Area]

RESOLUTION NO. 2026-05

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$13,835,000 AGGREGATE PRINCIPAL AMOUNT OF PALM GLADES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND/OR CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATING TO THE 2026 EXPANSION AREA, INCLUDING BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL SYSTEMS; WATER DISTRIBUTION AND SANITARY SEWER SYSTEM INCLUDING RELATED IMPACT FEES; ROADWAY IMPROVEMENTS INCLUDING RELATED IMPACT FEES; AND RELATED INCIDENTAL COSTS, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; CONFIRMING THE PRIOR APPOINTMENT OF THE TRUSTEE; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF AUGUST 1, 2017 AND THE PREVIOUSLY VALIDATED FORM OF SUPPLEMENTAL TRUST INDENTURE FOR EACH SERIES OF BONDS AUTHORIZED BY THIS RESOLUTION; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), OF THE COUNTY OF MIAMI-DADE, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the Palm Glades Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 05-181 of the Board of County Commissioners of Miami-Dade County, Florida (the “County Commission”) enacted on October 18, 2005 and effective on October 28, 2005, as amended by Ordinance No. 04-161 of the County Commission enacted on November 6, 2007 and effective on November 16, 2007, Ordinance No. 19-99 of the County Commission enacted on October 29, 2019 and effective on November 8, 2019 and Ordinance No. 25-118 of the County Commission enacted on December 16, 2025 and effective on December 26, 2025 to expand the boundary of the District (the “Amending Ordinance”);

WHEREAS, the premises governed by the District are described more fully in Exhibit A to the Master Indenture, referred to as the “Original District Lands” and consisted of approximately 286.08 acres of land located entirely within the unincorporated area of Miami-Dade County, Florida (the “County”); and

WHEREAS, on November 6, 2007 and effective on November 16, 2007, the County Commission enacted Ordinance No. 07-161 annexing approximately 15.85 acres into the Original District Lands and removing approximately 5.87 acres from the Original District Lands (herein, the “2007 District Lands”); and

WHEREAS, on October 29, 2019 and effective on November 7, 2019, the County Commission enacted Ordinance No. 19-99, annexing approximately 7.5 acres into the 2007 District Lands (herein, the “2019 District Lands”); and

WHEREAS, on December 16, 2025 and effective on December 26, 2025, the County Commission enacted Ordinance No. 25-188, annexing approximately 18.51 acres into the 2019 District Lands (herein, the “2026 Expansion Area”); and

WHEREAS, the District has previously decided to undertake the design, acquisition and construction, including, but not limited to, stormwater management and control systems; water distribution and sanitary sewer system including related impact fees; roadway improvements including related impact fees; and related incidental costs, pursuant to the Act relating to the 2026 Expansion Area and other public infrastructure improvement within and without the boundaries of the District (collectively, the “Original Project”);

WHEREAS, the District previously authorized, pursuant to Resolution No. 2006-14 adopted by the Board of Supervisors of the District (the “Board”) on November 21, 2005 (the “Original Initial Resolution”) the issuance of not to exceed \$30,000,000 aggregate principal amount of its Palm Glades Community Development District Special Assessment Bonds, in one or more series (collectively, the “Original Authorized Bonds”), in order to pay all or a portion of the design, acquisition and construction costs of the Original Project, all as set forth in Schedule “I” attached to the Original Initial Resolution;

WHEREAS, based on an increase in the costs of the Original Project, the Original Authorized Bonds will not be sufficient to finance such increased costs, the Board hereby determines to authorize additional Bonds (herein, the “New Bonds”) in the aggregate principal amount of not exceeding \$13,835,000 to finance all or a portion of the increased costs of the Original Project;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the improvements on District lands and certain adjacent lands the improvement of which will specially benefit the District lands;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including but not limited to Sections 190.011(9), 190.011(14), 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the New Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the New Bonds and to provide for the judicial validation of the New Bonds pursuant to Section 190.016(12), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Palm Glades Community Development District, as follows:

Section 1. Authorization of New Bonds. The District hereby authorizes the issuance of not to exceed \$13,835,000 aggregate principal amount of the New Bonds in one or more series to (i) finance the costs of all or a portion of the Project in one or more phases; (ii) fund debt service reserve accounts for each series of bonds so issued; (iii) fund capitalized interest for the New Bonds if so required at the time the New Bonds of any series are sold; and (iv) pay the costs of issuing the New Bonds. Pursuant to Section 190.016(1), the New Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale.

Section 2. Certain Details of the New Bonds. The New Bonds, and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Miami-Dade County, Florida (the "County") or of the State of Florida (the "State"), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Project and subject to assessment, as set forth in the Indenture, and neither the faith and credit nor any taxing power of the District, the County, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the New Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the New Bonds.

The New Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed \$13,835,000 unless this Resolution is amended prior to the validation of the New Bonds authorized herein.

(ii) be issued in fully registered form in a minimum principal denomination of \$5,000 and any integral multiple of \$5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in one or more resolutions adopted by the District prior to the issuance and delivery of the New Bonds of any series;

(iv) the New Bonds of each series shall be payable in not more than 30 annual installments of principal; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the New Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary

redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the New Bonds. In other respects, the New Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to, the form of which is set out as **Exhibit “A”** attached hereto.

Prior to the issuance and delivery of the New Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the “Board”) of the District (each individually a “Designated Member”) and the Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the New Bonds, the Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the New Bonds and in connection with the application of the proceeds thereof.

Section 4. Approval of the Use of the Master Indenture and Authorization of the Execution and Delivery of a Supplemental Trust Indenture. The Board does hereby approve the use of the Master Trust Indenture dated as of August 1, 2017 (the “Master Indenture”) and authorizes the execution and delivery of the form of a Supplemental Trust Indenture approved pursuant to the terms of the Original Initial Resolution when in final form (collectively, the “Indenture”) pursuant to which the New Bonds will be issued, each between the District and the Trustee, as herein defined. The Indenture shall provide for the security of the New Bonds and express the contract between the District and the owners of such New Bonds.

Section 5. Sale of New Bonds. Pursuant to the provisions of Section 190.016(1), the New Bonds may be delivered in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than ninety percent (90%) of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Ratification of Appointment of Trustee. The District ratifies the appointment of Wells Fargo Bank, National Association, to serve as trustee, paying agent, registrar and authentication agent under the Indenture with respect to the New Bonds (the “Trustee”).

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, for validation and the proceedings incident thereto for the New Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for

and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District's underwriter are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Authorization and Ratification of Prior and Subsequent Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts and things and to execute all such documents, including, without limitation, the execution and delivery of any closing documents, as may be necessary to carry out and comply with the provisions of this resolution, the Indenture, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of New Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series of New Bonds, fixing the details of such series of New Bonds remaining to be specified or delegating to the Chairperson, Vice Chairperson or a Designated Member the authority to fix such details.

Section 10. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 11. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of the Palm Glades Community Development District, this 14th day of April, 2026.

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

By: _____
Name: _____
Title: Secretary, Board of Supervisors

EXHIBIT A

FORM OF SUPPLEMENTAL TRUST INDENTURE

FIFTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

AND

COMPUTERSHARE TRUST COMPANY, N.A.

as Trustee

Dated as of _____ 1, 2026

Authorizing and Securing
\$ _____
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(2026 Expansion Area)

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THIS FIFTH SUPPLEMENTAL TRUST INDENTURE (the “Fifth Supplemental Indenture”), dated as of _____ 1, 2026 between the PALM GLADES COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and COMPUTERSHARE TRUST COMPANY, N.A. (successor in interest to Wells Fargo Bank, National Association), a national banking association organized and existing under the laws of the United States and having a designated corporate trust office in St. Paul, Minnesota, as trustee (said banking association and any bank or trust company becoming successor trustee under this Fifth Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 05-181, as supplemented by Ordinance No. 07-161, Ordinance No. 19-99 and Ordinance No. 25-118 of the Board of County Commissioners of Miami-Dade County, Florida (the “County Commission”), enacted on October 18, 2005, November 6, 2007, October 29, 2019 and December 16, 2025, respectively, and effective on October 28, 2005, November 16, 2007, November 8, 2019 and December 26, 2025, respectively;

WHEREAS, the premises governed by the Issuer, as described more fully in Exhibit A attached hereto, herein referred to as the “District Lands” and consisting of approximately 321.01 acres of land located entirely within the unincorporated area of Miami-Dade County, Florida (the “County”); and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2006-14 on November 21, 2005 (the “Authorizing Resolution”), authorizing the issuance of not to exceed \$30,000,000 in aggregate principal amount of its special assessment bonds (the “Original Authorized Bonds”) to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of certain District Lands; and

WHEREAS, based on expanding the boundaries of the District, the Original Authorized Bonds are not sufficient to finance such increased costs, as such, the Issuer adopted Resolution No. 2026-05 on April 14, 2026, authorizing the issuance of additional not to exceed \$13,835,000 in aggregate principal amount of its special assessment bonds (herein, the “Bonds”) to finance all or a portion of the increased costs of the Project; and

WHEREAS, the Series 2026 Bonds (as herein defined) will be issued pursuant to that certain Master Trust Indenture dated as of August 1, 2017 by and between the Issuer and the Trustee (the “Master Indenture”) and this Fifth Supplemental Indenture to finance a portion of the

public infrastructure to be built for the benefit of the assessable lands within the herein defined 2026 Expansion Area; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (the “Developer”) is the master developer of a residential community to be located within the 2026 Expansion Area (the “Development”) and will construct all of the public infrastructure necessary to serve such residential community within the 2026 Expansion Area, a portion of which will be purchased by the Issuer with a portion of the proceeds of the herein described Series 2026 Bonds (such public infrastructure as described on Exhibit A is herein collectively referred to as the “2026 Project”); and

WHEREAS, the Issuer has determined to issue a Series of Bonds, designated as the Palm Glades Community Development District Special Assessment Bonds, Series 2026 (2026 Expansion Area) (the “Series 2026 Bonds”), pursuant to the Master Indenture and this Fifth Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2026 Bonds will be used to provide funds for (i) the Costs of acquiring and/or construction all or a portion of the 2026 Project, (ii) the funding of interest on the Series 2026 Bonds to at least _____ 15, 2026, (iii) the funding of the Series 2026 Reserve Account in an amount equal to the initial Series 2026 Reserve Requirement, and (iv) the payment of the costs of issuance of the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds will be secured by a pledge of Series 2026 Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS FIFTH SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2026 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2026 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2026 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to Computershare Trust Company, N.A., as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2026 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2026 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2026 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2026 Bonds issued and to be issued under this Fifth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise

specifically provided in this Fifth Supplemental Indenture) of any one Series 2026 Bond over any other Series 2026 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2026 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2026 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Fifth Supplemental Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Fifth Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

“Acquisition Agreement” shall mean that certain Acquisition Agreement relating to the acquisition of the 2026 Project, by and between the Developer and the Issuer.

“Arbitrage Certificate” shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of issuance of the Series 2026 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Series 2026 Bonds.

“Assessment Resolutions” shall mean Resolution No. 2026-03, Resolution No. 2026-04 and Resolution No. 2026-__ of the Issuer adopted on April 14, 2026, April 14, 2026 and _____, 2026, respectively, as amended and supplemented from time to time.

“Authorized Denomination” shall mean, with respect to the Series 2026 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof, provided, however, if any initial beneficial owner does not purchase at least \$100,000 of the Series 2026 Bonds at the time of initial delivery of the Series 2026 Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Series 2026 Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

“Bonds” shall mean the Issuer’s Special Assessments Bonds issued pursuant to the Master Indenture.

“Continuing Disclosure Agreement” shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2026 Bonds, dated the date of issuance of the Series 2026

Bonds, by and among the Issuer, the dissemination agent named therein, the Developer and joined by the parties named therein, in connection with the issuance of the Series 2026 Bonds.

“District Manager” shall mean Governmental Management Services - South Florida, LLC, and its successors and assigns.

“Indenture” shall mean collectively, the Master Indenture and this Fifth Supplemental Indenture.

“Interest Payment Date” shall mean June 15 and December 15 of each year, commencing _____ 15, 2026 and any date any principal of the Series 2026 Bonds is paid, including any Quarterly Redemption Date.

“Majority Holders” means the Beneficial Owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2026 Bonds.

“Master Indenture” shall mean the Master Trust Indenture, dated as of August 1, 2017, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2026 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2026 Bonds as specifically defined in this Fifth Supplemental Indenture).

“Paying Agent” shall mean Computershare Trust Company, N.A., and its successors and assigns as Paying Agent hereunder.

“Prepayment” shall mean the payment by any owner of property of the amount of the Series 2026 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term “Prepayment” also means any proceeds received as a result of accelerating and/or foreclosing the Series 2026 Special Assessments or as a result of a true-up payment. “Prepayments” shall include, without limitation, Series 2026 Prepayment Principal.

“Quarterly Redemption Dates” shall mean March 15, June 15, September 15, and December 15 of any year.

“Redemption Price” shall mean the principal amount of any Series 2026 Bond payable upon redemption thereof pursuant to this Fifth Supplemental Indenture.

“Release Conditions” shall mean all of the following:

- (a) all of the principal portion of the Series 2026 Special Assessments has been assigned to residential units that have received certificates of occupancy; and
- (b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) hereof.

“Registrar” shall mean Computershare Trust Company, N.A., and its successors and assigns as Registrar hereunder.

“Regular Record Date” shall mean the first (1st) day (whether or not a Business Day) of the calendar month for which an Interest Payment Date occurs.

“Resolution” shall mean, collectively, (i) Resolution No. 2006-14 of the Issuer adopted on November 21, 2005, pursuant to which the Issuer authorized the issuance of not exceeding \$30,000,000 aggregate principal amount of its Bonds to finance the construction or acquisition of public infrastructure within the District, (ii) Resolution No. 2026-05 of the Issuer adopted on April 14, 2026, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2026 Bonds in an aggregate principal amount of not exceeding \$13,835,000 to finance the acquisition of a portion of the 2026 Project, specifying the details of the Series 2026 Bonds and awarding the Series 2026 Bonds to the Underwriter pursuant to parameters established therein.

“Series 2026 Acquisition and Construction Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Fifth Supplemental Indenture.

“Series 2026 Bond Redemption Account” shall mean the Series 2026 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Fifth Supplemental Indenture.

“Series 2026 Bonds” shall mean the \$550,000 aggregate principal amount of Palm Glades Community Development District Special Assessment Bonds, Series 2026 (2026 Expansion Area), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Fifth Supplemental Indenture, and secured and authorized by the Master Indenture and this Fifth Supplemental Indenture.

“Series 2026 Costs of Issuance Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Fifth Supplemental Indenture.

“Series 2026 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Fifth Supplemental Indenture.

“Series 2026 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Fifth Supplemental Indenture.

“Series 2026 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Fifth Supplemental Indenture.

“Series 2026 Pledged Revenues” shall mean (a) all revenues received by the Issuer from Series 2026 Special Assessments levied and collected on the assessable lands within the 2026 Expansion Area within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2026 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2026 Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the

Indenture created and established with respect to or for the benefit of the Series 2026 Bonds; provided, however, that Series 2026 Pledged Revenues shall not include (A) any moneys transferred to the Series 2026 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

“Series 2026 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2026 Special Assessments being prepaid pursuant to Section 4.05 of this Fifth Supplemental Indenture or as a result of an acceleration of the Series 2026 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2026 Special Assessments are being collected through a direct billing method.

“Series 2026 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Fifth Supplemental Indenture.

“Series 2026 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Fifth Supplemental Indenture.

“Series 2026 Rebate Fund” shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Fifth Supplemental Indenture.

“Series 2026 Reserve Account” shall mean the Series 2026 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Fifth Supplemental Indenture.

“Series 2026 Reserve Requirement” or “Reserve Requirement” shall mean an amount initially equal to twenty-five percent (25%) of the maximum annual debt service with respect to the initial principal amount of the Series 2026 Bonds determined on the date of issue. Upon satisfaction of the Release Conditions, the Series 2026 Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2026 Bonds. If a portion of the Series 2026 Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(iii), the Reserve Requirement shall be reduced to twenty-five percent (25%) (prior to satisfaction of the Release Conditions) or ten percent (10%) (after satisfaction of the Release Conditions) of the maximum annual debt service of the Series 2026 Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Series 2026 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2026 Bonds be used to pay principal of and interest on the Series 2026 Bonds at that time. The initial Series 2026 Reserve Requirement shall be equal to \$_____.

“Series 2026 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Fifth Supplemental Indenture.

“Series 2026 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Fifth Supplemental Indenture.

“Series 2026 Special Assessments” shall mean the Special Assessments levied on the assessable lands within the 2026 Expansion Area as a result of the Issuer’s acquisition and/or construction of the 2026 Project, corresponding in amount to the debt service on the Series 2026 Bonds and designated as such in the methodology report relating thereto.

“Substantially Absorbed” means the date at least 75% of the principal portion of the Series 2026 Special Assessments have been assigned to residential units within the 2026 Expansion Area within the District that have received certificates of occupancy.

“2026 Expansion Area” shall mean the area within the District that will be subject to the Series 2026 Special Assessments comprising of 257 platted lots and where the 2026 Project will generally be located.

“Underwriter” shall mean FMSbonds, Inc., the underwriter of the Series 2026 Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Series 2026 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II

THE SERIES 2026 BONDS

SECTION 2.01. Amounts and Terms of Series 2026 Bonds; Issue of Series 2026 Bonds. No Series 2026 Bonds may be issued under this Fifth Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2026 Bonds that may be issued under this Fifth Supplemental Indenture is expressly limited to \$_____. The Series 2026 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2026 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2026 Bonds upon execution of this Fifth Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2026 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2026 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2026 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2026 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2026 Bonds.

(a) The Series 2026 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring or constructing a portion of the 2026 Project, (ii) to pay interest on the Series 2026 Bonds to at least _____ 15, 2026, (iii) to fund the Series 2026 Reserve Account in an amount equal to the Series 2026 Reserve Requirement; and (iv) to pay the costs of issuance of the Series 2026 Bonds. The Series 2026 Bonds shall be designated "Palm Glades Community Development District Special Assessment Bonds, Series 2026 (2026 Expansion Area)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2026 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2026 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2026 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to _____ 1, 2026, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Fifth Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the principal or Redemption Price of the Series 2026 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2026 Bonds. Except as otherwise provided in Section 2.07 of this Fifth Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the payment of interest on the Series 2026 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2026 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2026 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2026 Bond is registered at the close of business on a special record date ("Special Record Date") to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2026 Bonds in an aggregate principal amount of at least \$100,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Details of the Series 2026 Bonds.

(a) The Series 2026 Bonds will mature on December 15 in the years and in the principal amounts, and bear interest at the rates all as set forth below, subject to the right of prior redemption in accordance with their terms.

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>

*Term Bonds

(b) Interest on the Series 2026 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2026 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Series 2026 Bond Proceeds. From the net proceeds of the Series 2026 Bonds received by the Trustee in the amount of \$_____:

(a) \$_____ derived from the net proceeds of the Series 2026 Bonds (which is an amount equal to the Series 2026 Reserve Requirement) shall be deposited in the Series 2026 Reserve Account of the Debt Service Reserve Fund;

(b) \$_____ derived from the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Interest Account;

(c) \$_____ derived from the net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2026 Bonds; and

(d) \$_____ representing the balance of the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Series 2026 Bonds. The Series 2026 Bonds shall be issued as one fully registered bond for each maturity of Series 2026 Bonds and deposited with The Depository Trust Company (“DTC”), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2026 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants (“Direct Participants”) and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2026 Bonds (“Beneficial Owners”).

The Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation to any Direct Participant or to any Indirect Participant. Without limiting the immediately preceding sentence, the Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Direct Participant or Indirect Participant with respect to any ownership interest in the Series 2026 Bonds, (b) the delivery to any Direct Participant or Indirect Participant or any other person other than an Owner, as shown in the registration books kept by the Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (c) the payment to any Direct Participant or Indirect Participant or any other person, other than an Owner, as shown in the registration books kept by the Registrar, of any amount with respect to principal of, or interest on the Series 2026 Bonds. The Issuer, the Trustee, the Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Registrar as the absolute Owner of such Series 2026 Bond for the purpose of payment of principal and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of

registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. Notwithstanding any of the foregoing, the Trustee is authorized to recognize the Beneficial Owner of the Series 2026 Bonds for purposes of this Section 2.07 if beneficial ownership is proven to the satisfaction of the Trustee.

Principal and interest on the Series 2026 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2026 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2026 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2026 Bonds in the form of fully registered Series 2026 Bonds in accordance with the written instructions from Cede & Co.

Upon receipt by the Trustee or the Issuer of written notice from DTC (a) confirming that DTC has received written notice from the Issuer to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds, or (b) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute bond depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names registered owners transferring or exchanging the Series 2026 Bonds shall designate, in accordance with the provisions hereof.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the written instructions from DTC or its successor and after such time Series 2026 Bonds may be exchanged for an equal aggregate principal amount of Series

2026 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the “Bond Register”) for the registration, transfer and exchange of the Series 2026 Bonds, and hereby appoints Computershare Trust Company, N.A., as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. Computershare Trust Company, N.A. hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints Computershare Trust Company, N.A. as Paying Agent for the Series 2026 Bonds. Computershare Trust Company, N.A. hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2026 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed copy of the Master Indenture and original of this Fifth Supplemental Indenture;
- (c) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to construct or purchase the 2026 Expansion Area being financed with the proceeds of the Series 2026 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the 2026 Expansion Area, (iii) all proceedings undertaken by the Issuer with respect to the Series 2026 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2026 Special Assessments, and (v) the Series 2026 Special Assessments are legal, valid and binding liens upon the property against which such Series 2026 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid; and
- (d) A certificate of an authorized officer of the Issuer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2026 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2026 Bonds set forth in this Section 2.09 to the satisfaction of the Issuer and the Underwriter.

[END OF ARTICLE II]

ARTICLE III

REDEMPTION OF SERIES 2026 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2026 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2026 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2026 Bonds or portions of the Series 2026 Bonds to be redeemed randomly. Partial redemptions of Series 2026 Bonds shall be made in such a manner that the remaining Series 2026 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2026 Bond.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates specified below. Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

(a) Optional Redemption. The Series 2026 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after December 15, 20__ (less than all Series 2026 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2026 Optional Redemption Subaccount of the Series 2026 Bond Redemption Account.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2026 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2026 Prepayment Principal deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account (taking into account the credit from the Series 2026 Reserve Account pursuant to Section 4.05 hereof) following the

Prepayment in whole or in part of the Series 2026 Special Assessments on any assessable property within the District in accordance with the provisions of Section 4.05(a) of this Fifth Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) upon the Completion Date, from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the 2026 Project (including any amounts transferred from the Series 2026 Reserve Account), and which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(c) Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

SECTION 3.02. Notice of Redemption. When required to redeem Series 2026 Bonds under any provision of this Fifth Supplemental Indenture or directed to redeem Series 2026 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2026 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF SERIES 2026 SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2026 Acquisition and Construction Account.” Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Acquisition and Construction Account in the amount set forth in Section 2.06 of this Fifth Supplemental Indenture, together with any other moneys that may be transferred to the Series 2026 Acquisition and Construction Account as provided for herein. Such moneys in the Series 2026 Acquisition and Construction Account shall be disbursed by the Trustee as set forth in Section 5.01 of the Master Indenture and this Section 4.01(a), and upon disbursement, the Issuer shall apply such moneys as provided for herein and in the Acquisition Agreement. Any moneys remaining in the Series 2026 Acquisition and Construction Account after the Completion Date and payment of all costs of the 2026 Project owed but not yet requisitioned, as evidenced in a certificate from the District Engineer to the Trustee, upon which the Trustee may conclusively rely, and the adoption of a resolution by the Issuer accepting the 2026 Project, as evidenced by a certificate from the District Manager delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account. The Series 2026 Acquisition and Construction Account shall be closed upon the expenditure of all funds therein. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2026 Acquisition and Construction Account and make payment to the Persons so designated in such requisition. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2026 Costs of Issuance Account.” Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account in the amount set forth in Section 2.06 of this Fifth Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2026 Costs of Issuance Account to pay the costs of issuing the Series 2026 Bonds. Six months after the issuance of the Series 2026 Bonds, any moneys remaining in the Series 2026 Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Series 2026 Interest Account. Any deficiency in the amount allocated to pay the cost of issuing the Series 2026 Bonds shall be paid from excess Series 2026 Pledged Revenues on deposit in the Series 2026 Revenue Account in accordance with Section 4.02 SEVENTH. When there are no further moneys therein, the Series 2026 Costs of Issuance Account shall be closed.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the “Series 2026 Revenue Account.” Series 2026 Special Assessments (except for Prepayments of Series 2026 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2026 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2026 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Fifth Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the “Series 2026 Principal Account.” Moneys shall be deposited into the Series 2026 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Fifth Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the “Series 2026 Interest Account.” Moneys deposited into the Series 2026 Interest Account pursuant to Section 6.04 of the Master Indenture and Section 4.02 of this Fifth Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the “Series 2026 Sinking Fund Account.” Moneys shall be deposited into the Series 2026 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Fifth Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Fifth Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the “Series 2026 Reserve Account.” Proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Reserve Account in the amount set forth in Section 2.06 of this Fifth Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2026 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Fifth Supplemental Indenture.

On each May 1 and November 1 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2026 Reserve Account and transfer any excess therein above the Reserve Requirement for the Series 2026 Bonds caused by investment earnings to the Series 2026 Acquisition and Construction Account and after the Completion Date to the Series 2026 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2026 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2026 Bonds to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2026 Special Assessments and applied to redeem a portion of the Series 2026 Bonds is less than the principal amount of Series 2026 Bonds indebtedness attributable to such lands.

Subject to the provisions of Section 4.05 hereof, on any date the Issuer receives notice from the District Manager or the District Manager, on behalf of the Issuer, receives notice that a landowner wishes to prepay its Series 2026 Special Assessments relating to the benefited property of such landowner within the 2026 Expansion Area within the District, or as a result of a mandatory true-up payment, the Issuer shall, or cause the District Manager, on behalf of the Issuer to calculate the principal amount of such Prepayment taking into account a credit against the amount of the Series 2026 Prepayment Principal due by the amount of money in the Series 2026 Debt Service

Reserve Account that will be in excess of the Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Series 2026 Debt Service Reserve Account shall be transferred by the Trustee to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Series 2026 Debt Service Reserve Account to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account to be used for the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 3.01(b)(i) hereof. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

In addition, in the event of an extraordinary mandatory redemption pursuant to Section 3.01(b)(iii), the Trustee shall calculate the Reserve Requirement and apply any excess in the Series 2026 Reserve Account toward such extraordinary mandatory redemption.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the “Series 2026 Bond Redemption Account” and within such Account, a “Series 2026 General Redemption Subaccount,” a “Series 2026 Optional Redemption Subaccount,” and a “Series 2026 Prepayment Subaccount.” Except as otherwise provided in this Fifth Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2026 Bonds, moneys to be deposited into the Series 2026 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2026 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held in such Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2026 Bonds equal to the amount of money transferred to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish a Series 2026 Rebate Fund designated as the “Series 2026 Rebate Fund.” Moneys shall be deposited into the Series 2026 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Any moneys on deposit in the Series 2026 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2026 Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2026 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2026 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each December 15 commencing December 15, 20XX, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding December 15, less any amounts on deposit in the Series 2026 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each June 15 commencing June 15, 20XX, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding June 15, less any amounts on deposit in the Series 2026 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each December 15, commencing December 15, 20XX, to the Series 2026 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds subject to sinking fund redemption on such December 15, less any amounts on deposit in the Series 2026 Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each December 15, which is the principal payment date for any Series 2026 Bonds, to the Series 2026 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds Outstanding maturing on such December 15, less any amounts on deposit in the Series 2026 Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2026 Bonds are subject to redemption on a date which is not a June 15 or December 15 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2026 Revenue Account to the Series 2026 Interest Account, the amount necessary to pay interest on the Series 2026 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2026 Bonds remain Outstanding, to the Series 2026 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2026 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be first deposited into the Series 2026 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2026 Bonds and next, any balance in the Series 2026 Revenue Account shall remain on deposit in such Series 2026 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2026 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2026 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2026 Bonds, to execute and deliver the Indenture and to pledge the Series 2026 Pledged Revenues for the benefit of the Series 2026 Bonds to the extent set forth herein. The Series 2026 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2026 Bonds, except as otherwise permitted under the Master Indenture. The Series 2026 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2026 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. 2026 Expansion Area to Conform to Consulting Engineers Report. Upon the issuance of the Series 2026 Bonds, the Issuer will promptly proceed to construct or acquire the 2026 Expansion Area, as described in Exhibit B hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of Series 2026 Special Assessment Liens.

(a) At any time any owner of property subject to the Series 2026 Special Assessments may, at its option, or as a result of acceleration of the Series 2026 Special Assessments because of non-payment thereof or as a result of true-up payment, require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2026 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2026 Special Assessment, which shall constitute Series 2026 Prepayment Principal, plus, except as provided below, accrued interest to the next succeeding Quarterly Redemption Date (or the next succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before an Quarterly Redemption Date), attributable to the property subject to the Series 2026 Special Assessment owned by such owner. In connection with such Prepayments, in the event the amount in the Series 2026 Debt Service Reserve Account will exceed the Reserve Requirement for the Series 2026 Bonds as a result of a Prepayment in accordance with this Section 4.05(a) and Section 4.01(f) and the resulting redemption of the Series 2026 Bonds in accordance with Section 3.01(b)(i) of this Fifth Supplemental Indenture, the excess amount shall be transferred from the Series 2026 Debt Service Reserve Account to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account as a credit against the Series 2026 Prepayment Principal otherwise required to be paid by the owner of such lot or parcel, upon written instructions to the Trustee of the District Manager upon which the Trustee may conclusively rely, on behalf of the Issuer, together with a certification stating that, after giving effect to such transfers sufficient moneys will be on deposit in the Series 2026 Debt Service Reserve Account to equal or exceed the then Reserve Requirement for the Series 2026 Bonds and which certificate of the District Manager will further state that, after giving effect to the proposed redemption of Series 2026 Bonds, there will be sufficient Series 2026 Pledged Revenues to pay the principal and interest, when due, on all Series 2026 Bonds that will remain Outstanding.

(b) Upon receipt of Series 2026 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to

record in the official records of the Issuer that the Series 2026 Special Assessment has been paid in whole or in part and that such Series 2026 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

(c) The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Series 2026 Prepayment Principal. The Trustee shall calculate the amount available for extraordinary mandatory redemption of the Series 2026 Bonds pursuant to Section 3.01(b)(i) hereof forty-five (45) days before each Quarterly Redemption Date and will withdraw money from the Series 2026 Reserve Account as a credit against the amount of Prepayment that is owed in an amount as directed by the Issuer or the District Manager on behalf of the Issuer in accordance with Section 4.01(f) hereof and Section 4.05(a) hereof. No credit shall be given if as a result the Reserve Requirement shall be less than is required after taking into account the proposed extraordinary mandatory redemption pursuant to Section 3.01(b)(i) hereof. At any time such Prepayment is not in an integral multiple of \$5,000, the Trustee shall withdraw moneys from the Series 2026 Revenue Account to round-up to an integral multiple of \$5,000 and deposit such amount into the Series 2026 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2026 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made prior to the next succeeding Quarterly Redemption Date.

[END OF ARTICLE IV]

ARTICLE V

COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2026 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2026 Special Assessments relating to the acquisition and construction of the 2026 Expansion Area through the Uniform Method of Collection (the “Uniform Method”) afforded by Chapter 197, Florida Statutes. Notwithstanding the provisions of the Master Indenture, the Issuer shall commence using the Uniform Method with respect to the platted lots within the 2026 Expansion Area, unless the Trustee, at the direction of the Majority Holders, directs the Issuer, in writing, otherwise. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2026 Special Assessments, and to levy the Series 2026 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2026 Bonds when due. All Series 2026 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2026 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2026 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding bonds. In addition, the Issuer covenants not to issue any other Bonds or debt obligations secured by Special Assessments on assessable lands within the 2026 Expansion Area that are subject to the Series 2026 Special Assessments unless the Series 2026 Special Assessments levied within the 2026 Expansion Area have been Substantially Absorbed, provided the foregoing shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Trustee and the Issuer may rely on a written certificate from the District Manager regarding the occurrence of the Series 2026 Special Assessments being Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the Issuer may issue other Bonds or debt obligations secured by Special Assessments levied on the assessable lands within the 2026 Expansion Area, other than the Series 2026 Special Assessments, at any time upon the written consent of the Majority Holders.

SECTION 5.05. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which

requires more than fifty percent (50%) of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Holders.

SECTION 5.06. Acknowledgement Regarding Series 2026 Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Bonds are payable solely from the Series 2026 Pledged Revenues and any other moneys held by the Trustee under the Indenture for such purpose. Anything in the Indenture to the contrary notwithstanding and provided, however, that such actions shall not affect the tax-exempt status of the Series 2026 Bonds, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, (i) the Series 2026 Pledged Revenues include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) the Series 2026 Pledged Revenues may not be used by the Issuer (whether to pay costs of a portion of the 2026 Expansion Area or otherwise) without the consent of the Majority Holders, and (iii) the Series 2026 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the fees of the Trustee and the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. Prior to any action by the Trustee under this Section 5.06 or Section 10.05 of the Master Indenture, the Majority Holders shall provide the Issuer and the Trustee an indemnification regarding such actions so directed. The Issuer also acknowledges and agrees that from and after an Event of Default, the Trustee is authorized to exercise the Issuer's rights under the Collateral Assignment at the direction of the Majority Holders but without the consent or approval of the Issuer and the Issuer covenants not to enter into any contract regarding the 2026 Expansion Area from and after an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2026 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2026 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

[END OF ARTICLE VI]

ARTICLE VII MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Supplemental Indenture. This Fifth Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2026 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Fifth Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and this Fifth Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Fifth Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts. This Fifth Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Fifth Supplemental Indenture are hereby incorporated herein and made a part of this Fifth Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2026 Bonds or the date fixed for the redemption of any Series 2026 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2026 Bonds.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Palm Glades Community Development District has caused this Fifth Supplemental Trust Indenture to be executed by the Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by an Assistant Secretary of its Board of Supervisors and Computershare Trust Company, N.A. has caused this Fifth Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: Mauricio Pelaez
Title: Chairperson, Board of Supervisors

By: _____
Name: Juliana Duque
Title: Assistant Secretary, Board of Supervisors

COMPUTERSHARE TRUST COMPANY,
N.A., as Trustee, Paying Agent and
Registrar

By: _____
Name: _____
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Mauricio Pelaez, Chairperson of Palm Glades Community Development District (the “Issuer”), who acknowledged that he did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is his free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that he appeared before me this day in person and severally acknowledged that he, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Juliana Duque, Assistant Secretary of Palm Glades Community Development District (the “Issuer”), who acknowledged that she did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is her free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that she appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, a Vice President of Computershare Trust Company, N.A., as trustee (the "Trustee"), who acknowledged that he did so sign said instrument as such officer for and on behalf of the Trustee; that the same is his free act and deed as such officer and the free act and deed of the Trustee; that he appeared before me on this day in person and acknowledged that he, being thereunto duly authorized, signed, for the uses and purposes therein set forth. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

EXHIBIT A
LEGAL DESCRIPTION OF PROJECT AREA

EXHIBIT B

DESCRIPTION OF 2026 PROJECT

The 2026 Project includes the public infrastructure described in the Fifth Supplemental Engineer's Report prepared by Alvarez Engineers, Inc. dated April 14, 2026, as such report may be amended or supplemented from time to time.

EXHIBIT C

[FORM OF SERIES 2026 BOND]

R-

\$_____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF MIAMI-DADE
PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2026
(2026 Expansion Area)**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issuance</u>	<u>CUSIP</u>
_____%	December 15, ____	_____, 2026	696638

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Palm Glades Community Development District (the “Issuer”), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2026 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of Computershare Trust Company, N.A., as paying agent (said Computershare Trust Company, N.A. and any successor paying agent being herein called the “Paying Agent”), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above or upon earlier redemption. Principal of this Bond is payable at the designated corporate trust office of Computershare Trust Company, N.A., in lawful money of the United States of America (except while the Series 2026 Bonds are in book-entry form). Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each June 15 and December 15, commencing _____ 15, 2026 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by Computershare Trust Company, N.A., as registrar (said Computershare Trust Company, N.A. and any successor registrar being herein called the “Registrar”) on the first (1st) day of the month (whether or not a Business Day) for which an interest payment date occurs (the “Record Date”). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a June 15 or December 15 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to _____ 15, 2026, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in

whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by Computershare Trust Company, N.A., as Trustee (said Computershare Trust Company, N.A. and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, MIAMI-DADE COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2026 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE SERIES 2026 BONDS. THE SERIES 2026 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Series 2026 Bonds of the Palm Glades Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), and ordinances enacted by the Board of County Commissioners of Miami-Dade County, Florida on October 18, 2005, November 6, 2007, October 29, 2019 and December 16, 2025, respectively, and becoming effective on October 28, 2005, November 16, 2007, November 8, 2019 and December 26, 2025, respectively, designated as "Palm Glades Community Development District Special Assessment Bonds, Series 2026 (2026 Expansion Area)" (the "Bonds" or the "Series 2026 Bonds"), in the aggregate principal amount of _____ 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2026 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring a portion of the 2026 Project (as defined in the herein referred to Indenture). The Series 2026 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of August 1, 2017 (the "Master Indenture"), as amended and supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in St. Paul, Minnesota.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2026 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2026 Reserve Account within the Debt Service Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2026 Bonds, the levy and the evidencing and certifying for collection, of the Series 2026 Special Assessments, the nature and extent of the security for the Series 2026 Bonds, the terms and conditions on which the Series 2026 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2026 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2026 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2026 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2026 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2026 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2026 Special Assessments to secure and pay the Bonds.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2026 Bonds shall be made on the dates specified below. Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be

made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2026 Bonds are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after December 15, 20__ (less than all Series 2026 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of the Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>

*Maturity

The Series 2026 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2026 Prepayment Principal deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account (taking into account the credit from the Series 2026 Reserve Account pursuant to Section 4.05 of the Fifth Supplemental Indenture) following the prepayment in whole or in part of the Series 2026 Special Assessments on any assessable property within the District in accordance with the provisions of Section 4.05(a) of the Fifth Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) upon the Completion Date, from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the 2026 Project (including any amounts transferred from the Series 2026 Reserve Account) and which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee, by first class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Series 2026 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2026 Bonds at the designated corporate trust office of the Registrar in St. Paul, Minnesota. Subject to the restrictions contained in the Indenture, the Series 2026 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2026 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2026 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Palm Glades Community Development District has caused this Bond to be signed by the facsimile signature of the Chairperson/Vice Chairperson of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the facsimile signature of the Secretary of its Board of Supervisors, all as of the date hereof.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2026 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

COMPUTERSHARE TRUST COMPANY,
N.A., as Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, rendered on the ____ day of _____, 2006.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT D

FORMS OF REQUISITIONS

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (2026 Expansion Area)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Palm Glades Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Computershare Trust Company, N.A., as trustee (the “Trustee”), dated as of August 1, 2017, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Acquisition Agreement:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2026 Expansion Area; and
4. each disbursement represents a Cost of the 2026 Expansion Area which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2026 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(2026 Expansion Area)**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Palm Glades Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Computershare Trust Company, N.A., as trustee (the “Trustee”), dated as of August 1, 2017, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2026 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2026 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT E

FORM OF INVESTOR LETTER

[Date]

Palm Glades Community Development District
c/o Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
Attention: Juliana Duque

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: \$_____ Palm Glades Community Development District Special Assessment
Bonds, Series 2026 (2026 Expansion Area)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$_____ of the above-referenced Bonds [state maturing on December 15, _____, bearing interest at the rate of ____% per annum and CUSIP #] (herein, the “Investor Bonds”).

The undersigned acknowledges that the Bonds were issued for the purpose of providing a portion of the funds necessary to finance the acquisition and construction of certain public infrastructure described in the herein defined Offering Document (the “Issuer”). The undersigned further acknowledges that the Bonds, which include the Investor Bonds, are secured under that certain Master Trust Indenture, dated as of August 1, 2017 (the “Master Indenture”) and a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (“Fifth Supplement” and, collectively with the Master Indenture, the “Indenture”), between the Issuer and Computershare Trust Company, N.A., as trustee (the “Trustee”), which creates a security interest in the trust estate described therein (the “Security”) for the benefit of the Owners of the Bonds.

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and

other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

☐ a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(l) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company; or rural business investment company;

☐ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of \$5 million;

☐ an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust partnership, or limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding \$5 million;

☐ a business in which all the equity owners are “accredited investors”;

☐ a natural person who has individual net worth, or joint net worth with the person’s spouse or spousal equivalent, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

☐ a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year;

☐ a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;

☐ an entity, of a type other than those set forth above, that owns investments in excess of \$5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;

☐ a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for “accredited investor” status;

☐ a “family office” with at least \$5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or

☐ a “family client” of a family office described in the prior bullet point whose prospective investment is directed by that family office.

3. The Investor Bonds are being acquired by the Investor for investment and not with a present view to, or for resale in connection with, any distribution of the Bonds.

4. The Investor understands that the Bonds are not registered under the Securities Act and that such registration is not legally required as of the date hereof; and further understands that the Bonds (a) are not being registered or otherwise qualified for sale under the “Blue Sky” laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating service and (d) will be delivered in a form which is not readily marketable.

5. The Investor understands that (a) the Bonds are not secured by any pledge of any moneys received or to be received from any taxation by the Issuer, State of Florida or any political subdivision thereof, (b) the Bonds do not and will not represent or constitute a general obligation or a pledge of the faith and credit of the Issuer, the State of Florida or any political subdivision thereof; and (c) the liability of the Issuer with respect to the Bonds is limited to the Security as set forth in the Indenture.

6. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2026 of the Issuer and relating to the Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____

Name: _____

Title: _____

Date: _____

Or

[Name], an Individual

RESOLUTION 2026-06

**A RESOLUTION OF THE PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S
PROPOSED BUDGET FOR **FISCAL YEAR 2027** AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Palm Glades
Community Development District

Proposed Budget
FY 2027



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Palm Glades
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$2,585,061	\$2,489,256	\$95,805	\$2,585,061	\$2,990,022
Interest Income	42,500	25,775	25,775	51,549	42,500
Guess Passes	-	100	100	200	-
Party Rental Fees	13,000	6,560	6,560	13,120	13,000
Non-Residential Memberships	-	9,660	-	9,660	-
Key Card/Replacements	-	710	710	1,420	-
Landscape Replacement Damage	-	693	-	693	-
Resident Events	-	94	94	188	-
Carry Forward Surplus	212,700	155,333	-	155,333	-
TOTAL REVENUES	\$2,853,261	\$2,688,180	\$129,044	\$2,817,224	\$3,045,522

EXPENDITURES:

Administrative

Supervisor Fees	\$12,000	\$5,600	\$6,000	\$11,600	\$12,000
FICA Taxes	918	428	459	887	918
Engineering	10,000	22,745	10,000	32,745	30,000
Attorney	45,000	25,076	35,107	60,183	45,000
Annual Audit	7,300	4,900	-	4,900	7,300
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	2,400	-	2,400	2,400	2,400
Dissemination Agent	2,750	1,375	1,375	2,750	2,943
Trustee Fees	24,000	7,500	16,500	24,000	24,000
Management Fees	55,702	27,851	27,851	55,702	59,601
Website Maintenance	3,300	1,650	1,650	3,300	3,500
Telephone	100	-	50	50	100
Postage & Delivery	1,000	458	458	916	1,000
Insurance General Liability	11,530	11,568	-	11,568	14,000
Printing & Binding	2,170	160	160	320	2,170
Legal Advertising	2,600	-	2,600	2,600	3,500
Other Current Charges	1,050	307	525	832	1,050
Office Supplies	260	10	130	140	260
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	125	125	250
TOTAL ADMINISTRATIVE	\$184,505	\$111,803	\$105,390	\$217,193	\$212,166

Palm Glades
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

Operations & Maintenance

Field Expenditures

Landscape Maintenance	\$200,435	\$95,445	\$95,445	\$190,890	\$200,435
Porter Service	79,560	39,780	39,780	79,560	82,742
Mulch	65,050	35,938	29,112	65,050	67,652
Tree Trimming & Palm Pruning	39,000	34,045	4,955	39,000	40,560
Landscape Fertilization and Pest Control	43,870	21,779	22,091	43,870	45,625
Annuals	15,000	4,700	10,300	15,000	15,600
Plants Replacement	50,000	42,129	7,871	50,000	52,000
Irrigation System	23,940	11,400	11,400	22,800	23,940
Irrigation Repairs	30,000	18,070	18,070	36,140	30,000
Electricity	40,000	19,429	19,429	38,858	40,000
Refuse	18,500	10,275	10,275	20,550	21,000
Entrance Maintenance & Repairs	29,000	10,265	10,265	20,530	29,000
Janitorial Supplies	4,200	-	2,100	2,100	4,200
Lake Maintenance	13,500	4,570	4,570	9,140	13,500
Lake Debris Removal	3,600	-	1,800	1,800	3,600
Cleaning of Drainage System	22,000	5,500	5,500	11,000	22,000
Pressure Cleaning - Sidewalk	20,000	20,650	-	20,650	21,000
Field Management	25,054	12,527	12,527	25,054	26,807
Security Services	661,128	276,659	276,659	553,317	661,128
Holiday Decorations	45,000	39,865	-	39,865	45,000
Sidewalk Repairs	50,000	1,950	25,000	26,950	50,000
Contingency	60,000	31,869	28,131	60,000	100,000
Capital Reserves	157,325	157,325	-	157,325	157,325
TOTAL FIELD EXPENDITURES	\$1,696,162	\$894,170	\$635,279	\$1,529,449	\$1,753,115

Amenity Expenditures

Access Control (cards, systems, cameras maint.)	\$5,000	\$4,474	\$4,474	\$8,948	\$5,000
Air Conditioning Maintenance	7,000	915	915	1,830	7,000
Basketball Court Repairs and Maintenance	10,000	7,950	5,000	12,950	10,000
Cable & Internet Service	5,000	2,614	2,614	5,229	5,400
IT Services	2,500	1,460	1,248	2,708	3,500
Circuit Training Equipment Maintenance	6,350	4,636	4,636	9,271	11,280
Sauna Equipment Maintenance	3,500	225	1,750	1,975	3,500
Electricity	51,000	21,731	21,731	43,462	51,000
Fire Alarm & Building Alarm Monitoring	8,000	2,222	2,222	4,444	8,000
Gazebo and Trellis Repairs and Maintenance	11,000	-	5,500	5,500	11,000
Holiday Decorations	14,100	11,395	-	11,395	14,100
Property Insurance	69,300	63,194	-	63,194	70,000
Flood Insurance	14,000	12,515	-	12,515	15,000
Irrigation Repairs and Maintenance	5,000	-	2,500	2,500	5,000
Janitorial Maintenance	72,000	36,200	36,000	72,200	77,700
Janitorial Supplies	5,200	1,644	2,600	4,244	5,000
Landscape Maintenance	30,540	11,760	10,100	21,860	30,540
Landscape Replacement (Includes Mulching)	26,176	50,390	-	50,390	26,176
Management Fees	260,000	136,068	123,932	260,000	260,000
Office Equipment Maintenance	9,000	-	4,500	4,500	9,000

Palm Glades
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Amenity Expenditures (continued)					
Office Supplies/Clubhouse Supplies	18,000	11,583	6,417	18,000	18,000
Pest Control - Exterior	8,300	548	556	1,104	8,300
Pest Control - Interior	3,500	974	989	1,963	3,500
Pool, Spa and Waterpark Maintenance	45,000	22,740	22,260	45,000	48,000
Pool, Spa and Waterpark Repairs	32,500	43,917	16,250	60,167	45,000
Printing & Postage	2,400	-	1,200	1,200	2,400
Property Taxes	500	-	500	500	500
Repairs/Maintenance & Supplies (General)	50,000	15,107	15,107	30,215	50,000
Residential Social Expenses	70,000	49,830	20,170	70,000	80,000
Security	76,545	47,224	30,000	77,224	76,545
Telephone	900	603	603	1,206	1,300
Trash Collection/Recycling	6,500	-	3,250	3,250	6,500
Water & Sewer	8,000	4,258	3,742	8,000	8,000
Window Cleaning/Pressure Cleaning	4,000	-	4,000	4,000	4,000
Contingency	31,783	81,620	68,017	149,638	100,000
TOTAL AMENITY EXPENDITURES	\$972,594	\$647,799	\$422,783	\$1,070,582	\$1,080,241
TOTAL EXPENDITURES	\$2,853,261	\$1,653,772	\$1,163,452	\$2,817,224	\$3,045,522
EXCESS REVENUES (EXPENDITURES)	\$0	\$1,034,408	\$(1,034,408)	\$(0)	\$-

Gross Assessments	\$ 3,147,392
Less: Discounts & Collections 5%	(157,370)
Net Assessments	\$ 2,990,022

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family Phase 1 (2016)	372	\$ 661,678.18	\$ 1,537.14	\$ 1,778.70	\$ 241.57
Multi Family Phase 1 (2016)	563	\$ 1,001,410.80	\$ 1,537.14	\$ 1,778.70	\$ 241.57
Single Family Phase 2 (2017)	413	\$ 734,605.08	\$ 1,537.14	\$ 1,778.70	\$ 241.57
Single Family 2021 Area Project (2021)	29	\$ 51,582.44	\$ 1,537.14	\$ 1,778.70	\$ 241.57
Multi Family Phase 2 (2017)	364	\$ 647,448.55	\$ 1,537.14	\$ 1,778.70	\$ 241.57
Single Family Annexed Area (2020)	43	\$ 50,666.60	\$ 1,045.65	\$ 1,178.29	\$ 132.65
Total	1784	\$ 3,147,391.65			

Palm Glades

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Palm Glades
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rentals & Leases

The District will be charged \$220 per month for office rent from Governmental Management Services – South Florida, LLC for housing all of the District's administrative files since the inception of the district.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Expenditures – Field

Landscape Maintenance

The District has a contract with Brightview Landscaping Company for the maintenance of the Common Areas only. Includes grass cutting and edging. Irrigation monthly wet check, quarterly fertilization, bi-monthly pest control and weed control. Additional

Porter Services

This represents various cleanups and maintenance throughout the District.

Mulch

The District will go into a contract for the mulching of Common Areas only.

Tree Trimming & Palm Pruning

The District will go into contract for the maintenance of tress which includes trimming of tress in the Common Areas only.

Palm Glades
Community Development District
Budget Narrative

Expenditures – Field (continued)

Landscape Fertilization & Pest Control

The District will go into contract for the fertilization of the palm trees on the Common Areas only.

Plants Replacement

The District will go into contract for the replacement of plants needed along the common areas.

Irrigation System

The District will go into contract for the maintenance of the irrigation system.

Irrigation Repairs

The District will go into contract for the repairs of the District's irrigation system.

Electricity

FPL provides electricity for Common Area Lighting.

Refuse

The District has a contract with Waste Connections of Florida for monthly refuse service.

Entrance Maintenance & Repairs

The District will go into contract for the maintenance and repairs of the entrance.

Janitorial Services

The District has contracted with Brightview to conduct these services. This contract includes one (1) full time janitor for 40 hours per week. There is another Porter included in the current landscape agreement.

Janitorial Supplies

This includes any supplies needed for the maintenance of the common areas from Janitorial services.

Lake Maintenance

The District has a contract with Solitude Lake Management for the monthly cleaning of all lakes.

Lake Debris Removal

The District has a contract with Brightview Landscaping Company monthly debris removal from all lakes

Cleaning of Drainage System

The District will contract a company to clean the drainage system

Pressure Cleaning - Sidewalk

The District has contracted a company do pressure clean the sidewalks

Field Management

The District has a contract Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Security Services

The District has a contract with Delta Five Security for security services

Special Security Services

The District will go into contract to have police officers patrol the areas.

Holiday Decorations

The District will hire a company to decorate the common grounds for the holidays.

Sidewalk Repairs

The District will contract a company for the repairs of the sidewalks.

Contingency

Any unbudgeted miscellaneous items.

Capital Reserves

Funds reserved for any unanticipated and unscheduled cost to the District.

Palm Glades
Community Development District
Budget Narrative

Expenditures – Clubhouse Maintenance

Access Control

Includes camera monthly fee, also includes access cards and repairs.

Air Conditioning Maintenance Contract

Estimated cost to maintain the air conditioning system.

Basketball Court Repairs & Maintenance

Estimated cost to maintain the basketball courts.

Cable and Internet

Estimated cost of cable TV and internet for the Club with Comcast and Ark Solvers as needed.

IT Service Management

The district will hire a company to proactively and remotely monitor and optimize the clubhouse networks and Sharepoints.

Circuit Training Equipment Maintenance

Estimated cost to maintain the circuit training equipment.

Sauna Equipment Maintenance

Estimated cost to maintain the sauna equipment.

Electricity

FPL provides electricity for the club house.

Fire Alarm & Building Alarm Monitoring

Estimated cost of the fire alarm and building alarm monitoring services.

Gazebo and Trellis Repairs and Maintenance

Estimated cost of the repairs for the gazebo and trellis repairs and maintenance.

Holiday Decorations

The District will hire a company to decorate the common grounds for the holidays.

Property Insurance

The District's property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Flood Insurance

The District acquired flood coverage with the National Flood Insurance Program (NFIP) as the property is located in a High Hazard Flood Zone.

Irrigation Maintenance

Irrigation system within the clubhouse areas, which includes monthly wet check and irrigation system repair materials.

Janitorial Services

The District has contracted with All professional Cleaning to conduct these services. This contract includes one (1) full time janitor for 40 hours per week.

Landscape Maintenance

The district has a contract with Tony's Nursery & Garden to maintain the lawn and plants around the clubhouse.

Landscape Replacement

The district contracted Tony's Nursery & Garden for all plant replacements and annual mulching around the clubhouse.

Management Fees

Onsite management fees for the clubhouse.

Office Equipment Maintenance

Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

Palm Glades
Community Development District
Budget Narrative

Expenditures – Clubhouse Maintenance (continued)

Office Supplies/Clubhouse Supplies

Supplies to run Club and Club Office.

Pest Control

Preventative maintenance for bugs and rodents.

Pool, Spa and Waterpark Maintenance

Cost to maintain the pool, does not include repairs.

Pool, Spa and Waterpark Repairs

Cost to make unanticipated repairs to the pool.

Printing and Postage

The cost of any printing and postage associated with the club house.

Property Taxes

The counties property taxes for the club house

Repairs/Maintenance & Supplies

Maintenance expenditures required to repair and maintain the Club.

Residential Social Expenses

Expenses related to Social Events.

Security

Night watch as needed.

Telephone

Cost of telephone lines for telephone, internet, fax and alarm systems.

Trash Collection/Recycling

Cost of trash and recycling removal.

Water & Sewer

Water and sewer cost for the Club.

Window Cleaning/Pressure Cleaning

Cost of cleaning the windows and pressure cleaning

Contingency

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Palm Glades
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Capital Reserve Contribution	\$157,325	\$157,325	\$-	\$157,325	\$157,325
Interest Income	5,000	\$10,205	10,205	20,411	5,000
Carry Forward Surplus	476,787	481,318	-	481,318	658,345
TOTAL REVENUES	\$639,112	\$648,848	\$10,205	\$659,054	\$820,670
<u>EXPENDITURES:</u>					
Other Current Charges/Bank	\$500	\$354	\$354	\$709	\$500
TOTAL EXPENDITURES	\$500	\$354	\$354	\$709	\$500
EXCESS REVENUES (EXPENDITURES)	\$638,612	\$648,494	\$9,851	\$658,345	\$820,170

Palm Glades
Community Development District
Proposed Budget
Debt Service Series 2016 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$899,599	\$863,043	\$36,556	\$899,599	\$899,599
Interest Earnings	15,000	26,325	26,325	52,650	15,000
Carry Forward Surplus ⁽¹⁾	685,776	637,564	-	637,564	705,650
TOTAL REVENUES	\$1,600,374	\$1,526,932	\$62,881	\$1,589,813	\$1,620,249

EXPENDITURES:

Interest - 11/1	\$152,081	\$152,081	\$-	\$152,081	\$141,206
Principal Expense - 5/1	580,000	-	580,000	580,000	605,000
Interest Expense - 5/1	152,081	-	152,081	152,081	141,206
TOTAL EXPENDITURES	\$884,163	\$152,081	\$732,081	\$884,163	\$887,413
TOTAL EXPENDITURES	\$884,163	\$152,081	\$732,081	\$884,163	\$887,413
EXCESS REVENUES (EXPENDITURES)	\$716,212	\$1,374,851	\$(669,201)	\$705,650	\$732,836

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$129,863
	<u>\$129,863</u>

Gross Assessments	\$ 946,946
Less: Discounts & Collections 5%	(47,347)
Net Assessments	<u><u>\$ 899,599</u></u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family Phase 1 (2016)	372	\$ 404,765.76	\$ 1,088.08	\$ 1,088.08	\$ -
Multi Family Phase 1 (2016)	563	\$ 542,180.26	\$ 963.02	\$ 963.02	\$ -
Total	935	\$ 946,946.02			

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,265,000	3.750%	-	141,206	873,287.50
05/01/27	7,265,000	3.750%	605,000	141,206	
11/01/27	6,660,000	3.750%	-	129,863	876,068.75
05/01/28	6,660,000	3.750%	630,000	129,863	
11/01/28	6,030,000	3.750%	-	118,050	877,912.50
05/01/29	6,030,000	3.750%	655,000	118,050	
11/01/29	5,375,000	3.750%	-	105,769	878,818.75
05/01/30	5,375,000	3.750%	680,000	105,769	
11/01/30	4,695,000	3.750%	-	93,019	878,787.50
05/01/31	4,695,000	3.750%	705,000	93,019	
11/01/31	3,990,000	3.750%	-	79,800	877,818.75
05/01/32	3,990,000	4.000%	735,000	79,800	
11/01/32	3,255,000	4.000%	-	65,100	879,900.00
05/01/33	3,255,000	4.000%	765,000	65,100	
11/01/33	2,490,000	4.000%	-	49,800	879,900.00
05/01/34	2,490,000	4.000%	795,000	49,800	
11/01/34	1,695,000	4.000%	-	33,900	878,700.00
05/01/35	1,695,000	4.000%	830,000	33,900	
11/01/35	865,000	4.000%	-	17,300	881,200.00
05/01/36	865,000	4.000%	865,000	17,300	882,300.00
Total			\$7,265,000	\$1,667,613	\$8,932,613

Palm Glades
Community Development District
Proposed Budget
Debt Service Series 2017 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$727,253	\$703,206	\$24,047	\$727,253	\$727,253
Interest Earnings	10,000	10,405	10,405	20,810	10,000
Carry Forward Surplus ⁽¹⁾	278,235	271,842	-	271,842	286,805
TOTAL REVENUES	\$1,015,488	\$985,453	\$34,452	\$1,019,905	\$1,024,058

EXPENDITURES:

Interest - 11/1	\$179,050	\$179,050	\$-	\$179,050	\$171,550
Interest - 5/1	179,050	-	179,050	179,050	171,550
Principal - 5/1	375,000	-	375,000	375,000	390,000
TOTAL EXPENDITURES	\$733,100	\$179,050	\$554,050	\$733,100	\$733,100
EXCESS REVENUES (EXPENDITURES)	\$282,388	\$806,403	\$(519,598)	\$286,805	\$290,958

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$171,550
	<u>\$171,550</u>

Gross Assessments	\$ 765,529
Less: Discounts & Collections 5%	(38,276)
Net Assessments	<u><u>\$ 727,253</u></u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family Phase 2 (2017)	413	\$ 429,251.55	\$ 1,039.35	\$ 1,039.35	\$ -
Multi Family Phase 2 (2017)	364	\$ 336,277.76	\$ 923.84	\$ 923.84	\$ -
Total	777	\$ 765,529.31			

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,940,000	4.000%	-	171,550	725,600.00
05/01/27	6,940,000	4.000%	390,000	171,550	
11/01/27	6,550,000	5.000%	-	163,750	725,300.00
05/01/28	6,550,000	5.000%	410,000	163,750	
11/01/28	6,140,000	5.000%	-	153,500	727,250.00
05/01/29	6,140,000	5.000%	430,000	153,500	
11/01/29	5,710,000	5.000%	-	142,750	726,250.00
05/01/30	5,710,000	5.000%	450,000	142,750	
11/01/30	5,260,000	5.000%	-	131,500	724,250.00
05/01/31	5,260,000	5.000%	475,000	131,500	
11/01/31	4,785,000	5.000%	-	119,625	726,125.00
05/01/32	4,785,000	5.000%	500,000	119,625	
11/01/32	4,285,000	5.000%	-	107,125	726,750.00
05/01/33	4,285,000	5.000%	525,000	107,125	
11/01/33	3,760,000	5.000%	-	94,000	726,125.00
05/01/34	3,760,000	5.000%	550,000	94,000	
11/01/34	3,210,000	5.000%	-	80,250	724,250.00
05/01/35	3,210,000	5.000%	580,000	80,250	
11/01/35	2,630,000	5.000%	-	65,750	726,000.00
05/01/36	2,630,000	5.000%	610,000	65,750	
11/01/36	2,020,000	5.000%	-	50,500	726,250.00
05/01/37	2,020,000	5.000%	640,000	50,500	
11/01/37	1,380,000	5.000%	-	34,500	725,000.00
05/01/38	1,380,000	5.000%	675,000	34,500	
11/01/38	705,000	5.000%	-	17,625	727,125.00
05/01/39	705,000	5.000%	705,000	17,625	722,625.00
Total			\$6,940,000	\$2,664,850	\$9,604,850

Palm Glades

Community Development District

Proposed Budget

Debt Service Series 2018A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$682,304	\$656,970	\$25,334	\$682,304	\$682,304
Interest Earnings	20,000	17,572	17,572	35,145	20,000
Carry Forward Surplus ⁽¹⁾	634,459	622,539	-	622,539	666,892

TOTAL REVENUES	\$1,336,763	\$1,297,081	\$42,907	\$1,339,988	\$1,369,196

EXPENDITURES:

Series 2018A1

Interest - 11/1	\$167,945	\$167,945	\$-	\$167,945	\$164,183
Principal - 11/1	215,000	215,000	-	215,000	225,000
Interest - 5/1	164,183	-	164,183	164,183	160,245

Series 2018A2

Interest - 11/1	43,434	43,434	-	43,434	42,534
Principal - 11/1	40,000	40,000	-	40,000	40,000
Interest - 5/1	42,534	-	42,534	42,534	41,634

TOTAL EXPENDITURES	\$673,096	\$466,379	\$206,717	\$673,096	\$673,596

EXCESS REVENUES (EXPENDITURES)	\$663,667	\$830,702	\$(163,810)	\$666,892	\$695,599

⁽¹⁾ Carry Forward is Net of Reserve Requirement

A1 Interest Due 11/1/27	\$160,245
A1 Principal Due 11/1/27	\$230,000
A2 Interest Due 11/1/27	\$41,634
A2 Principal Due 11/1/27	\$45,000
	<u>\$476,879</u>

Gross Assessments	\$ 718,215
Less: Discounts & Collections 5%	(35,911)
Net Assessments	<u>\$ 682,304</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family Phase 1 (2016)	372	\$ 153,461.16	\$ 412.53	\$ 412.53	\$ -
Multi Family Phase 1 (2016)	563	\$ 232,254.39	\$ 412.53	\$ 412.53	\$ -
Single Family Phase 2 (2017)	413	\$ 170,374.89	\$ 412.53	\$ 412.53	\$ -
Single Family 2021 Area Project (2021)	29	\$ 11,963.37	\$ 412.53	\$ 412.53	\$ -
Multi Family Phase 2 (2017)	364	\$ 150,160.92	\$ 412.53	\$ 412.53	\$ -
Total	1741	\$ 718,214.73			

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,075,000	3.500%	225,000	164,183	553,365.00
05/01/27	7,850,000	3.500%	-	160,245	
11/01/27	7,850,000	3.500%	230,000	160,245	550,490.00
05/01/28	7,620,000	3.500%	-	156,220	
11/01/28	7,620,000	3.500%	240,000	156,220	552,440.00
05/01/29	7,380,000	3.500%	-	152,020	
11/01/29	7,380,000	4.000%	245,000	152,020	549,040.00
05/01/30	7,135,000	4.000%	-	147,120	
11/01/30	7,135,000	4.000%	255,000	147,120	549,240.00
05/01/31	6,880,000	4.000%	-	142,020	
11/01/31	6,880,000	4.000%	265,000	142,020	549,040.00
05/01/32	6,615,000	4.000%	-	136,720	
11/01/32	6,615,000	4.000%	280,000	136,720	553,440.00
05/01/33	6,335,000	4.000%	-	131,120	
11/01/33	6,335,000	4.000%	290,000	131,120	552,240.00
05/01/34	6,045,000	4.000%	-	125,320	
11/01/34	6,045,000	4.000%	300,000	125,320	550,640.00
05/01/35	5,745,000	4.000%	-	119,320	
11/01/35	5,745,000	4.000%	310,000	119,320	548,640.00
05/01/36	5,435,000	4.000%	-	113,120	
11/01/36	5,435,000	4.000%	325,000	113,120	551,240.00
05/01/37	5,110,000	4.000%	-	106,620	
11/01/37	5,110,000	4.000%	340,000	106,620	553,240.00
05/01/38	4,770,000	4.000%	-	99,820	
11/01/38	4,770,000	4.000%	350,000	99,820	549,640.00
05/01/39	4,420,000	4.000%	-	92,820	
11/01/39	4,420,000	4.200%	365,000	92,820	550,640.00
05/01/40	4,055,000	4.200%	-	85,155	
11/01/40	4,055,000	4.200%	380,000	85,155	550,310.00
05/01/41	3,675,000	4.200%	-	77,175	
11/01/41	3,675,000	4.200%	395,000	77,175	549,350.00
05/01/42	3,280,000	4.200%	-	68,880	
11/01/42	3,280,000	4.200%	415,000	68,880	552,760.00
05/01/43	2,865,000	4.200%	-	60,165	
11/01/43	2,865,000	4.200%	430,000	60,165	550,330.00
05/01/44	2,435,000	4.200%	-	51,135	
11/01/44	2,435,000	4.200%	450,000	51,135	552,270.00
05/01/45	1,985,000	4.200%	-	41,685	
11/01/45	1,985,000	4.200%	465,000	41,685	548,370.00
05/01/46	1,520,000	4.200%	-	31,920	
11/01/46	1,520,000	4.200%	485,000	31,920	548,840.00
05/01/47	1,035,000	4.200%	-	21,735	
11/01/47	1,035,000	4.200%	505,000	21,735	548,470.00
05/01/48	530,000	4.200%	-	11,130	
11/01/48	-	4.200%	530,000	11,130	552,260.00
Total			\$8,075,000	\$4,427,113	\$12,502,113

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 A2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,690,000	4.500%	40,000	42,534	125,068.75
05/01/27	1,650,000	4.500%	-	41,634	
11/01/27	1,650,000	4.500%	45,000	41,634	128,268.75
05/01/28	1,605,000	4.500%	-	40,622	
11/01/28	1,605,000	4.500%	45,000	40,622	126,243.75
05/01/29	1,560,000	4.500%	-	39,609	
11/01/29	1,560,000	5.000%	45,000	39,609	124,218.75
05/01/30	1,515,000	5.000%	-	38,484	
11/01/30	1,515,000	5.000%	50,000	38,484	126,968.75
05/01/31	1,465,000	5.000%	-	37,234	
11/01/31	1,465,000	5.000%	50,000	37,234	124,468.75
05/01/32	1,415,000	5.000%	-	35,984	
11/01/32	1,415,000	5.000%	55,000	35,984	126,968.75
05/01/33	1,360,000	5.000%	-	34,609	
11/01/33	1,360,000	5.000%	55,000	34,609	124,218.75
05/01/34	1,305,000	5.000%	-	33,234	
11/01/34	1,305,000	5.000%	60,000	33,234	126,468.75
05/01/35	1,245,000	5.000%	-	31,734	
11/01/35	1,245,000	5.000%	65,000	31,734	128,468.75
05/01/36	1,180,000	5.000%	-	30,109	
11/01/36	1,180,000	5.000%	65,000	30,109	125,218.75
05/01/37	1,115,000	5.000%	-	28,484	
11/01/37	1,115,000	5.000%	70,000	28,484	126,968.75
05/01/38	1,045,000	5.000%	-	26,734	
11/01/38	1,045,000	5.000%	70,000	26,734	123,468.75
05/01/39	975,000	5.000%	-	24,984	
11/01/39	975,000	5.125%	75,000	24,984	124,968.75
05/01/40	900,000	5.125%	-	23,063	
11/01/40	900,000	5.125%	80,000	23,063	126,125.00
05/01/41	820,000	5.125%	-	21,013	
11/01/41	820,000	5.125%	85,000	21,013	127,025.00
05/01/42	735,000	5.125%	-	18,834	
11/01/42	735,000	5.125%	90,000	18,834	127,668.75
05/01/43	645,000	5.125%	-	16,528	
11/01/43	645,000	5.125%	95,000	16,528	128,056.25
05/01/44	550,000	5.125%	-	14,094	
11/01/44	550,000	5.125%	100,000	14,094	128,187.50
05/01/45	450,000	5.125%	-	11,531	
11/01/45	450,000	5.125%	105,000	11,531	128,062.50
05/01/46	345,000	5.125%	-	8,841	
11/01/46	345,000	5.125%	110,000	8,841	127,681.25
05/01/47	235,000	5.125%	-	6,022	
11/01/47	235,000	5.125%	115,000	6,022	127,043.75
05/01/48	120,000	5.125%	-	3,075	
11/01/48	120,000	5.125%	120,000	3,075	126,150.00
Total			\$1,730,000	\$1,261,422	\$2,991,422

Palm Glades
Community Development District
Proposed Budget

Debt Service Series 2020 Special Assessment Bonds (Expansion Area)

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$51,000	\$49,314	\$1,686	\$51,000	\$51,000
Interest Earnings	1,000	1,338	1,338	2,676	1,000
Carry Forward Surplus ⁽¹⁾	34,884	33,693	-	33,693	36,769

TOTAL REVENUES	\$86,884	\$84,345	\$3,024	\$87,369	\$88,769

EXPENDITURES:

Interest - 11/1	\$15,300	\$15,300	\$-	\$15,300	\$14,900
Principal Expense - 5/1	20,000	-	20,000	20,000	20,000
Interest Expense - 5/1	15,300	-	15,300	15,300	14,900

TOTAL EXPENDITURES	\$50,600	\$15,300	\$35,300	\$50,600	\$49,800

EXCESS REVENUES (EXPENDITURES)	\$36,284	\$69,045	\$(32,276)	\$36,769	\$38,969

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$14,500
	<u>\$14,500</u>

Gross Assessments	\$ 53,684
Less: Discounts & Collections 5%	(2,684)
Net Assessments	<u>\$ 51,000</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family Annexed Area (2020)	43	\$ 53,684.21	\$ 1,248.47	\$ 1,248.47	\$ -
Total	43	\$ 53,684.21			

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	745,000	4.000%	-	14,900	50,200.00
05/01/27	745,000	4.000%	20,000	14,900	
11/01/27	725,000	4.000%	-	14,500	49,400.00
05/01/28	725,000	4.000%	20,000	14,500	
11/01/28	705,000	4.000%	-	14,100	48,600.00
05/01/29	705,000	4.000%	20,000	14,100	
11/01/29	685,000	4.000%	-	13,700	47,800.00
05/01/30	685,000	4.000%	20,000	13,700	
11/01/30	665,000	4.000%	-	13,300	47,000.00
05/01/31	665,000	4.000%	20,000	13,300	
11/01/31	645,000	4.000%	-	12,900	46,200.00
05/01/32	645,000	4.000%	25,000	12,900	
11/01/32	620,000	4.000%	-	12,400	50,300.00
05/01/33	620,000	4.000%	25,000	12,400	
11/01/33	595,000	4.000%	-	11,900	49,300.00
05/01/34	595,000	4.000%	25,000	11,900	
11/01/34	570,000	4.000%	-	11,400	48,300.00
05/01/35	570,000	4.000%	25,000	11,400	
11/01/35	545,000	4.000%	-	10,900	47,300.00
05/01/36	545,000	4.000%	25,000	10,900	
11/01/36	520,000	4.000%	-	10,400	46,300.00
05/01/37	520,000	4.000%	30,000	10,400	
11/01/37	490,000	4.000%	-	9,800	50,200.00
05/01/38	490,000	4.000%	30,000	9,800	
11/01/38	460,000	4.000%	-	9,200	49,000.00
05/01/39	460,000	4.000%	30,000	9,200	
11/01/39	430,000	4.000%	-	8,600	47,800.00
05/01/40	430,000	4.000%	30,000	8,600	
11/01/40	400,000	4.000%	-	8,000	46,600.00
05/01/41	400,000	4.000%	35,000	8,000	
11/01/41	365,000	4.000%	-	7,300	50,300.00
05/01/42	365,000	4.000%	35,000	7,300	
11/01/42	330,000	4.000%	-	6,600	48,900.00
05/01/43	330,000	4.000%	35,000	6,600	
11/01/43	295,000	4.000%	-	5,900	47,500.00
05/01/44	295,000	4.000%	35,000	5,900	
11/01/44	260,000	4.000%	-	5,200	46,100.00
05/01/45	260,000	4.000%	40,000	5,200	
11/01/45	220,000	4.000%	-	4,400	49,600.00
05/01/46	220,000	4.000%	40,000	4,400	
11/01/46	180,000	4.000%	-	3,600	48,000.00
05/01/47	180,000	4.000%	40,000	3,600	
11/01/47	140,000	4.000%	-	2,800	46,400.00
05/01/48	140,000	4.000%	45,000	2,800	
11/01/48	95,000	4.000%	-	1,900	49,700.00
05/01/49	95,000	4.000%	45,000	1,900	
11/01/49	50,000	4.000%	-	1,000	47,900.00
05/01/50	50,000	4.000%	50,000	1,000	51,000.00
Total			\$745,000	\$429,400	\$1,174,400

Palm Glades
Community Development District
Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$30,769	\$29,752	\$1,017	\$30,769	\$30,769
Interest Earnings	500	633	633	1,266	500
Carry Forward Surplus ⁽¹⁾	28,487	28,471	-	28,471	29,977

TOTAL REVENUES	\$59,756	\$58,856	\$1,650	\$60,506	\$61,246

EXPENDITURES:

Interest - 12/15	\$8,836	\$8,836	\$-	\$8,836	\$8,693
Principal - 12/15	13,000	13,000	-	13,000	13,000
Interest - 6/15	8,693	-	8,693	8,693	8,550

TOTAL EXPENDITURES	\$30,530	\$21,836	\$8,693	\$30,530	\$30,244

EXCESS REVENUES (EXPENDITURES)	\$29,226	\$37,019	\$(7,043)	\$29,977	\$31,002

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$8,550.25
Principal Due 12/15/27	\$13,000.00
	<u>\$21,550.25</u>

Gross Assessments	\$ 32,388
Less: Discounts & Collections 5%	(1,619)
Net Assessments	<u>\$ 30,769</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family 2021 Area Project (2021)	29	\$ 32,388.36	\$ 1,116.84	\$ 1,116.84	\$ -
Total	29	\$ 32,388.36			

Palm Glades
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/26	501,000	2.200%	13,000	8,693	30,386.50
06/15/27	488,000	2.700%	-	8,550	
12/15/27	488,000	2.700%	13,000	8,550	30,100.50
06/15/28	475,000	2.700%	-	8,375	
12/15/28	475,000	2.700%	13,000	8,375	29,749.50
06/15/29	462,000	2.700%	-	8,199	
12/15/29	462,000	2.700%	14,000	8,199	30,398.50
06/15/30	448,000	2.700%	-	8,010	
12/15/30	448,000	2.700%	14,000	8,010	30,020.50
06/15/31	434,000	2.700%	-	7,821	
12/15/31	434,000	2.700%	15,000	7,821	30,642.50
06/15/32	419,000	3.125%	-	7,619	
12/15/32	419,000	3.125%	15,000	7,619	30,237.50
06/15/33	404,000	3.125%	-	7,384	
12/15/33	404,000	3.125%	16,000	7,384	30,768.75
06/15/34	388,000	3.125%	-	7,134	
12/15/34	388,000	3.125%	16,000	7,134	30,268.75
06/15/35	372,000	3.125%	-	6,884	
12/15/35	372,000	3.125%	16,000	6,884	29,768.75
06/15/36	356,000	3.125%	-	6,634	
12/15/36	356,000	3.125%	17,000	6,634	30,268.75
06/15/37	339,000	3.125%	-	6,369	
12/15/37	339,000	3.125%	18,000	6,369	30,737.50
06/15/38	321,000	3.125%	-	6,088	
12/15/38	321,000	3.125%	18,000	6,088	30,175.00
06/15/39	303,000	3.125%	-	5,806	
12/15/39	303,000	3.125%	19,000	5,806	30,612.50
06/15/40	284,000	3.125%	-	5,509	
12/15/40	284,000	3.125%	19,000	5,509	30,018.75
06/15/41	265,000	3.125%	-	5,213	
12/15/41	265,000	3.125%	20,000	5,213	30,425.00
06/15/42	245,000	4.000%	-	4,900	
12/15/42	245,000	4.000%	20,000	4,900	29,800.00
06/15/43	225,000	4.000%	-	4,500	
12/15/43	225,000	4.000%	21,000	4,500	30,000.00
06/15/44	204,000	4.000%	-	4,080	
12/15/44	204,000	4.000%	22,000	4,080	30,160.00
06/15/45	182,000	4.000%	-	3,640	
12/15/45	182,000	4.000%	23,000	3,640	30,280.00
06/15/46	159,000	4.000%	-	3,180	
12/15/46	159,000	4.000%	24,000	3,180	30,360.00
06/15/47	135,000	4.000%	-	2,700	
12/15/47	135,000	4.000%	25,000	2,700	30,400.00
06/15/48	110,000	4.000%	-	2,200	
12/15/48	110,000	4.000%	26,000	2,200	30,400.00
06/15/49	84,000	4.000%	-	1,680	
12/15/49	84,000	4.000%	27,000	1,680	30,360.00
06/15/50	57,000	4.000%	-	1,140	
12/15/50	57,000	4.000%	28,000	1,140	30,280.00
06/15/51	29,000	4.000%	-	580	
12/15/51	29,000	4.000%	29,000	580	30,160.00
Total			\$501,000	\$277,086	\$778,086

Palm Glades
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2018 Clubhouse	Bonds Units all others	Annual Maintenance Assessments							Annual Debt Assessments					Total Assessed Per Unit		
				FY 2027			FY2026			Increase/ (decrease)	FY 2027		FY2026		Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
				Admin and Field	Clubhouse	Total	Admin and Field	Clubhouse	Total		All other Bonds	Bonds Clubhouse	All other Bonds	Bonds Clubhouse		Total	Total	Total
Single Family Phase 1 (2016)	372	372	372	\$1,178.29	\$600.41	\$1,778.70	\$1,045.65	\$491.49	\$1,537.14	\$241.57	\$1,088.08	\$412.53	\$1,088.08	\$412.53	\$0.00	\$3,279.31	\$3,037.75	\$241.57
Multi Family Phase 1 (2016)	563	563	563	\$1,178.29	\$600.41	\$1,778.70	\$1,045.65	\$491.49	\$1,537.14	\$241.57	\$963.02	\$412.53	\$963.02	\$412.53	\$0.00	\$3,154.25	\$2,912.69	\$241.57
Single Family Phase 2 (2017)	413	413	413	\$1,178.29	\$600.41	\$1,778.70	\$1,045.65	\$491.49	\$1,537.14	\$241.57	\$1,039.35	\$412.53	\$1,039.35	\$412.53	\$0.00	\$3,230.58	\$2,989.02	\$241.57
Single Family 2021 Area Project (2021)	29	29	29	\$1,178.29	\$600.41	\$1,778.70	\$1,045.65	\$491.49	\$1,537.14	\$241.57	\$1,116.84	\$412.53	\$1,116.84	\$412.53	\$0.00	\$3,308.07	\$3,066.51	\$241.57
Multi Family Phase 2 (2017)	364	364	364	\$1,178.29	\$600.41	\$1,778.70	\$1,045.65	\$491.49	\$1,537.14	\$241.57	\$923.84	\$412.53	\$923.84	\$412.53	\$0.00	\$3,115.07	\$2,873.51	\$241.57
Single Family Annexed Area (2020)	43	0	43	\$1,178.29	\$0.00	\$1,178.29	\$1,045.65	\$0.00	\$1,045.65	\$132.65	\$1,248.47	\$0.00	\$1,248.47	\$0.00	\$0.00	\$2,426.76	\$2,294.12	\$132.65
Total	1784	1741	1784															

SMALL PROJECT AGREEMENT
(Sidewalk Replacement and Repairs 2026)

THIS SMALL PROJECT AGREEMENT is made and entered into this 27 day of Nov, 2026 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

CHANDLER CONTRACTORS, INC., a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to secure the services of a contractor to replace or repair various sidewalks owned and/or maintained by the District (the "Project"), all as set forth and more particularly described in Contractor's Proposal dated March 10, 2026, which is attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

WHEREAS, the Project shall be performed at those certain areas and with respect to those certain District improvements more particularly described in the Proposal and depicted in the photographs with locations/addresses and maps attached hereto and made a part hereof as Exhibit B (the "Project Areas"); and

WHEREAS, the Board of Supervisors of the District at its meeting of March 10, 2026, authorized the proper District officials to enter into this Agreement with Contractor; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Project as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit A and Exhibit B.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in the total amount of **FORTY-SIX THOUSAND THREE HUNDRED AND 00/100 (\$46,300.00) DOLLARS** (See Proposal). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the final payment toward the contract amount set forth above will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that it shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied itself from its knowledge and experience or professional advice as to the character, condition, and location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment

of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than March 26, 2026 and be completed by Contractor by June 24, 2026, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from

the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.

- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required

insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 14. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Project by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Palm Glades Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Chandler Contractors, Inc.**
16200 Owasco Circle
Davie, Florida 33331
Attention: Wendell H. Chandler

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Exhibit A, then the terms and conditions of this main Agreement instrument shall control.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit A and Exhibit B.

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a

contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chairman/Vice-Chairman

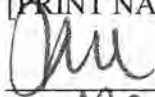
27 day of March, 2026

WITNESSES:

CONTRACTOR:

**CHANDLER CONTRACTORS, INC., a
Florida corporation**



[PRINT NAME OF WITNESS]


Merlyn Casas
[PRINT NAME OF WITNESS]

By: 
Title: pres det
27 day of March, 2026

EXHIBIT A

PROPOSAL

Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
(786) 36-9797

Proposal Date
3/10/26

Proposal Submitted to: _____ Location: _____
Palm Glades CDD
23770 SW 115 Ave.
Miami, Fl.

Job Description
Sidewalk Repairs

- 1) Supply and install barricades & caution tape at any & all Locations where necessary.
- 2) Saw cut concrete for removal.
- 3) Demo and remove as needed.
- 4) Remove driveway pavers as needed.
- 5) Form & pour concrete to match existing as close as possible.
- 6) Reinstall driveway & swale pavers.

Note: This does not include repair or changing the elevation of existing driveway or swale areas.

\$46,300.00

*Not included: Plans, Permits, Engineering, Processing
Owner accepts full responsibility for all costs associated with permits, plans and engineering
Chandler Contractors Inc. will co-ordinate all sub-contractors for a 15% fee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x _____ Date: _____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

Date: _____

EXHIBIT B
PROJECT AREAS

FEBRUARY 2026

PALM GLADES CDD
(SILVER PALMS)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext 219

East Sidewalk Replacements

Partial replacement at main entrance



Replacement of (1) slab at main entrance



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

Replacement of (3) slabs at 113th Avenue



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

Replacement of (2) slabs at SW 113th Place



11211 SW 236th Lane: replace (1) slabs.



FEBRUARY 2026

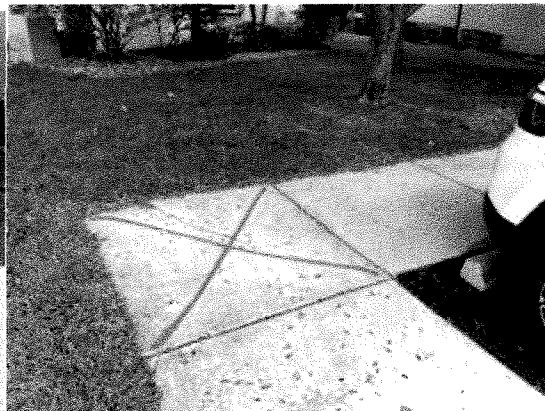
PALM GLADES CDD
(SILVER PALMS)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext 219

23644 SW 113th Avenue: replace (1) slab



Guest Parking 236th Lane: replaced (2) slabs



FEBRUARY 2026

PALM GLADES CDD
(SILVER PALMS)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext 219

11380 SW 236th Lane: partially replace (1) slab



Guest Parking 113th Passage: partial replacement of (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11252 SW 239th Lane: replace (1) slab



23941 SW 112th Court: partial replacement of (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23901 SW 112th Court: replace (1) slab



23998 SW 112 Court: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11443 SW 239th Lane: replace (1) slab



11443 SW 239th Lane: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

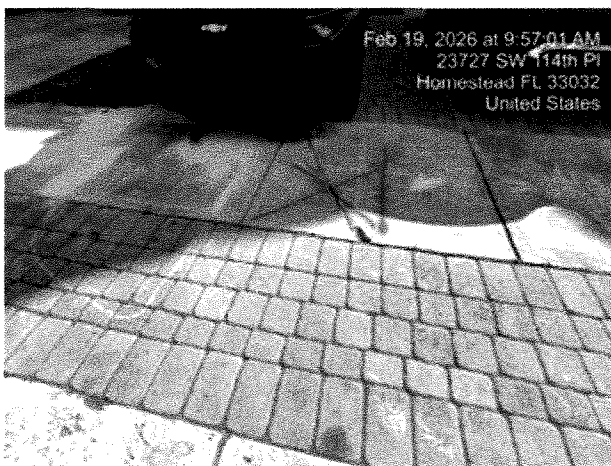
jlorenzo@gmssl.com

(954) 721-8681 Ext 219

23980 SW 114th Court: replace (1) slab



23727 SW 114th Place: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23711 SW 114th Place: partial replacement



23638 SW 114th Place: repair (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssl.com

(954) 721-8681 Ext 219

23711 SW 114th Place: partial replacement and
replacement of (1) slab



11470 SW 237th Terrace: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

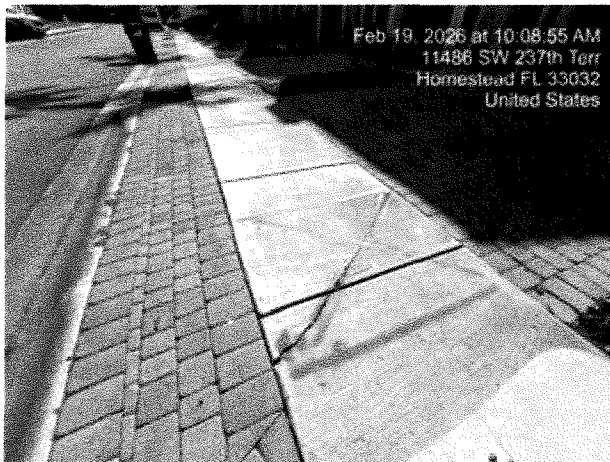
FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11486 SW 237th Terrace: replace (1) slab



23770 SW 115th Avenue: replace (2) slabs



FEBRUARY 2026

PALM GLADES CDD
(SILVER PALMS)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext 219

23470 SW 113th Passage: partial replacement



236th Street: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

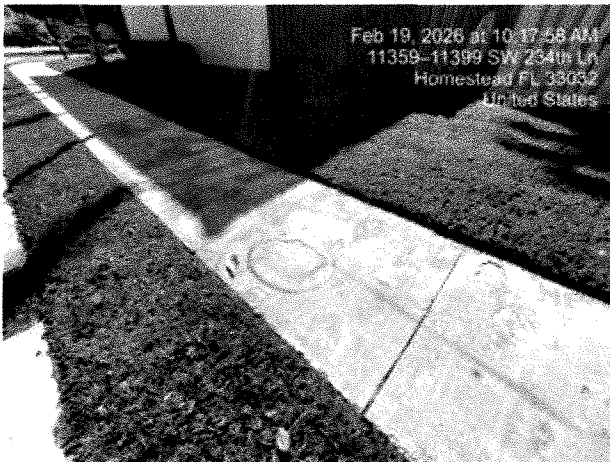
FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssfc.com

(954) 721-8681 Ext 219

234th Lane: surface concrete is coming apart



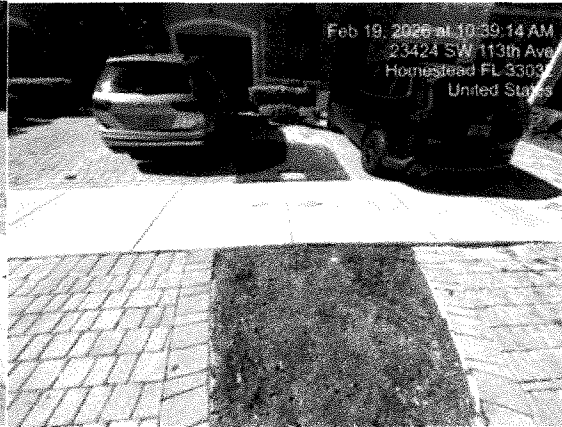
23369 SW 113th Court: partial replacement



FEBRUARY 2026
PALM GLADES CDD
(SILVER PALMS)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext 219

23424 SW 113th Avenue: replacement of (5) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23472 SW 113th Avenue: replace (1) slab



23599 SW 113th Avenue: replace (3) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

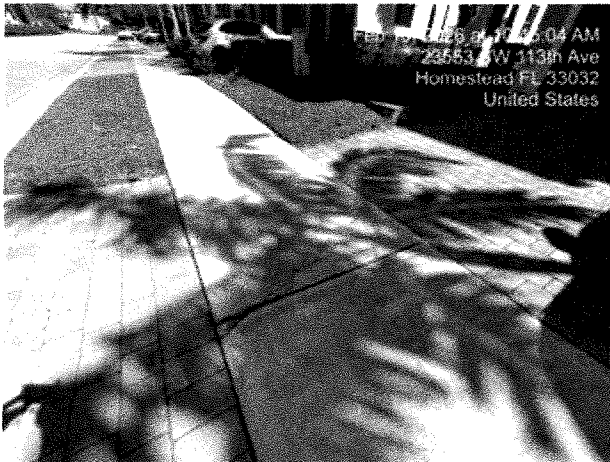
FIELD DIVISION REPORT

Jesus Lorenzo

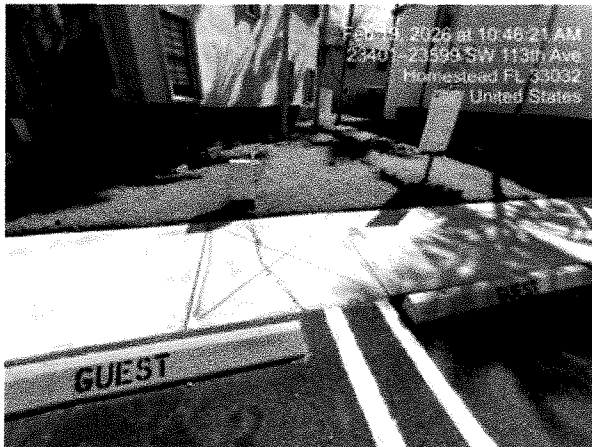
jlorenzo@gnissf.com

(954) 721-8681 Ext 219

23553 SW 113th Avenue: partial replacement



23401 SW 113th Avenue: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

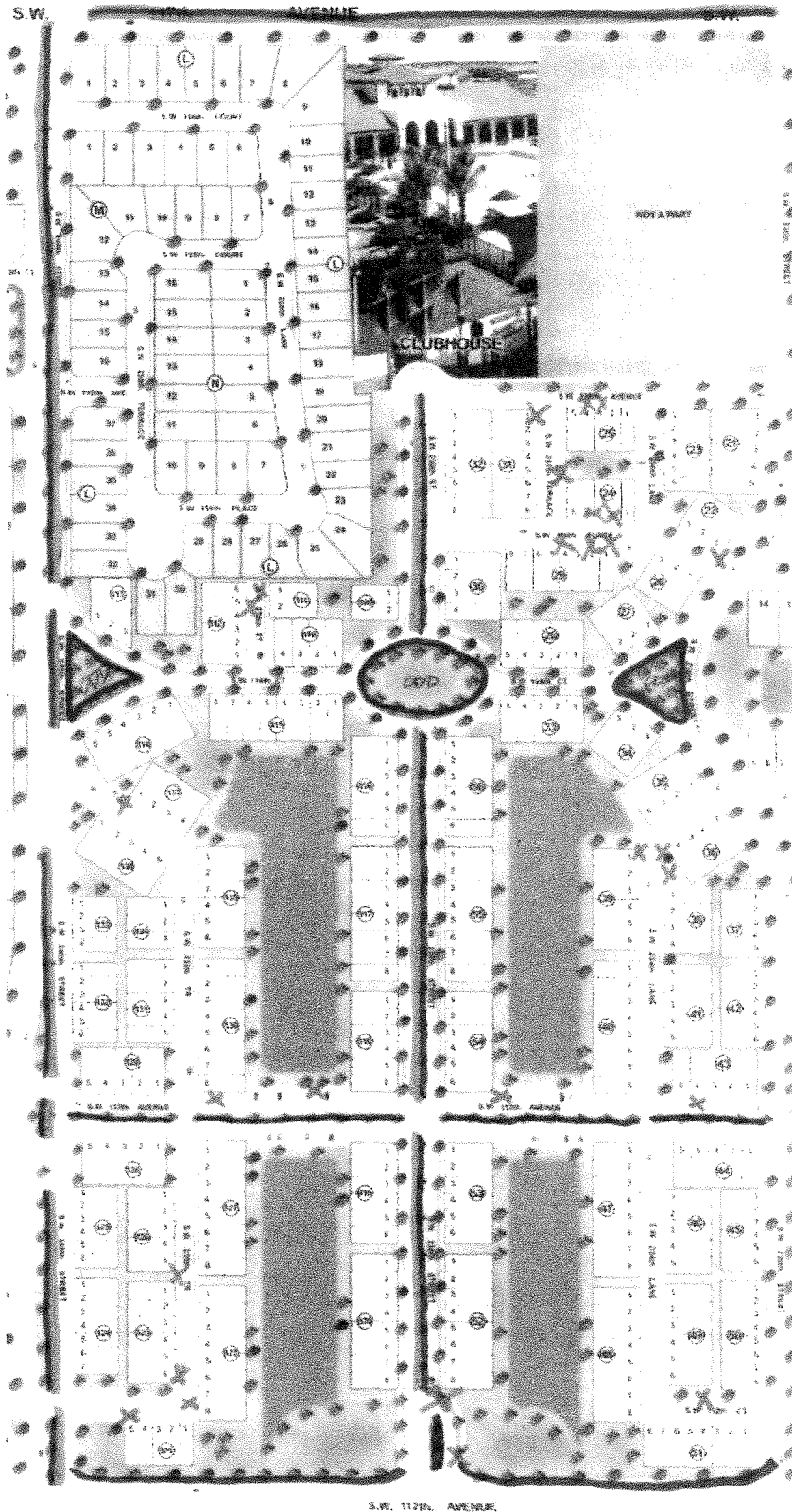
Jesus Lorenzo

jlorenzo@gmssf.com

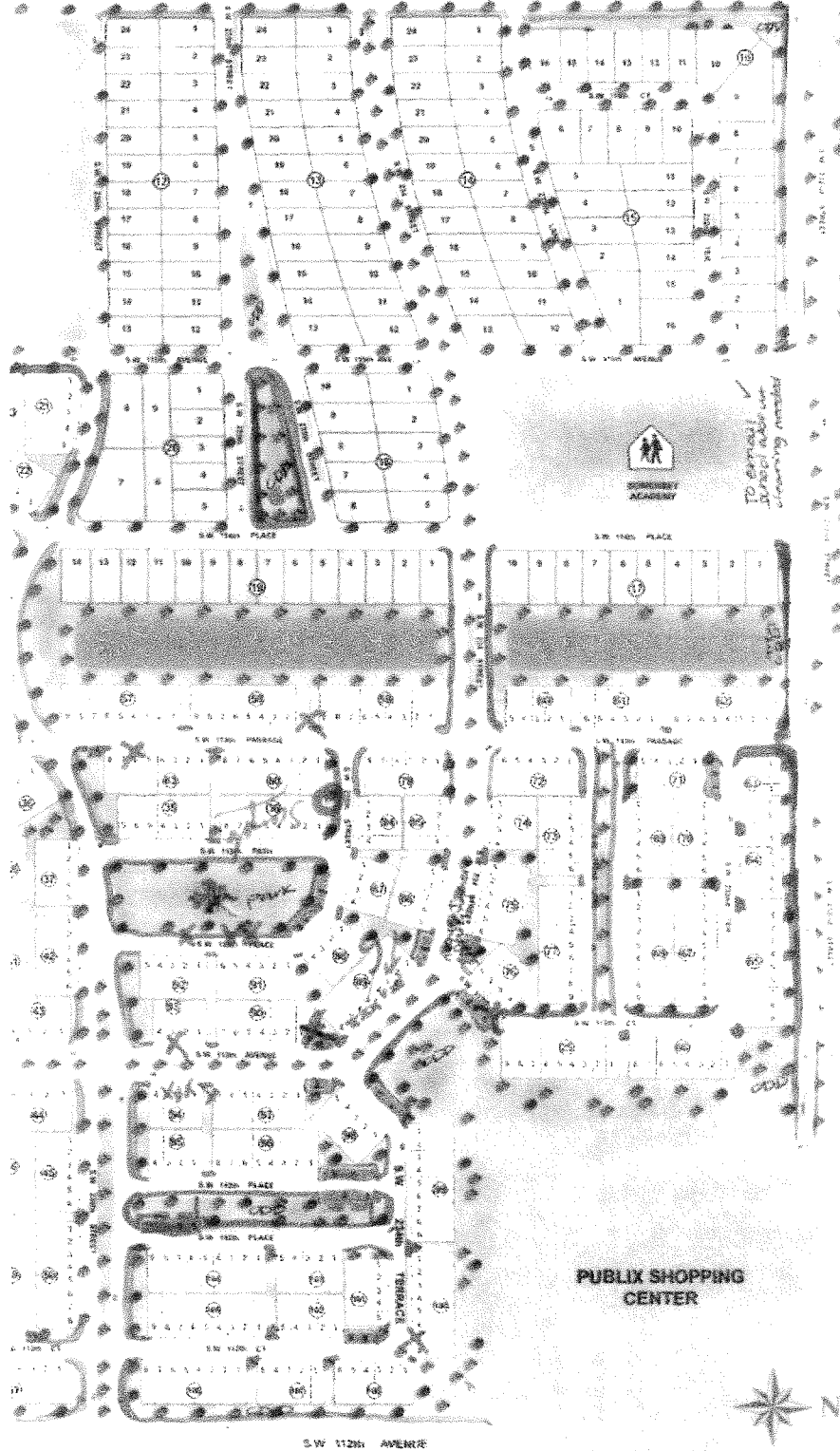
(954) 721-8681 Ext 219

23527 SW 112th Court: replace (1) slab





S.W. 117th AVENUE



**SMALL PROJECT AGREEMENT
(Playground Repairs and Painting 2026)**

Nathan **THIS SMALL PROJECT AGREEMENT** is made and entered into this 27 day of March, 2026 (the "Agreement"), by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

CHANDLER CONTRACTORS, INC., a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to secure the services of a contractor to repair and paint various playground equipment at three (3) playground areas located within the District (collectively, the "Project"), all as set forth and more particularly described in Contractor's three (3) proposals dated March 8, 2026 ("Playground # 1 Repairs (Orange & Blue @ 233 Terr.)"), March 7, 2026 ("Playground # 2 Repairs (Red & Yellow @ 113 place)"), and March 6, 2026 ("Playground # 3 Repairs (Brown & Tan @ 240 Lane)"), respectively, all of which are attached hereto and made a part hereof as Composite Exhibit A (collectively, the "Proposal"); and

WHEREAS, the Board of Supervisors of the District at its meeting of March 10, 2026 authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to complete the Project as described in the Proposal; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to complete the Project as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Composite Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. Upon Contractor's completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in a total amount **NOT TO EXCEED FORTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 (\$44,500.00) DOLLARS** (See Proposal). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the amount for any separate, independent portion of the overall Project as reflected in the Proposal will be made upon completion of the work necessary to complete that portion of the Project and after that portion of the Project has passed final inspection by the District and any other applicable permitting agencies. Payment of the final payment toward the not-to-exceed contract amount set forth above will be made upon completion of the work necessary to complete the entire Project and after the entire Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein.

The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than March 26, 2026 and be completed by Contractor by June 24, 2026, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Materials used are also subject to manufacturers' warranties.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: Palm Glades Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351

Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Chandler Contractors, Inc.**
16200 Owasco Circle
Davie, Florida 33331
Attention: Wendell H. Chandler

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the

District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Composite Exhibit A, then this main Agreement instrument shall control.

SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Composite Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Composite Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 24. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 25. RESPONSIBLE VENDOR DETERMINATION. Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any

other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

SECTION 26. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 27. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section

287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 28. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



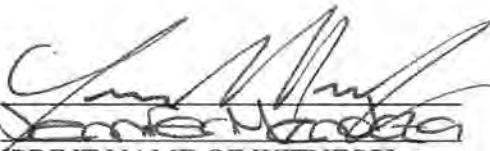
Chairman/Vice-Chairman

27 day of March, 2026

WITNESSES:

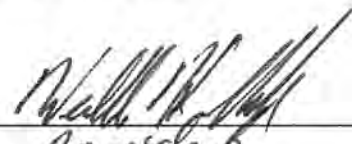
CONTRACTOR:

**CHANDLER CONTRACTORS, INC., a
Florida corporation**



[PRINT NAME OF WITNESS]


Merlyn Casas
[PRINT NAME OF WITNESS]

By: 

Title: president
27 day of March, 2026

COMPOSITE EXHIBIT A

Proposal

Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
(786) 36-9797

Proposal Date
3/8/26

Proposal Submitted to: _____ Location: _____
Palm Glades CDD
23770 SW 115 Ave.
Miami, Fl. 33032

Job Description
Playground # 1 Repairs
(Orange & Blue @ 233 Terr.)

- 1) Pressure clean & hand scrub with degreaser and liquid soap: \$850.00
 - 2) Disassemble all parts that need to be repaired or replaced: \$1,500.00
 - 3) Grind, sand, wire wheel, sand blast etc. all rusted areas: \$2,500.00
 - 4) Prime & paint all repairs to match as close as possible: \$1,500.00
 - 5) Put all back together: \$1,850.00
 - 6) Sand and prep everything: \$950.00
 - 7) Apply Diamond Clear coat sealer: \$5,000.00
- Estimated cost: \$14,150.00

NOTE: This does not include Replacement or slide painting.

*Not included: Plans, Permits, Engineering, Processing
Owner accepts full responsibility for all costs associated with permits, plans and engineering

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x _____ Date: _____
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
(786) 36-9797

Proposal Date
3/7/26

Proposal Submitted to: _____ Location: _____
Palm Glades CDD
23770 SW 115 Ave.
Miami, Fl. 33032

Job Description
Playground # 2 Repairs
(Red & Yellow @ 113 place)

- 1) Pressure clean & hand scrub with degreaser and liquid soap: \$850.00
 - 2) Disassemble all parts that need to be repaired or replaced: \$1,200.00
 - 3) Grind, sand, wire wheel, sand blast etc. all rusted areas: \$1,500.00
 - 4) Prime & paint all repairs to match as close as possible: \$1,250.00
 - 5) Put all back together: \$1,500.00
 - 6) Sand and prep everything: \$950.00
 - 7) Apply Diamond Clear coat sealer: \$4,500.00
- Estimated cost: \$11,750.00

NOTE: This does not include Slide Replacement or painting.

*Not included: Plans, Permits, Engineering, Processing
Owner accepts full responsibility for all costs associated with permits, plans and engineering

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x _____ Date: _____
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Chandler Contractors Inc.
16200 Owasco Circle
Davie, FL 33331
(786) 36-9797

Proposal Date
3/6/26

Proposal Submitted to: _____ Location: _____
Palm Glades CDD
23770 SW 115 Ave.
Miami, Fl. 33032

Job Description
Playground # 3 Repairs
(Brown & Tan @ 240 Lane)

- 1) Pressure clean & hand scrub with degreaser and liquid soap: \$1,250.00
- 2) Disassemble all parts that need to be repaired or replaced: \$1,850.00
- 3) Grind, sand, wire wheel, sand blast etc. all rusted areas: \$3,000.00
- 4) Prime & paint all repairs to match as close as possible: \$2,500.00
- 5) Put all back together: \$2,000.00
- 6) Sand and prep everything: \$1,500.00
- 7) Apply Diamond Clear coat sealer: \$6,500.00

Estimated cost: \$18,600.00

Special Note: To Paint the steel deck with Tuff coat will cost \$2,250.00

NOTE: This does not include Replacement or slide painting.

*Not included: Plans, Permits, Engineering, Processing

Owner accepts full responsibility for all costs associated with permits, plans and engineering

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x _____ Date: _____
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Palm Glades Community Development District](#) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). Candidates must qualify for the office of Supervisor with the [Miami - Dade Supervisor of Elections](#) located at [2700 NW 87 Avenue, Doral, Florida 33172](#) and [phone number is 305-499-8683 / 305-499-8410](#). All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Miami-Dade County](#) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [Palm Glades Community Development District](#) has [two seats](#) up for election, specifically [Seat #2 and Seat #5](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Miami-Dade County](#) Supervisor of Elections.

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>
Sent: Tuesday, January 27, 2026 8:55 AM
To: Jennifer McConnell <jmcconnell@gmssf.com>
Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>
Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account *(Miami-Dade County required form)*
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida *(Miami-Dade County required form)*
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) *(To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying)*
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates *(only required if opening campaign account to accept donations and make contributions)*
- [DS-DE 84](#) - Statement of Candidate *(only required if opening campaign account to accept donations and make contributions)*

- [MD-ED 10](#) - Campaign Treasurer's Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don't hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections

Government Affairs Division

Office 305-499-8350



Alina Garcia
Supervisor of Elections



@votemiamidade

votemiamidade.gov

2700 NW 87th Ave Miami, FL 33172 | 305-499-VOTE(8683)



KW PROPERTY MANAGEMENT & CONSULTING

Club Silver Palms
Monthly Manager's Report

March 2026

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
Anelis Esquijarosa
Annet Bonzon

General Manager
Assistant General Manager
Regional Vice President



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HOSPITALITY/ SOCIAL EVENTS 5

 PAST SOCIAL EVENTS 5

 UPCOMING SOCIAL EVENTS..... 5

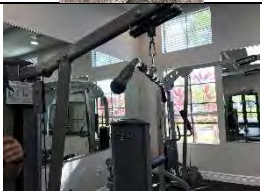


FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms

From: 03/03/2026 – 04/06/2026

Location	Issue Summary	Assigned To:	Progress	Photos
Main Pool / Jacuzzi	Replace Floor Caps - Ladder	In-house Maintenance	Completed	
Gym	Misc. Repairs	The Fitness Solution	Completed	
North Entrance	Water Valve Replaced	Chandler Contractor	Completed	

SUPPLEMENTAL REPORTS

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 March.
- Indoor pest control has been completed for March.

ACTION PLAN/PROJECT SUMMARY

Location	Issue Summary	Assigned To:	Progress	Photos
Main Pool	Burned Lights	Chandler Contractor	In-Progress	
Gym	New Equipment	Manager	In-Progress	
Pool Deck/Terrace & Gazebo	Paint Pool Furniture	Chandler Contractor	Pending	
Back of Clubhouse	Addition of electrical outlets	Chandler Contractor	Pending	
Main Pool	Pump	Chandler Contractor / E&J Pool	In-Progress	

VALUE OPTIMIZATION & RECOMMENDATIONS

- Equipment Upgrade for the Fitness Center.
- Upgrade for the Fitness Center Bathrooms and Locker Rooms.

HOSPITALITY/ SOCIAL EVENTS

PAST SOCIAL EVENTS

March

Plant a Flower Day – 03/12/2026

St. Patrick's Day – 03/17/2026

Easter Community Event – 03/28/2026

UPCOMING SOCIAL EVENTS

April

Spring Food Truck – 04/10/2026

National Banana Day – 04/15/2026

Trivia Night – 04/24/2026

National Gummy Bear Day – 4/27/2026

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-go-round 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: J. Ricardo Rivas-Plata

DATE OF INSPECTION: 03/10/2026



egis

Insurance & Risk Advisors

Clubhouse Playground Safety Checklist Picture March 10, 2026



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.
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- ✓ There are no missing trash receptacles.

INSPECTION BY: *L. Ricardo Rivas/ATA*

DATE OF INSPECTION: *03/24/2026*



egis

Insurance & Risk Advisors

[Signature]

Clubhouse Playground Safety Checklist Picture March 24, 2026



New Wave AQUATICS!



Classes for the Silver Palms Community!

Swim Lessons



Water Safety Classes



First Aid & CPR / AED



Lifeguard Courses



Fun & Educational Classes for All Ages!

Join Us at Silver Palms!

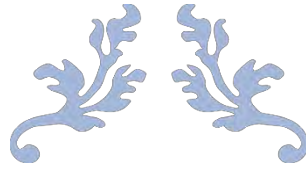
23770 SW 115th Ave, Miami, FL 33032



Call: (305) 306-1451



Email: newwaveaquatics@gmail.com



PALM GLADES CDD



FIELD REPORT



Meeting Date: Tuesday, April 14, 2026

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

LANDSCAPING

- Brightview (BV) completed the landscaping services as indicated within the March schedule. Please see the attached April schedule for more information.
- The Quality Site Assessment survey was completed on March 17th. Please see the attached report for more information.
- The dying ground cover plants were removed from the 242nd Street main entrance median and new annuals were installed.
- Tree roots next to 11286 SW 238th Street were pruned and new turf was installed.
- New turf was installed behind 11801 SW 240th Terrace; reimbursement was received.
- New turf was installed at 233rd Terrace Park and 113rd court swale.
- The old plants from the 236th Street median were removed, and new turf was installed.
- A beehive at 112nd Place Park was removed.
- The mulch has been delivered, and the installation has commenced.
- Please see the landscaping list for more details of the ongoing tasks throughout the District.



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

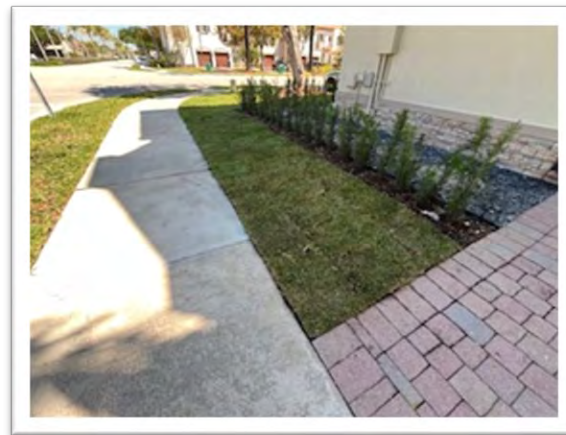
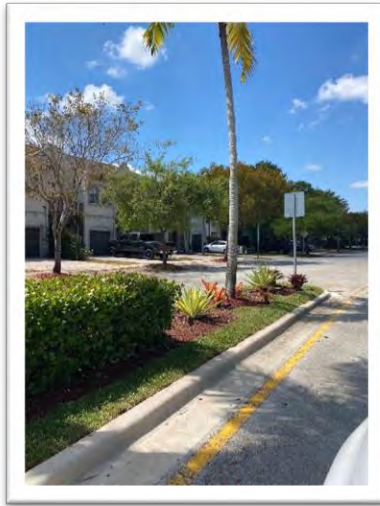
*PALM GLADES CDD
(SILVER PALMS BY LENNAR)*

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

Cell Phone 954.643.5104



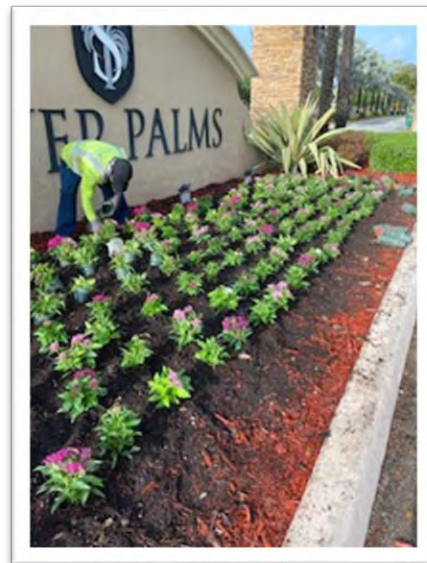
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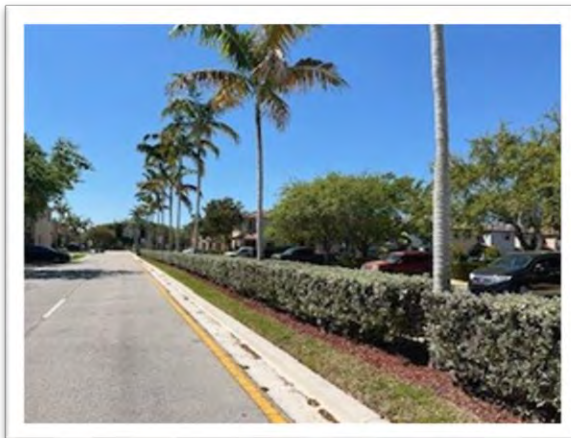
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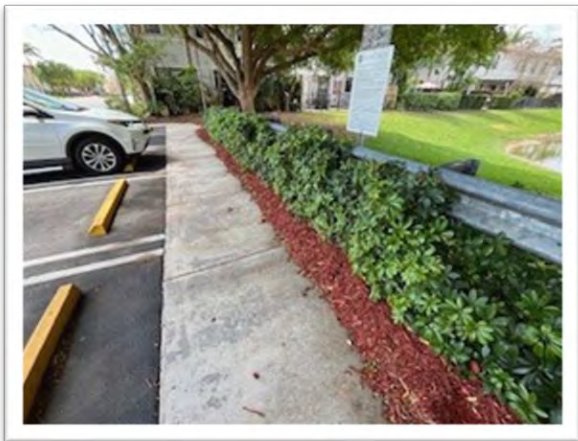
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- Please see the attached proposals regarding the following projects:
 - o Install new Spanish Bayonets and Green Arboricola at the corner of 112th Avenue next to Publix.
 - o Removal of the cane grass clusters along the Westside of 240th Street sidewalk.
 - o Root Prune along 113th Avenue guest parking lots.

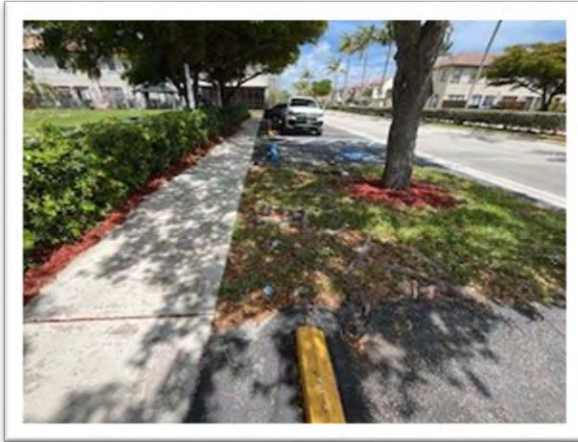


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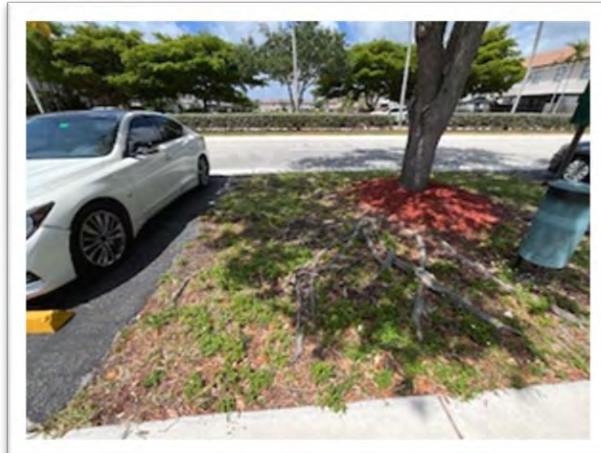
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Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

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 Homestead, FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Juliana Duque 5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Guest Parking Areas		
Project Description	Root Pruning on 113 Avenue Guest Parking		

Scope of Work

Scope will be to cut off selected roots where stump grinder has no access.

To stump grind selected tree roots 1' away from sidewalk and asphalt.

To remove soil/pearock off the sidewalk

QTY	UoM/Size	Material/Description	Unit Price	Total
46.00	HOUR	Enhancement Crew to root prune around selected Oak Trees 1'away from sidewalk, remove tree roots over sidewalk and selected tree roots pushing on sidewalk	\$51.66	\$2,376.27
1.00	EACH	Stump grinder equipment	\$377.34	\$377.34

Images

roots 113 avenue



roots parking area



For internal use only

SO# 8887198
JOB# 352102013
Service Line 130

Total Price \$2,753.61

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. 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.
2. 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 well 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.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. 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 \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, 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.
7. 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.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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11. 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.
12. 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 demolishing.
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 nor 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 hidden 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.

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Acceptance of this Contract

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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

Property Manager

Signature

Title

Juliana Duque
Printed Name

April 02, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancement

Signature

Title

Nicolas Quiroz
Printed Name

April 02, 2026
Date

Job #: 352102013

SO #: 8887198

Proposed Price: \$2,753.61

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 Homestead, FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Juliana Duque 5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Grass Areas		
Project Description	Remove Clusters of Cane Grass and Install New		

Scope of Work

Scope is to remove selected grass areas with cane grass clusters and install new grass

QTY	UoM/Size	Material/Description	Unit Price	Total
0.50	PALLET	St. Augustine Grass	\$281.48	\$140.74
8.00	HOURL	Enhancement Crew to remove selected grass areas, install grass, discard debris and water in grass	\$69.97	\$559.74

Images

grass areas



For internal use only

SO# 8886543
JOB# 352102013
Service Line 130

Total Price \$700.48

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4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

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6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, 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.
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Customer

		Property Manager
Signature	Title	
Juliana Duque		April 01, 2026
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Associate Acct Mgr Enhancement
Signature	Title	
Nicolas Quiroz		April 01, 2026
Printed Name	Date	

Job #:	352102013		
SO #:	8886543	Proposed Price:	\$700.48

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 Homestead, FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Juliana Duque 5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Spanish Bayonets and Grease		
Project Description	Apply Grease on Top Rail and Install Spanish Bayonets		

Scope of Work

Scope is to install grease on fence top rail including one concrete column on 112 Avenue

Install two green arboricolas on the existing hedge and install the Spanish Bayonets on inside part of fence

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Grease Tubes	\$146.90	\$146.90
2.00	EACH	Green Arboricolas - 7 gal. Shrub/Perennial Installed	\$50.38	\$100.77
9.00	HOUR	Labor to pick up , deliver ,install plants, apply grease on selected fence top rail ON 112 Ave and also on 232 St and water in plants	\$61.56	\$554.02
8.00	EACH	Spanish Bayonets - 7 gal. Shrub/Perennial Installed	\$156.67	\$1,253.36

Images

Void 1



Bayonets



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4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Extra Work at Silver Palms - Palm Glades CDD

For internal use only

SO# 8886358
JOB# 352102013
Service Line 130

Total Price \$2,055.05

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Customer

Property Manager

Signature

Title

Juliana Duque
Printed Name

April 01, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancement

Signature

Title

Nicolas Quiroz
Printed Name

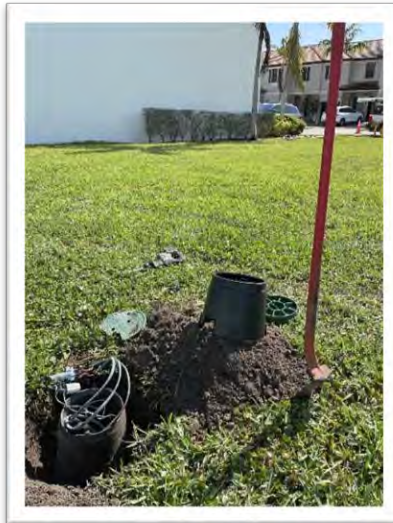
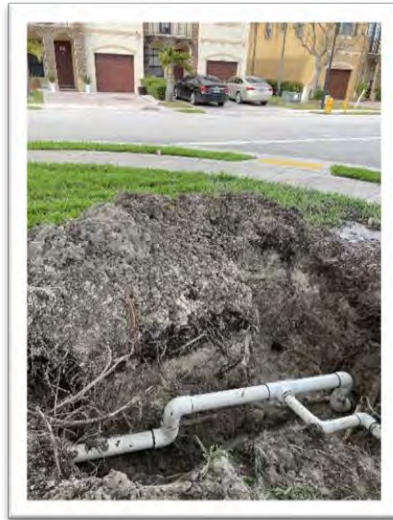
April 01, 2026
Date

Job #: 352102013

SO #: 8886358

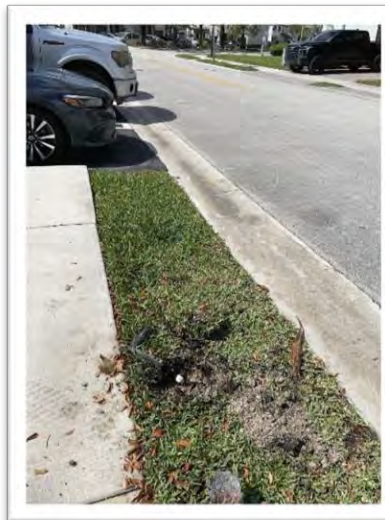
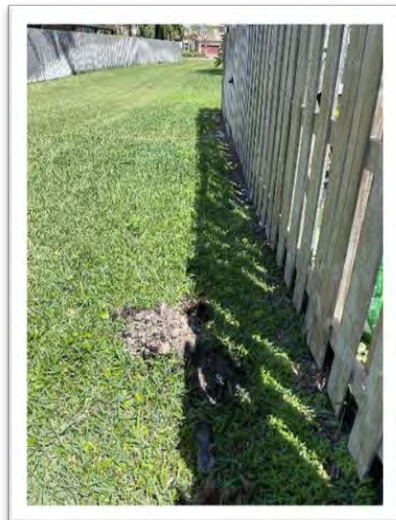
Proposed Price: \$2,055.05

- The March 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



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

Date: **March 6, 2026**

Time: **2:00pm**

Job Name: **Palm Glades CDD**
Job Address: **23800 S.W 112 Ave**

Water Management:
Program A:

Servicing Tech: **March Wet Check Report TIMERS 1-4**

Timer #1 Schedule: Pro A: Mon Wed and Fri @ 10pm/ Pro B Tues Thurs & Sat @ 10pm / Pro C Everyday new annuals only 5am and noon

Zone3: Straightened rotor head.	BV
Zone5: Replaced rotor stop turning.	BV
Zone14: Adjusted rotor overspraying fence.	BV
Zone19-20: Replaced 2 clogged nozzles.	BV
Zone32: Replaced broken rotor.	BV
Zone38: Replaced 2 clogged nozzle.	BV

Rest of Zones Ok

Timer #2 Schedule: Mon Wed & Fri @ 8pm/ Pro B: Tues Thurs & Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals

Need to repair leak in the mainline 234 Terr and SW 112th Place \$595.00

Zone2: Replaced 2 clogged nozzles.	BV
Zone6-7: Replaced broken pop-up and broken riser.	BV
Zone10,14,and19: Adjusted 2 rotors and straightened tilted pop-up.	BV
Zone23: Replaced broken rotor.	BV
Zone33,38and45: Replaced 2 broken pop-ups and broken mini rotor.	BV
Zone52: Adjusted 2 pop-ups away from fence.	BV
Zone64and67: Replaced broken pop-up and broken rotor.	BV
Zone74: Reduced watering time due to signs of dollarweed.	BV
Zone76: replaced broken pop-up.	BV

Rest of Zones Ok

Timer #3 Schedule: Mon Wed and Sat @ 12:00am

Zone4and9: Replaced one clogged nozzle and one rotor stop turning.	BV

Rest of Zones Ok

Timer #4 Schedule: Pro A Mon Wed and Fri @ 8pm/ Pro B: Tues Thurs and Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals

Zone1-2: Straightened 8 pop-ups.	BV
Zone3-4: Replaced 2 bad rotors not turning and one broken pop-up.	BV
Zone5: Need to replace bad decoder and bad solenoid on valve.	\$395.00
Zone7: Replaced broken rotor.	BV
Zone11: Need to repair broken lateral line.	\$250.00
Zone15and22: Need to troubleshoot zones not coming on with timer.	\$730.00
Zone24: Need to replace broken valve box and replace broken valve.	\$545.00
Zone33: Need to replace 2 broken rotors.	BV
Zone40: Need to replace broken 12" pop-up.	BV
Zone53: Replaced 2 clogged nozzles.	BV
Zone57: Replaced one broken rotor.	BV
Zone64: Replaced broken pop-up.	BV
Zone70: Straightenend rotor head.	BV
Zone72: Replaced 2 clogged nozzles.	BV

Rest of Zones Ok

Total Labor & Materials

\$2,515.00

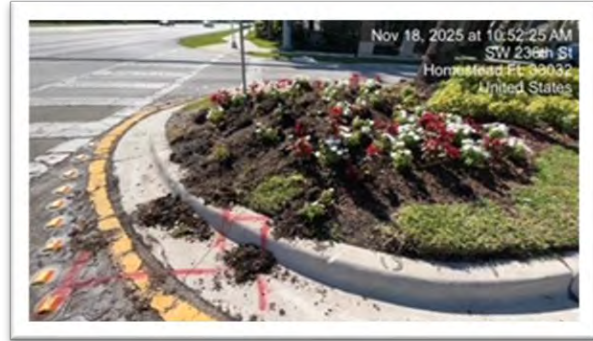
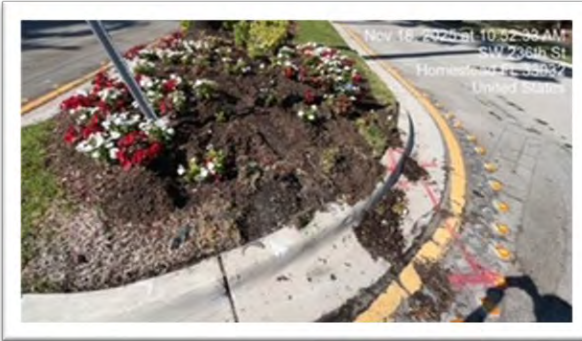
- The pesticide applications were completed, please see below for more details.

8/30/26	Silver Palm CDD	8-2-12	24	84
8:20-2:40pm	Palms fertilize	fertilizer	bags	Ham
13-3-13	13-3-13	16	84	

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- The release form for the accident at the 236th Street entrance median was executed. The reimbursement payment should be received soon.

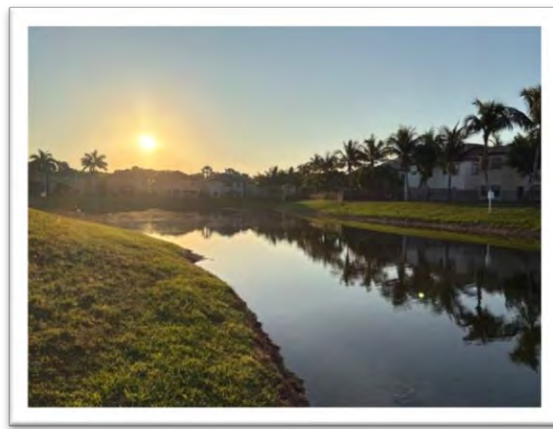


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Southeast Land and Water Management (SLW) completed the lake maintenance services on March 11th and 25th.
- The April maintenance services are scheduled for the 9th and 22nd.
 - The cattails and shoreline weeds are being treated.
 - Additional dead ducks behind 23581 SW 114th Place are scheduled for removal. SLW informed us it could be an outbreak of pathogenic Avian Influenza or overuse of a chemical deterrent by residents.

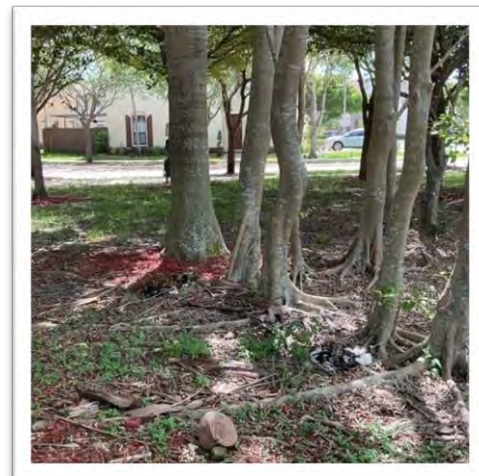


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

PALM GLADES CDD
(SILVER PALMS BY LENNAR)

FIELD DIVISION REPORT

Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Preserve & Lake Management FIELD REPORT

General Information:

Date	March 12, 2026
Location	Silver palms

Technician(s):

Eric, Matt

Weather Conditions:

Temperature	77	Wind Speed	0-5	Wind Direction	NE

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓			✓						Low
2	✓			✓						Low
3	✓			✓						Low
4	✓	✓		✓			✓			Low
5	✓			✓						Low
6	✓	✓		✓			✓			Low
7	✓			✓						Low
8/9	✓			✓						Low

Wildlife Observations:

Birds, Ducks, Fish, Turtles

Comments:

Today we inspected all the lakes and picked up some trash. We also touched up shoreline grasses as needed. Overall all the lakes look good.



Preserve & Lake Management FIELD REPORT

General Information:

Date	3/25/2026
Location	Silver palms

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	65	Wind Speed	Calm	Wind Direction	N/A

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓									N
2	✓									N
3	✓									N
4	✓									N
5	✓									N
6	✓									N
7	✓									N
8/9	✓	✓			✓		✓			N

Wildlife Observations:

Birds,Fish,Turtles

Comments:

Today we inspected all the lakes and treated for shoreline grasses in lake 8. We also picked up some trash in all the lakes throughout the property as needed. Please feel free to contact us if you have any questions.

FIELD MAINTENANCE

- Please see the attached playground checklists for more information.
 - o Chandler Construction (CC) commenced the playground restoration project.



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

- Playground #1 SW 240th Lane.



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

Playground Safety Checklist

Park #1
240 Lane

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-go-round 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:

3.12.26

Playground Safety Checklist

Park #2
113 Place

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

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SIGNAGE

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SECURITY OF HARDWARE

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DURABILITY OF EQUIPMENT

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- ☒ All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

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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: Jesus

DATE OF INSPECTION: 3.12.26

Playground Safety Checklist

Park #3
233 Terrace

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

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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: Sesus

DATE OF INSPECTION: 3.12.26

Playground Safety Checklist

Park #1
240 Lane

SURFACING

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

DRAINAGE

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- ☒ There are no missing trash receptacles.

INSPECTION BY:

Jesus

DATE OF INSPECTION:

3.24.26

Playground Safety Checklist

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.
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- ☒ There are no missing trash receptacles.

INSPECTION BY:

Jesus

DATE OF INSPECTION:

3.24.26

Playground Safety Checklist

Park #3
233 Terrace

SURFACING

- ☒ Adequate protective surfacing under and around the equipment.
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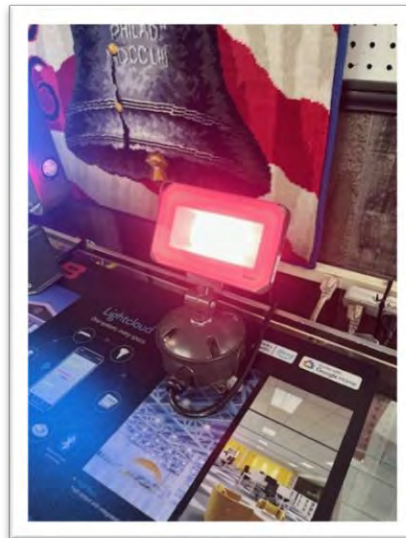
GENERAL UPKEEP OF PLAYGROUNDS

- ☒ 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: 3.24.26

- As requested, Allstar Electric will be revising the original quote for new color changing lights to reflect the same model at the 238th Street Main Entrance.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

All Star Electrical Services, Inc.

PROPOSAL

February 26, 2026

All Star Electrical Services, Inc. proposes the following work at:

Palm Glades
117th Avenue
West Monument Lights

Scope of work

- Replace four existing flood lights on SW 117th Ave monument with RABX34SRGB color changing lights.
- Existing boxes and wiring to remain.

Not included

- Permit fees.

Total Cost \$860.00 Eight Hundred Sixty Dollars & 00/100

Payment schedule

\$860.00 Due upon completion

*This proposal is valid for a period of 30 days from the date stated above.

Payment Terms & Conditions: All payments are due upon completion of work unless, otherwise stated above and must be received within 30 days of completion date. Payment of Deposit shall constitute approval of this proposal and acceptance of all terms & conditions. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc... are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc.. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing, will be assessed to and become part of balance due.

Change Orders: Any deviation or alteration from approved proposal will be executed through written change orders, and may become an extra charge.

Owner/Agent

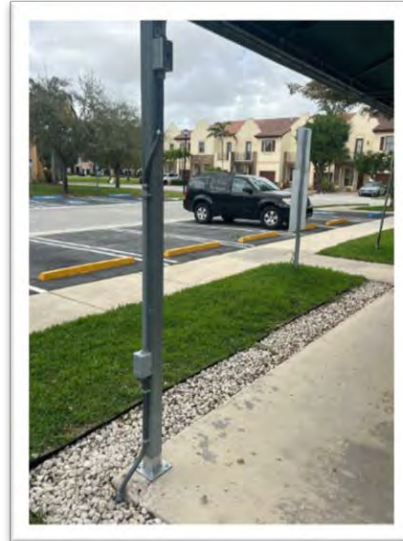
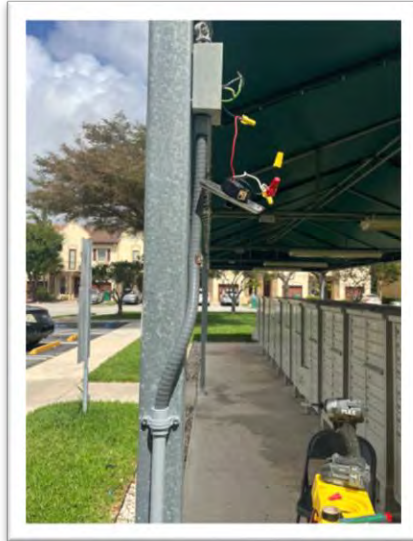
Date

- CC completed some asphalt repairs at 113th Avenue.



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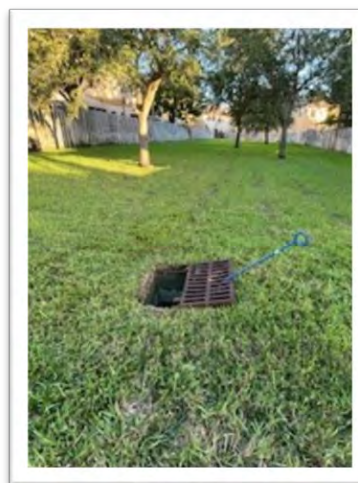
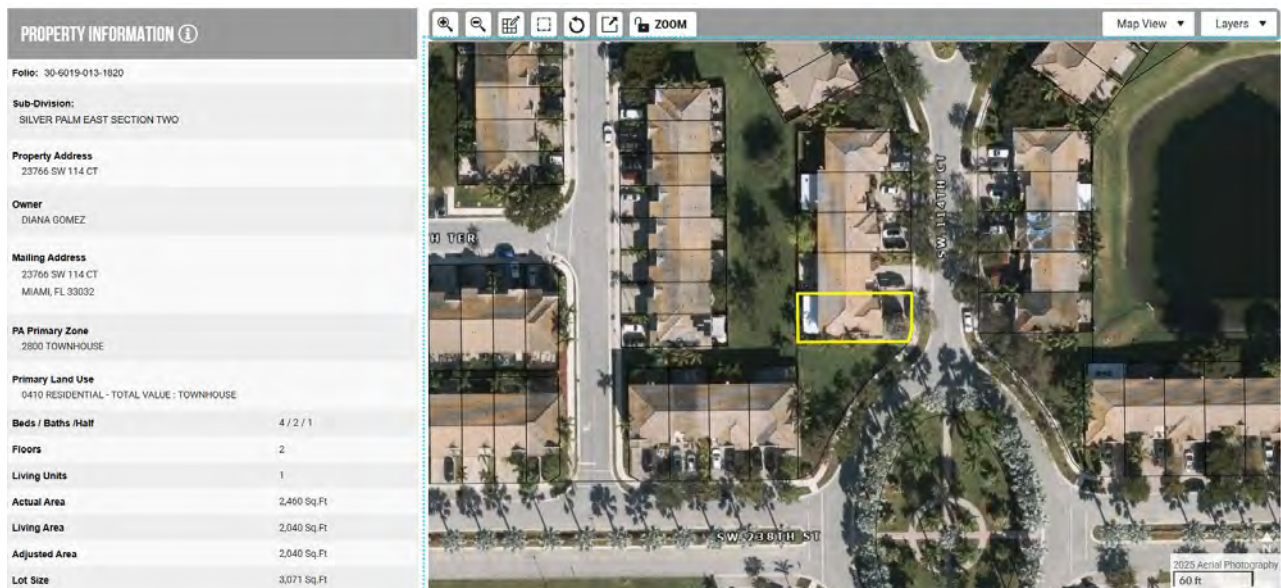
- The mailbox kiosk repairs were completed by CC.
 - o A conduit at the North kiosk was repaired.
 - o A new photocell was installed at the West Kiosk. The two replacement fixtures are pending.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

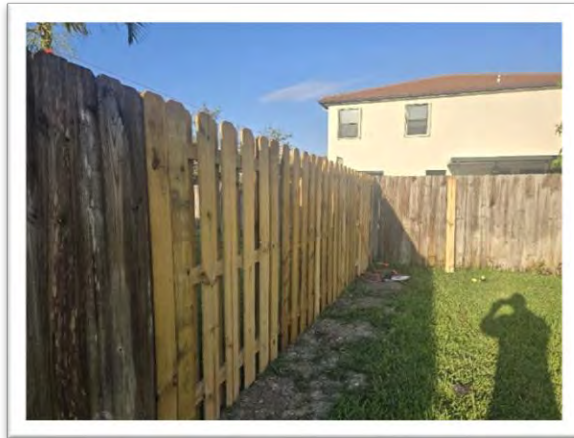
- An onsite meeting with the Engineering Team was completed for the alleyway behind 23766 SW 114th Court. We will continue to monitor the area throughout the rainy season.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- FCC completed the reinstallation of the wooden fence next to 23911 SW 114th Place; the permit was approved.



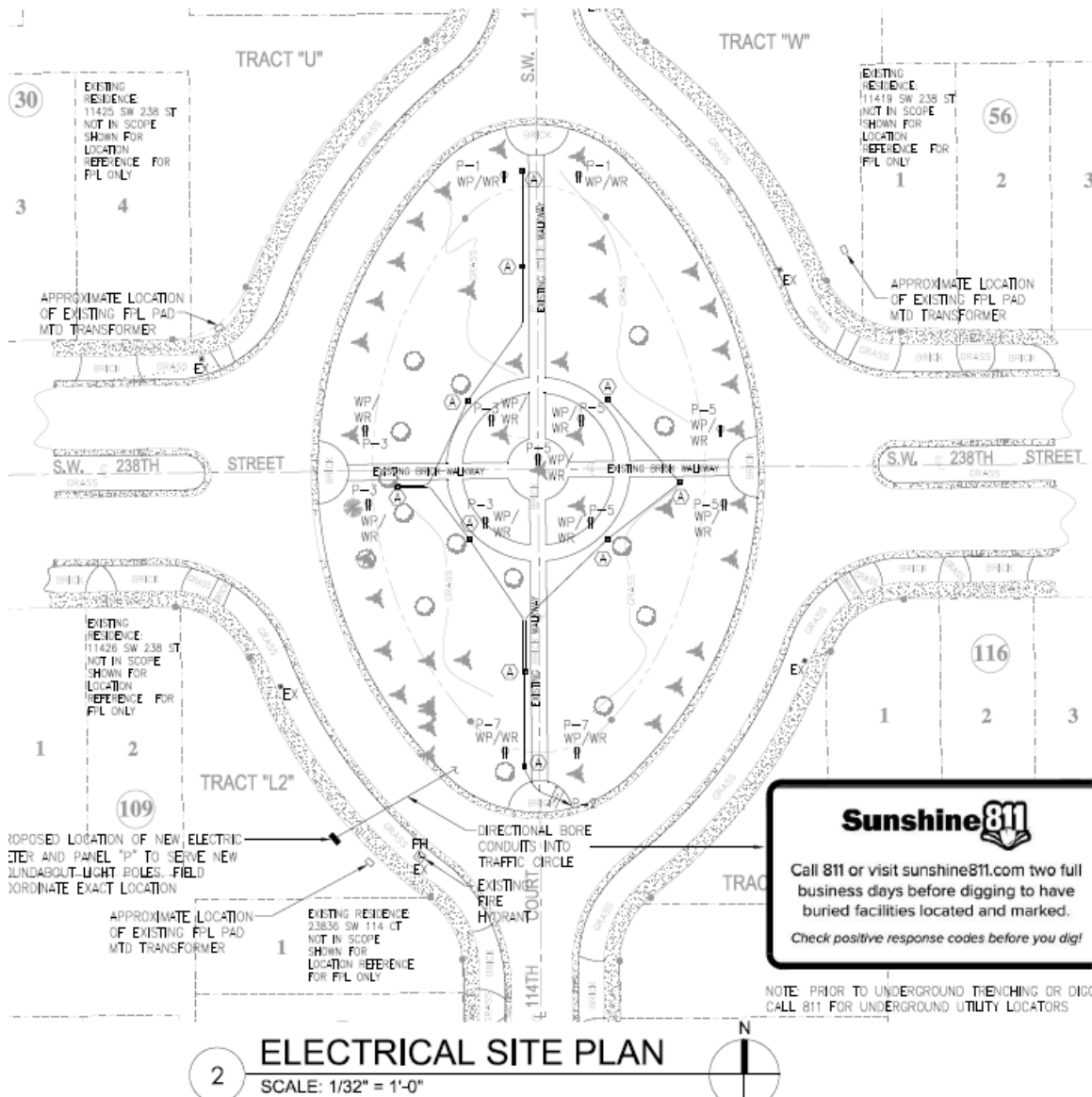
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- We are working with Lennar and FPL to finalize the installation of electrical meters at 118th Place and 237th Terrace mailbox kiosks.



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5385 N. Nob Hill Road Sunrise, FL 33351

- AE filed the permit for the roundabout lamppost project.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBITS

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

April 2026

April 2026							May 2026								
	Su	Mo	Tu	We	Th	Fr	Sa		Su	Mo	Tu	We	Th	Fr	Sa
14				1	2	3	4	18						1	2
15	5	6	7	8	9	10	11	19	3	4	5	6	7	8	9
16	12	13	14	15	16	17	18	20	10	11	12	13	14	15	16
17	19	20	21	22	23	24	25	21	17	18	19	20	21	22	23
18	26	27	28	29	30			22	24	25	26	27	28	29	30
								23	31						

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 14	Mar 29	30	31	Apr 1 detail Palm Glades CDD porter wet check	2 detail wet check	3 GOOD FRIDAY/OFF	4 porter
WEEK 15	5	6 detail insect control mow 1 porter	7 detail mow 1 porter	8 detail mow 1 porter	9 detail	10 detail porter	11 porter
WEEK 16	12	13 detail porter	14 detail porter	15 detail porter	16 detail	17 detail porter	18 porter
WEEK 17	19	20 detail mow 2 porter	21 detail mow 2 porter	22 detail mow porter	23 detail	24 detail porter	25 porter
WEEK 18	26	27 mow 3 detail porter	28 detail mow 3 porter	29 detail mow 3 porter	30 detail	May 1	2

Quality Site Assessment

Prepared for: **Silver Palms - Palm Glades CDD**

General Information

DATE: Wednesday, Mar 18, 2026

NEXT QSA DATE: Monday, Jun 15, 2026

CLIENT ATTENDEES: Juliana Duque, Jesus Lorenzo

BRIGHTVIEW ATTENDEES: Nicolas Quiroz

Customer Focus Areas

Quality you can count on.

7
Seven
Standards of
Excellence



Site Cleanliness



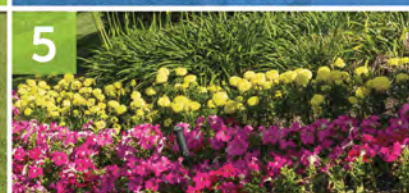
Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 1** Continue to let the crotons hedges fill in on medians . New growth is on top the hedges.
- 2** Continue to blow out and pick up leaves when accumulated.
- 3** Remove seed pods throughout.
- 4** Cocoplum hedges on 113 Avenue look nice. Continue to let them get fuller and possibly let red tip hang over .

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 5** The same with other cocoplum hedges . Let them get fuller and hang down to the sides.
- 6** The same with other cocoplum hedges . Let them get fuller and hang down to the sides.
- 7** The same with other cocoplum hedges . Let them get fuller and hang down to the sides.
- 8** The same with other cocoplum hedges . Let them get fuller and hang down to the sides.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 9** Croton hedges growing new sprouts.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Recommendations for Property Enhancements



- 1** Install a few plants on the side of tai plants to fill in hedge located on 238 St median.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 1** Proposal to install grass on 11286 sw 238 St is scheduled for the 25th.
- 2** Help keep an eye out on the lakes for over spraying outside the water edge.
- 3** Silvestrius palms are looking healthier than the last few months.
- 4** As per request. Remove Spanish shawl ground cover from 242 St entrance to install new flowers.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Completed Items



- 1** Trim back tree branches to clear traffic.
- 2** Trim Japanese fern located at West Side Monument.
- 3** Continue to hand clip magnificent crotons only. Don't use mechanical hedgers . Located on medians.
- 4** Don't trim silver button hedges yet located on medians.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Completed Items



5 Continue to keep sand off the sidewalks on playground areas.

6 Reduce watering days or time to reduce the existing dollar weeds on common area near the clubhouse.

All Star Electrical Services, Inc.

PROPOSAL

April 6, 2026

Revised

All Star Electrical Services, Inc. proposes the following work at:

Palm Glades CDD
Center Median Light Post Project

Scope of work

- Furnish and install ten Fiberglass 6" poles at center median between SW 238th St and SW 114th Ct. similar to the existing ones throughout the community.
- Furnish and install ten Town and Country style light fixtures similar to the ones throughout the community.
- Wind load calculations per permitting requirements included.
- Install thirteen GFCI receptacles as shown on plans.
- Install a 60-amp, free standing electrical service near the existing FPL Transformer.
- Provide all the underground conduit, wiring, and junction boxes required for each of the light poles as per plans.
- Trench and backfill included.
- Directional Boring Included (under roadway only)
- Post auger service included.
- All utilities will be located at the beginning of the project.

Not included

- Permit fees.
- Utility company surcharges.
- Engineered drawings.
- Roadway cutting/patching.
- Irrigation repairs. (if needed)
- Paver removal & Installation

Total Cost \$91,685.00 Ninety One Thousand Six Hundred Eighty Five Dollars & 00/100

Payment schedule

\$ 5,000.00 Due upon acceptance
\$31,674.00 Due upon Permit approval & Material order
\$36,674.00 Due upon rough inspection
\$18,337.00 Due upon final inspection

***This proposal is valid for a period of 30 days from the date stated above.**

All Star Electrical Services cannot guarantee any material costs beyond the period stated above. Material deposit of \$31,674.00 **must be received on or before April 30th 2026**. All Star Electrical Services cannot guarantee above quoted price if the Material deposit is not received before April 30th 2026 & this proposal will have to be requoted.

All Star Electrical Services, Inc.

Payment Terms & Conditions: All payments are due upon completion of work unless, otherwise stated above and must be received within 30 days of completion date. Payment of Deposit shall constitute approval of this proposal and acceptance of all terms & conditions. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc... are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc.. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing, will be assessed to and become part of balance due.

Change Orders: Any deviation or alteration from approved proposal will be executed through written change orders, and may become an extra charge.

Owner/Agent

Date

Pricing Analysis 2026

Club Silver Palms

Prepared For: Mrs. Juliana Duque
Club Silver Palms

Prepared By: Ramon Torres
All Professional Cleaning LLC

Dear Juliana Please find the total costs for all janitorial service and sanitization, including onthe-job supervision and management. The contract and price will be for a one year period and daily services all year around. This will include all cleaning task, janitorial supply.

Schedule:
Sunday-Saturday 8:00AM- 4:00PM

Item	Monthly	Taxes	Total	Annually
Club Silver Palms	Price			
Total Cleaning	\$6,475.00		\$6,475.00	\$77,700.00

NOTES:

- This price is based on:
 - The Frequencies of Service as defined in the “Task Schedules” attached. Services and/or frequencies can be changed to suit your budgetary considerations.
 - All square feet of cleanable carpet area hard surfaces area.
- All cleaning equipment will be provided at no additional charges. Gym Wipes are to be purchase by **Club Silver Palms**
- A Certificate of Liability and Workers Comp Insurance will be provided upon request.
- Emergency Call Starting \$250

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT

Check Register

02/01/26 - 03/31/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
02/01/26 - 02/28/26	5057-5096	\$272,371.98
03/01/26 - 03/31/26	5097-5144	\$301,676.97
TOTAL		\$ 574,048.95

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
2/05/26	00065	2/02/26 2253 FEB 26	202602 320-54100-46600 - JANITORIAL SVC	ALL PROFESSIONAL CLEANING LLC	*	6,000.00	6,000.00 005057
2/05/26	00055	11/25/25 9597070 11/25/25 9597071 1/23/26 9645352 1/23/26 9645362	202511 320-57200-46290 RMV HARDWOOD TREES 202511 320-57200-46290 RMV/STUMP GRIND MAHOGANY 202601 320-57200-46290 ORANGE GEIGER TREE INST 202601 320-57200-49100 ADDT'L FEES TREE-2501097	BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,500.00 850.00 1,005.65 399.30	3,754.95 005058
2/05/26	00221	1/22/26 12226 1/26/26 12626 1/26/26 12626 1/26/26 12626	202601 320-57200-46900 SIDEWALK REPAIRS 202601 320-54100-46910 REP SINK FAUCET/BLOWER 202601 320-54100-47100 REP POOL TANK CVR/GRATES 202601 320-54100-49200 PKG LOT CLN OIL STAINS	CHANDLER CONTRACTORS, INC.	*	1,950.00 2,150.00 575.00 1,250.00	5,925.00 005059
2/05/26	00301	1/01/26 7846 2/01/26 7884 FEB 26	202601 320-54100-47000 JAN 26 - POOL SERVICE 202602 320-54100-47000 FEB 26 - POOL SERVICE	E&J QUALITY POOL SERVICE	*	3,790.00 3,790.00	7,580.00 005060
2/05/26	00006	1/27/26 9-155-50	202601 310-51300-42000 DELIVERIES THRU 1/16/25	FEDEX	*	46.54	46.54 005061
2/05/26	00067	12/02/25 69940	202512 320-54100-46800 PARTS-HOIST/UPHOLSTERY	THE FITNESS SOLUTION, INC.	*	1,676.81	1,676.81 005062
2/05/26	00001	2/01/26 464 FEB 26 2/01/26 465 FEB 26 2/01/26 465 FEB 26 2/01/26 465 FEB 26	202602 320-57200-34000 FEB 26 - FIELD SERVICES 202602 310-51300-34000 FEB 26 - MGMT FEES 202602 310-51300-31300 FEB 26 - DISSEMINATION 202602 310-51300-35110 FEB 26 - WEBSITE ADMIN		*	2,087.83 4,641.83 229.17 275.00	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		2/01/26 465 FEB 26 -	202602 310-51300-42000 POSTAGE		*	25.16	
		2/01/26 465 FEB 26 -	202602 310-51300-42500 COPIES		*	3.45	
				GOVERNMENTAL MANAGEMENT SERVICES -			7,262.44 005063
2/05/26 00016		2/02/26 28640	202602 310-51300-32200 AUDIT FYE 09/30/2025		*	2,000.00	
				GRAU & ASSOCIATES			2,000.00 005064
2/05/26 00272		1/16/26 41053263	202601 320-54100-51000 COPYSTAR CS 4054CI COPIER		*	286.00	
				GREAT AMERICA FINANCIAL SVCS.			286.00 005065
2/05/26 00321		12/01/25 5928	202512 320-54100-49200 IGUANA REMOVAL		*	500.00	
		1/07/26 5928	202601 320-54100-49200 IGUANA REMOVAL		*	500.00	
				HUMANE IGUANA CONTROL, INC.			1,000.00 005066
2/05/26 00217		2/01/26 IN144075	202602 320-54100-41000 FEB 26 - PHONE SERVICE		*	105.49	
				IPFONE			105.49 005067
2/05/26 00312		2/02/26 18044	202602 320-54100-41500 FEB 26 - IT SERVICES		*	208.00	
				IT WORKS NETWORK GROUP, INC			208.00 005068
2/05/26 00193		12/01/25 MGMT	202512 320-54100-34000 DEC 25 - MGMT FEE		*	1,500.00	
		1/01/26 MGMT	202601 320-54100-34000 JAN 26 - MGMT FEE		*	1,500.00	
		1/30/26 ZZWK2	202601 320-54100-34000 PPE 1/25/26		*	11,583.83	
		1/30/26 ZZWK2	202601 320-54100-34000 TEMP FRNT DSK 12/29-1/4		*	425.50	
		1/30/26 ZZWK2	202601 320-54100-34000 TEMP FRNT DSK 12/15-12/21		*	184.00	
		2/01/26 MGMT	202602 320-54100-34000 FEB 26 - MGMT FEE		*	1,500.00	
				KW PROPERTY MANAGEMENT			16,693.33 005069
2/05/26 00211		1/15/26 906672	202512 320-54100-43200 STORMWATER 10/1-12/31/25		*	1,093.73	
				MIAMI-DADE COUNTY STORMWATER			1,093.73 005070
				PLMG -PALM GLADES- ACOOPER			

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
2/05/26	00273	1/29/26	27827	202601	320-57200	01/16-01/29	34500		SECURITY SVCS	*	21,161.72		
		1/29/26	27828	202601	320-54100	01/16-01/29	34500		SECURITY SVCS	*	3,291.60		
									SEACOAST BUSINESS FUNDING			24,453.32	005071
2/05/26	00184	12/25/25	60513388	202512	320-54100	01/16-01/29	51000		ESPRESSO/SUGAR/KCUP/DAWN	*	253.00		
		12/25/25	60513388	202512	320-54100	01/16-01/29	51000		COFFEE/PAPER PLATE/TEA	*	74.16		
		12/25/25	60513388	202512	320-54100	01/16-01/29	51000		TRIGGER FOAM SPRAYER/PTWL	*	62.34		
		12/25/25	60513388	202512	320-54100	01/16-01/29	51000		STAPLES COPY PAPER	*	262.45		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		TRANSLUCENT CUPS	*	297.25		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		PENS/ESPRESSO/PLATES	*	56.77		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		CUPS/ZIPLOCS/GLOVES	*	391.31		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		PURE LIFE WATER	*	87.95		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		PAPER TOWELS	*	50.89		
		1/25/26	60539709	202601	320-54100	01/16-01/29	51000		ENV INTER DEPT 28LB 9X12	*	71.39		
									STAPLES BUSINESS CREDIT			1,607.51	005072
2/05/26	00186	2/01/26	15020126	202602	320-54100	01/16-01/29	46200		FEB 26 - LANDSCAPE SVC	*	1,960.00		
									TONY'S NURSERY & GARDEN			1,960.00	005073
2/05/26	00062	1/15/26	3623773W	202602	320-57200	01/16-01/29	44000		FEB 26 - WASTE SERVICES	*	1,734.46		
									WASTE CONNECTIONS OF FLORIDA			1,734.46	005074
2/18/26	00007	1/31/26	197061	202601	310-51300	01/16-01/29	31500		JAN 26 - ATTORNEY FEES	*	3,768.54		
									BILLING COCHRAN, P.A.			3,768.54	005075
2/18/26	00055	1/27/26	9660834	202601	320-57200	01/16-01/29	49100		REP BRKN SLEEVE UNDR ROAD	*	811.27		
		1/27/26	9660835	202601	320-57200	01/16-01/29	46350		IRR REPAIRS JAN CHECK	*	3,365.00		
		1/27/26	9660883	202601	320-57200	01/16-01/29	46290		CUT DWN PALM/INST GRASS	*	1,555.65		
									PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		1/29/26 9663070	202601 320-57200-46290 INSTALL TREES		*	1,768.43	
		1/30/26 9665244	202601 320-57200-46200 JAN 26 - LANDSCAPE MAINT		*	15,907.50	
		1/30/26 9665244	202601 320-57200-46300 JAN 26 - IRRIGATION		*	1,900.00	
		1/30/26 9665244	202601 320-57200-46270 PEST CONTR & FERT		*	3,629.83	
		1/30/26 9665244	202601 300-20500-10000 LESS 10% RETAINAGE		*	2,143.73-	
		1/30/26 9665245	202601 320-57200-46210 JAN 26 - PORTER SERVICES		*	5,967.00	
		1/31/26 9667515	202601 320-57200-46290 FIREBUSH PERENNIAL INST		*	977.44	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			33,738.39 005076
2/18/26 00221		2/11/26 21126	202602 320-57200-49100 REP 2 LRG MAILBOX STATION		*	4,750.00	
		2/15/26 21526	202602 320-57200-34100 MAIN ENTRANCE REPAIRS		*	1,875.00	
				CHANDLER CONTRACTORS, INC.			6,625.00 005077
2/18/26 00190		2/02/26 84956006	202602 320-54100-41010 FEB 26 - CABLE		*	222.28	
				COMCAST			222.28 005078
2/18/26 00190		2/06/26 84956006	202602 320-54100-41010 FEB 26 - INTERNET		*	222.81	
				COMCAST			222.81 005079
2/18/26 00271		2/03/26 5569 399	202601 320-54100-51000 JAN 26 - CREDIT CARD CHGS		*	574.10	
		2/03/26 5569 399	202601 320-54100-46700 JAN 26 - CREDIT CARD CHGS		*	249.78	
		2/03/26 5569 399	202601 320-54100-46910 JAN 26 - CREDIT CARD CHGS		*	50.30	
		2/03/26 5569 399	202601 320-54100-49200 JAN 26 - CREDIT CARD CHGS		*	265.48	
		2/03/26 5569 399	202601 320-54100-49300 JAN 26 - CREDIT CARD CHGS		*	36.25	
				ELITE CARD PAYMENT CENTER			1,175.91 005080
2/18/26 00067		2/06/26 70756	202602 320-54100-46800 FEB 26 ROUTINE PREV MAINT		*	210.00	
				THE FITNESS SOLUTION, INC.			210.00 005081
				PLMG -PALM GLADES- ACOOPER			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/18/26	00310	1/20/26 0274 FEB 26 - FITNESS CLASSES	202602 320-54100-49300	FIT FOR L.Y.F.E	*	700.00	700.00 005082
2/18/26	00011	2/17/26 06-061-0 SERVICES THRU 2/6/26	202602 310-51300-31100	FORD ENGINEERS, INC.	*	120.00	120.00 005083
2/18/26	00193	2/11/26 ZZXKW2 PPE 2/08/26	202602 320-54100-34000	KW PROPERTY MANAGEMENT	*	11,026.96	11,026.96 005084
2/18/26	00207	1/27/26 CSP056 QTRLY SVC FOR A/C 1,2,3	202601 320-54100-46000	MONTANO APPLIANCE SERVICES, INC.	*	915.00	915.00 005085
2/18/26	00243	2/05/26 IV009519 FEB 26 - MONTHLY BILLING	202602 320-54100-34520	PYE BARKER FIRE & SAFETY, LLC	*	100.00	100.00 005086
2/18/26	00273	2/12/26 27917 SECURITY SVCS 01/30-02/12	202602 320-57200-34500	SEACOAST BUSINESS FUNDING	*	21,176.35	24,441.58 005087
		2/12/26 27918 SECURITY SVCS 01/30-02/12	202602 320-54100-34500		*	3,265.23	
2/18/26	00326	1/30/26 1859 JAN 26 - LAKE MAINT	202601 320-57200-46600		*	750.00	
		2/09/26 1860 FEB 26 - LAKE MAINT	202602 320-57200-46600	SOUTHEAST LAND AND WATER	*	750.00	1,500.00 005088
2/27/26	00055	11/19/25 9579076 INST TREES TO RPC CANOPY	202511 320-57200-46290		*	4,444.17	
		11/21/25 9580833 IRR REPAIRS NOV CHECK	202511 320-57200-46350		*	3,165.00	
		2/13/26 9677743 CANOPY REPLCMNT TREE INST	202602 320-57200-46290		*	1,027.98	
		2/21/26 9682650 INST PLAYGROUND MULCH	202602 320-57200-46250		*	3,897.82	
		2/25/26 9698068 CUT DOWN BISMARK PALMS	202602 320-57200-46290		*	11,176.47	
		2/25/26 9698070 CUT DOWN CALLOPHILUM TREE	202602 320-57200-46290		*	2,000.00	
		2/25/26 9698095 FEB 26 - LANDSCAPE MAINT	202602 320-57200-46200		*	15,907.50	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		2/25/26	9698095 202602 320-57200-46300 FEB 26 - IRRIGATION		*	1,900.00	
		2/25/26	9698095 202602 320-57200-46270 PEST CONTR & FERT		*	3,629.83	
		2/25/26	9698095 202602 300-20500-10000 LESS 10% RETAINAGE		*	2,143.73-	
		2/25/26	9698096 202602 320-57200-46210 FEB 26 - PORTER SERVICES		*	5,967.00	
		2/25/26	9698097 202602 300-20500-10000 DEC-FEB QRTLY RETAINAGE		*	6,431.19	
		2/25/26	9698098 202602 320-57200-46210 PORTER QRTLY RET DEC-FEB		*	1,989.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			59,392.23 005089
2/27/26 00221		2/13/26	21326 202602 320-54100-49200 S.SIDE STORAGE/SDWLK REPS		*	2,925.00	
		2/16/26	21626 202602 320-54100-47100 BALANCE KID SPLASH RP/PNT		*	14,750.00	
		2/18/26	21826 202602 320-54100-49200 CLUBHOUSE PLAYGROUND REPS		*	13,575.00	
		2/24/26	22426 202602 320-54100-49200 PRSS WASH OIL STAIN RMV		*	1,850.00	
				CHANDLER CONTRACTORS, INC.			33,100.00 005090
2/27/26 00255		2/19/26	76760459 202602 320-54100-49200 PVC POST RE SECURE		*	135.00	
				FCC CARPENTRY&GENERAL PAINTING LLC			135.00 005091
2/27/26 00067		2/12/26	70773 202602 320-54100-46800 PARTS-HOIST/UPHOLSTERY		*	892.50	
				THE FITNESS SOLUTION, INC.			892.50 005092
2/27/26 00024		2/17/26	FEB 26 202602 320-57200-43000 FEB 26 - ELECTRIC		*	3,482.30	
		2/17/26	FEB 26 202602 320-54100-43000 FEB 26 - ELECTRIC CLUBH		*	2,827.40	
				FPL			6,309.70 005093
2/27/26 00272		2/13/26	41280923 202602 320-54100-51000 COPYSTAR CS 4054CI COPIER		*	286.00	
				GREAT AMERICA FINANCIAL SVCS.			286.00 005094
2/27/26 00298		2/23/26	1131047 202602 320-54100-46901 FEB 26 - INDOOR PEST CONT		*	164.80	
		2/23/26	1131048 202602 320-54100-46900 FEB 26 - RODENT CONTROL		*	92.70	
				POWERX			257.50 005095
				PLMG -PALM GLADES- ACOOPER			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/27/26	00188	2/03/26 15697	202602 320-54100-49200 RP UMB CANOPY/INST GROMMT	ROBERTS ALUMINUM FURNITURE	*	3,845.00	3,845.00 005096
3/06/26	00065	3/02/26 2262	202603 320-54100-46600 MAR 26 - JANITORIAL SVC	ALL PROFESSIONAL CLEANING LLC	*	6,000.00	6,000.00 005097
3/06/26	00007	10/01/25 162304	202510 310-51300-31500 EXP AREA LEGAL FEES		*	1,045.00	
		10/01/25 171351	202510 310-51300-31500 CONTRUCTION FEES SR21	BILLING COCHRAN, P.A.	*	2,747.86	3,792.86 005098
3/06/26	00055	2/27/26 9701490	202602 320-57200-46350 IRR REPAIRS FEB CHECK		*	3,320.00	
		2/27/26 9702624	202602 320-57200-46290 PALMETTO GRASS		*	356.74	
		2/27/26 9702625	202602 320-57200-46290 ST. AUGUSTINE GRASS		*	300.00	
		2/27/26 9702626	202602 320-57200-46290 EQUIPMENT - STUMP GRINDER		*	609.55	
		2/27/26 9702627	202602 320-57200-46290 JATROPHA TREE INSTALLED	BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	823.47	5,409.76 005099
3/06/26	00221	1/28/26 12826	202601 320-54100-49200 POOL DECK PAVER/COPING RP		*	25,000.00	
		2/26/26 22626	202602 320-54100-47100 PRSS WSH POOL DECK/PATIO	CHANDLER CONTRACTORS, INC.	*	9,500.00	34,500.00 005100
3/06/26	00001	3/01/26 466	202603 320-57200-34000 MAR 26 - FIELD SERVICES		*	2,087.83	
		3/01/26 467	202603 310-51300-34000 MAR 26 - MGMT FEES		*	4,641.83	
		3/01/26 467	202603 310-51300-31300 MAR 26 - DISSEMINATION		*	229.17	
		3/01/26 467	202603 310-51300-35110 MAR 26 - WEBSITE ADMIN		*	275.00	
		3/01/26 467	202603 310-51300-42000 MAR 26 - POSTAGE		*	49.21	
		3/01/26 467	202603 310-51300-42500 MAR 26 - COPIES	GOVERNMENTAL MANAGEMENT SERVICES -	*	9.75	7,292.79 005101

PLMG -PALM GLADES- AC00PER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
3/06/26	00016	3/02/26 28856	202603 310-51300-32200	AUDIT FYE 09/30/2025	*	2,900.00	
				GRAU & ASSOCIATES			2,900.00 005102
3/06/26	00314	2/06/26 I-022606	202602 320-54100-34510	1 YEAR GALAXY PREV MAINT	*	135.00	
		3/01/26 I-032604	202603 320-54100-34510	1 YEAR GALAXY PREV MAINT	*	135.00	
				IDEAL TECH SOLUTIONS LLC			270.00 005103
3/06/26	00217	3/01/26 IN155272	202603 320-54100-41000	MAR 26 - PHONE SERVICE	*	105.49	
				IPFONE			105.49 005104
3/06/26	00312	3/02/26 18105	202603 320-54100-41500	MAR 26 - IT SERVICES	*	208.00	
				IT WORKS NETWORK GROUP, INC			208.00 005105
3/06/26	00193	2/25/26 ZZXKW2	202602 320-54100-34000	PPE 2/22/26	*	9,736.68	
				KW PROPERTY MANAGEMENT			9,736.68 005106
3/06/26	00243	2/16/26 IV009659	202602 320-54100-34520	FIRE ALARM/DISPATCH COMP	*	242.00	
				PYE BARKER FIRE & SAFETY, LLC			242.00 005107
3/06/26	00273	2/26/26 28007	202602 320-57200-34500	SECURITY SVCS 02/13-02/26	*	21,212.99	
		2/26/26 28008	202602 320-54100-34500	SECURITY SVCS 02/13-02/26	*	3,610.74	
				SEACOAST BUSINESS FUNDING			24,823.73 005108
3/06/26	00326	3/03/26	202603 320-57200-49100	DUCK REMOVAL 2/27/26	*	300.00	
				SOUTHEAST LAND AND WATER			300.00 005109
3/06/26	00184	2/25/26 60566962	202602 320-54100-51000	TRANSLUCENT CUPS	*	297.25	
		2/25/26 60566962	202602 320-54100-51000	TAPE DISP/COFFEE/SNTD OIL	*	110.94	
		2/25/26 60566962	202602 320-54100-51000	PURE LIFE WATER	*	87.95	
		2/25/26 60566962	202602 320-54100-51000	PAPER TOWELS	*	50.89	
				STAPLES BUSINESS CREDIT			547.03 005110
				PLMG -PALM GLADES- ACOOPER			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00186	3/01/26	15030126 MAR 26 -	202603 320-54100-46200 LANDSCAPE SVC			TONY'S NURSERY & GARDEN	*	1,960.00	1,960.00	005111
3/06/26	00062	2/15/26	3645872W MAR 26 -	202603 320-57200-44000 WASTE SERVICES			WASTE CONNECTIONS OF FLORIDA	*	3,494.94	3,494.94	005112
3/06/26	00323	3/06/26	58206039 50% DEP	202603 320-54100-49300 EASTER EVENT			ALL STAR EXPERIENCE LLC	*	6,817.50	6,817.50	005113
3/19/26	00007	2/28/26	197457 FEB 26 -	202602 310-51300-31500 ATTORNEY FEES			BILLING COCHRAN, P.A.	*	4,015.00	4,015.00	005114
3/19/26	00221	3/09/26	3926 MAILBOX	202603 320-57200-49100 STATION REPAIRS			CHANDLER CONTRACTORS, INC.	*	1,900.00	1,900.00	005115
3/19/26	00190	3/02/26	84956006 MAR 26 -	202603 320-54100-41010 CABLE			COMCAST	*	222.28	222.28	005116
3/19/26	00190	3/06/26	84956006 MAR 26 -	202603 320-54100-41010 INTERNET			COMCAST	*	222.81	222.81	005117
3/19/26	00295	2/06/26	1386 ADJUST CLUBH	202602 320-54100-46910 SOUND SYSTEM			COMTECH SOLUTIONS GROUP LLC	*	689.99	689.99	005118
3/19/26	00276	3/16/26	INV59460 QTRLY MAINT	202603 320-54100-51000 12/13-3/12/26			EBS COPIERS	*	190.32	190.32	005119
3/19/26	00301	3/17/26	7991 INST SQUEEZE	202603 320-54100-47100 TUBE/FEEDER			E&J QUALITY POOL SERVICE	*	772.00	772.00	005120
3/19/26	00255	3/15/26	7474004 RMV/INST	202603 320-57200-49100 WOOD SHDW BX			FCC CARPENTRY&GENERAL PAINTING LLC	*	1,266.75	1,266.75	005121
3/19/26	00067	3/04/26	71183 SVC CALL: LAT	202603 320-54100-46800 PULLDOWN			THE FITNESS SOLUTION, INC.	*	175.00	175.00	005122

PLMG -PALM GLADES- AC00PER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
3/19/26	00193	3/11/26 ZZWKW2	202603 320-54100-34000		*	9,403.90	
		PPE 3/08/26					
		3/11/26 ZZWKW2	202603 320-54100-34000		*	138.00	
		TEMP FRNT DSK 2/16-2/22					
				KW PROPERTY MANAGEMENT			9,541.90 005123
3/19/26	00325	3/12/26 8392	202603 320-54100-46910		*	321.25	
		CHECK OFFLINE CAMERAS					
				OMNI DATA LLC			321.25 005124
3/19/26	00243	3/04/26 IV009980	202603 320-54100-34520		*	100.00	
		MAR 26 - MONTHLY BILLING					
				PYE BARKER FIRE & SAFETY, LLC			100.00 005125
3/19/26	00188	2/19/26 15721	202602 320-54100-49200		*	70.00	
		INST UMBRELLA TIES					
				ROBERTS ALUMINUM FURNITURE			70.00 005126
3/19/26	00273	3/12/26 28097	202603 320-57200-34500		*	20,952.78	
		SECURITY SVCS 02/27-03/12					
		3/12/26 28098	202603 320-54100-34500		*	3,412.93	
		SECURITY SVCS 02/27-03/12					
				SEACOAST BUSINESS FUNDING			24,365.71 005127
3/19/26	00326	3/10/26 1918	202603 320-57200-46600		*	750.00	
		MAR 26 - LAKE MAINT					
				SOUTHEAST LAND AND WATER			750.00 005128
3/24/26	00323	3/06/26 58206039	202603 320-54100-49300		*	6,817.50	
		BALANCE EASTER EVENT					
				ALL STAR EXPERIENCE LLC			6,817.50 005129
3/24/26	00055	3/17/26 9713361	202603 320-57200-46350		*	785.08	
		REP BROKEN MAINLINE					
		3/17/26 9713434	202603 320-57200-46350		*	2,515.00	
		IRR REPAIRS MAR CHECK					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			3,300.08 005130
3/24/26	00221	2/08/26 2826	202602 320-54100-46910		*	950.00	
		ELIMINATED ELEC BOX PLNTR					
		2/08/26 2826	202602 320-54100-46910		*	1,650.00	
		RE-GROUT KIDDY SPLASH ENT					
		2/08/26 2826	202602 320-54100-46910		*	675.00	
		PAINTED SHOWER TOWERS					
		2/08/26 2826	202602 320-54100-46300		*	225.00	
		INST NEW THERMOSTAT					

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		2/08/26 2826	202602 320-54100-47100		*	625.00	
			RMV TIMER/INST PHOTO CELL				
		2/22/26 22226	202602 320-54100-46910		*	3,500.00	
			PATIO DECK REPAIRS				
		3/03/26 3326	202603 320-54100-46910		*	1,990.00	
			PLAYGROUND/GOLFCART REP				
			CHANDLER CONTRACTORS, INC.				9,615.00 005131
3/24/26 00316		12/12/25 250-1000	202512 320-54100-49100		*	11,395.00	
			INT HOLIDAY DECOR FY26				
		12/12/25 250-1000	202512 320-57200-49000		*	44,865.00	
			EXT HOLIDAY DECOR FY26				
		12/12/25 250-1000	202512 320-57200-49000		*	5,000.00-	
			CREDIT PER MAURICIO				
			THE CHRISTMAS PALACE				51,260.00 005132
3/24/26 00271		3/03/26 5569 399	202602 320-54100-51000		*	505.75	
			FEB 26 - CREDIT CARD CHGS				
		3/03/26 5569 399	202602 320-54100-46700		*	499.56	
			FEB 26 - CREDIT CARD CHGS				
		3/03/26 5569 399	202602 320-54100-46910		*	136.68	
			FEB 26 - CREDIT CARD CHGS				
		3/03/26 5569 399	202602 320-54100-49300		*	1,007.20	
			FEB 26 - CREDIT CARD CHGS				
		3/03/26 5569 399	202602 320-54100-34510		*	1,970.00	
			FEB 26 - CREDIT CARD CHGS				
		3/03/26 5569 399	202602 320-54100-49300		*	79.98-	
			RETURNS				
		3/03/26 5569 399	202602 320-54100-49300		*	108.53-	
			CASH BACK CREDIT				
			ELITE CARD PAYMENT CENTER				3,930.68 005133
3/24/26 00310		2/20/26 0289	202603 320-54100-49300		*	700.00	
			MAR 26 - FITNESS CLASSES				
			FIT FOR L.Y.F.E				700.00 005134
3/24/26 00024		3/18/26 MAR 26	202603 320-57200-43000		*	3,141.78	
			MAR 26 - ELECTRIC				
		3/18/26 MAR 26	202603 320-54100-43000		*	3,721.68	
			MAR 26 - ELECTRIC CLUBH				
			FPL				6,863.46 005135
3/24/26 00272		3/16/26 41507961	202603 320-54100-51000		*	286.00	
			COPYSTAR CS 4054CI COPIER				
			GREAT AMERICA FINANCIAL SVCS.				286.00 005136
			PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/24/26	00200	3/16/26 47116247	202602 320-54100-43100		*	23.10	
		FIRELINE 12/10-3/13/26					
		3/16/26 87343981	202602 320-54100-43100		*	1,815.87	
		WATER 12/10-3/13/26					
				MIAMI-DADE WATER AND SEWER DEPARTME			1,838.97 005137
3/24/26	00299	2/23/26 32046414	202602 320-54100-45100		*	12,515.00	
		FY26 FLOOD INSURANCE					
				NATIONAL GENERAL INSURANCE COMPANY			12,515.00 005138
3/24/26	00269	3/24/26 03242026	202603 300-20700-10600		*	842.65	
		TRANSFER OF TAX RECEIPTS					
				PALM GLADES CDD C/O WELLS FARGO			842.65 005139
3/24/26	00010	3/24/26 03242026	202603 300-20700-10100		*	14,553.92	
		TRANSFER OF TAX RECEIPTS					
				PALM GLADES CDD C/O WELLS FARGO			14,553.92 005140
3/24/26	00025	3/24/26 03242026	202603 300-20700-10300		*	19,916.86	
		TRANSFER OF TAX RECEIPTS					
				PALM GLADES CDD C/O WELLS FARGO			19,916.86 005141
3/24/26	00209	3/24/26 03242026	202603 300-20700-10400		*	8,650.67	
		TRANSFER OF TAX RECEIPTS					
		3/24/26 03242026	202603 300-20700-10400		*	5,928.18	
		TRANSFER OF TAX RECEIPTS					
				PALM GLADES CDD C/O WELLS FARGO			14,578.85 005142
3/24/26	00240	3/24/26 03242026	202603 300-20700-10500		*	1,396.71	
		TRANSFER OF TAX RECEIPTS					
				PALM GLADES CDD C/O WELLS FARGO			1,396.71 005143
3/24/26	00298	3/19/26 1140072	202603 320-54100-46901		*	164.80	
		MAR 26 - INDOOR PEST CONT					
		3/19/26 1140073	202603 320-54100-46900		*	92.70	
		MAR 26 - RODENT CONTROL					
				POWERX			257.50 005144
						TOTAL FOR BANK A	574,048.95
						TOTAL FOR REGISTER	574,048.95

PLMG -PALM GLADES- ACOOPER

Palm Glades
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Palm Glades
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account	\$ 11,912	\$ -	\$ -	\$ -	\$ 11,912
Capital Reserve	-	-	5,865	-	5,865
<u>Investments:</u>					
State Board of Administration (SBA)	1,617,084	-	642,629	-	2,259,713
<u>Series 2016</u>					
Reserve	-	554,760	-	-	554,760
Revenue	-	1,373,218	-	-	1,373,218
Interest	-	50	-	-	50
Principal	-	71	-	-	71
<u>Series 2017</u>					
Reserve	-	153,274	-	-	153,274
Revenue	-	805,881	-	-	805,881
Interest	-	59	-	-	59
Sinking	-	45	-	-	45
<u>Series 2018A1</u>					
Reserve	-	336,359	-	-	336,359
Interest	-	55	-	-	55
Revenue	-	829,519	-	-	829,519
Principal	-	6	-	-	6
<u>Series 2018A2</u>					
Reserve	-	39,100	-	-	39,100
Interest	-	14	-	-	14
Principal	-	72	-	-	72
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,945	2,945
<u>Series 2020</u>					
Reserve	-	29,937	-	-	29,937
Interest	-	5	-	-	5
Revenue	-	68,956	-	-	68,956
Sinking	-	2	-	-	2
<u>Series 2021</u>					
Reserve	-	3,522	-	-	3,522
Interest	-	3	-	-	3
Revenue	-	37,003	-	-	37,003
Sinking	-	4	-	-	4
Acq. & Construction - Series 2021	-	-	-	92	92
Deposits	6,874	-	-	-	6,874
Total Assets	\$ 1,635,869	\$ 4,231,928	\$ 648,494	\$ 3,037	\$ 6,519,328

Palm Glades
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:					
Accounts Payable	\$ 70,559	\$ -	\$ -	\$ -	\$ 70,559
Retainage Payable - Landscape	2,144	-	-	-	2,144
Total Liabilities	\$ 72,703	\$ -	\$ -	\$ -	\$ 72,703
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	4,231,928	-	-	4,231,928
Capital Project	-	-	-	3,037	3,037
Assigned for:					
Capital Reserve Fund	-	-	648,494	-	648,494
Unassigned	1,556,292	-	-	-	1,556,292
Total Fund Balances	\$ 1,563,166	\$ 4,231,928	\$ 648,494	\$ 3,037	\$ 6,446,625
Total Liabilities & Fund Balance	\$ 1,635,869	\$ 4,231,928	\$ 648,494	\$ 3,037	\$ 6,519,328

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,489,256	\$ 2,489,256	\$ -
Interest Income	42,500	21,250	25,775	4,525
Guess Passes	-	-	100	100
Party Rental Fees	13,000	6,500	6,560	60
Non-Residential Memberships	-	-	9,660	9,660
Key Card/Replacements	-	-	710	710
Landscape Replacement Damage	-	-	693	693
Resident Events	-	-	94	94
Total Revenues	\$ 2,640,561	\$ 2,517,006	\$2,532,847	\$ 15,841

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,600	\$ 400
PR-FICA	918	459	428	31
Engineering	10,000	5,000	22,745	(17,745)
Attorney	45,000	22,500	25,076	(2,576)
Annual Audit	7,300	4,900	4,900	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	-	-	-
Dissemination Agent	2,750	1,375	1,375	(0)
Trustee Fees	24,000	7,500	7,500	-
Management Fees	55,702	27,851	27,851	(0)
Website Maintenance	3,300	1,650	1,650	-
Telephone	100	50	-	50
Postage & Delivery	1,000	500	458	42
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	1,085	160	925
Legal Advertising	2,600	1,300	-	1,300
Other Current Charges	1,050	525	307	218
Office Supplies	260	130	10	120
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	125	-	125
Total General & Administrative	\$ 184,505	\$ 94,655	\$ 111,803	\$ (17,149)

Palm Glades
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance

Operations & Maintenance

Field Expenditures

Landscape Maintenance	\$ 200,435	\$ 100,218	\$ 95,445	\$ 4,773
Porter Service	79,560	39,780	39,780	-
Mulch	65,050	32,525	35,938	(3,413)
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	21,935	21,779	156
Annuals	15,000	7,500	4,700	2,800
Plants Replacement	50,000	25,000	42,129	(17,129)
Irrigation System	23,940	11,970	11,400	570
Irrigation Repairs	30,000	15,000	18,070	(3,070)
Electricity	40,000	20,000	19,429	571
Refuse	18,500	9,250	10,275	(1,025)
Entrance Maintenance & Repairs	29,000	14,500	10,265	4,235
Janitorial Supplies	4,200	2,100	-	2,100
Lake Maintenance	13,500	6,750	4,570	2,180
Lake Debris Removal	3,600	1,800	-	1,800
Cleaning of Drainage System	22,000	11,000	5,500	5,500
Pressure Cleaning - Sidewalk	20,000	20,000	20,650	(650)
Field Management	25,054	12,527	12,527	(0)
Security Services	661,128	330,564	276,659	53,905
Holiday Decorations	45,000	39,865	39,865	-
Sidewalk Repairs	50,000	25,000	1,950	23,050
Contingency	60,000	30,000	31,869	(1,869)
Capital Reserves	157,325	157,325	157,325	-

Subtotal Field Expenditures	\$ 1,696,162	\$ 968,653	\$ 894,170	\$ 74,483

Clubhouse Expenditures

Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 2,500	\$ 4,474	\$ (1,974)
Air Conditioning Maintenance	7,000	3,500	915	2,585
Basketball Court Repairs and Maintenance	10,000	5,000	7,950	(2,950)
Cable & Internet Service	5,000	2,500	2,614	(114)
IT Services	2,500	1,250	1,460	(210)
Circuit Training Equipment Maintenance	6,350	3,175	4,636	(1,461)
Sauna Equipment Maintenance	3,500	1,750	225	1,525
Electricity	51,000	25,500	21,731	3,769
Fire Alarm & Building Alarm Monitoring	8,000	4,000	2,222	1,778
Gazebo and Trellis Repairs and Maintenance	11,000	5,500	-	5,500
Holiday Decorations	14,100	11,395	11,395	-
Insurance	69,300	63,194	63,194	-
Flood Insurance	14,000	12,515	12,515	-
Irrigation Repairs and Maintenance	5,000	2,500	-	2,500
Janitorial	72,000	36,000	36,200	(200)
Janitorial Supplies	5,200	2,600	1,644	956
Landscape Maintenance	30,540	15,270	11,760	3,510
Landscape Replacement (Includes Mulching)	26,176	26,176	50,390	(24,214)
Management Fees	260,000	130,000	136,068	(6,068)
Office Equipment Maintenance	9,000	4,500	-	4,500
Office Supplies/Clubhouse Supplies	18,000	9,000	11,583	(2,583)
Pest Control - Exterior	8,300	4,150	548	3,602

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Clubhouse Expenditures (continued)				
Pest Control - Interior	\$ 3,500	\$ 1,750	\$ 974	776
Pool, Spa and Waterpark Maintenance	45,000	22,500	22,740	(240)
Pool, Spa and Waterpark Repairs	32,500	16,250	43,917	(27,667)
Printing & Postage	2,400	1,200	-	1,200
Property Taxes	500	250	-	250
Repairs/Maintenance & Supplies (General)	50,000	25,000	15,107	9,893
Residential Social Expenses	70,000	35,000	49,830	(14,830)
Security	76,545	38,273	47,224	(8,952)
Telephone	900	450	603	(153)
Trash Collection/Recycling	6,500	3,250	-	3,250
Water & Sewer	8,000	4,000	4,258	836
Window Cleaning/Pressure Cleaning	4,000	2,000	-	2,000
Contingency	31,783	15,892	81,620	(65,729)
Subtotal Clubhouse Expenditures	\$ 972,594	\$ 537,789	\$ 647,799	\$ (108,916)
Total Operations & Maintenance	\$ 2,668,756	\$ 1,506,442	\$ 1,541,969	\$ (34,433)
Total Expenditures	\$ 2,853,261	\$ 1,601,097	\$ 1,653,772	\$ (51,581)
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$ 915,909	\$ 879,075	\$ (35,740)
Net Change in Fund Balance	\$ (212,700)	\$ 915,909	\$ 879,075	\$ (35,740)
Fund Balance - Beginning	\$ 212,700		\$ 684,091	
Fund Balance - Ending	\$ 0		\$ 1,563,166	

Palm Glades
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Capital Reserve Contributions	\$ 157,325	\$ 157,325	\$ 157,325	\$ -
Interest Income	5,000	5,000	10,205	5,205
Total Revenues	\$ 162,325	\$ 162,325	\$ 167,530	\$ 5,205
Expenditures:				
Bank Charges	500	250	\$ 354	(104)
Total Expenditures	\$ 500	\$ 250	\$ 354	\$ (104)
Excess (Deficiency) of Revenues over Expenditures	\$ 161,825		\$ 167,176	
Net Change in Fund Balance	\$ 161,825	\$ -	\$ 167,176	\$ (104)
Fund Balance - Beginning	\$ 476,787		\$ 481,318	
Fund Balance - Ending	\$ 638,612		\$ 648,494	

Palm Glades
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 899,599	\$ 863,043	\$ 863,043	\$ -
Interest Income	15,000	7,500	26,325	18,825
Total Revenues	\$ 914,599	\$ 870,543	\$ 889,368	\$ 18,825
Expenditures:				
Interest Expense - 11/1	\$ 152,081	\$ 152,081	\$ 152,081	\$ -
Principal Expense - 5/1	580,000	-	-	-
Interest Expense - 5/1	152,081	-	-	-
Total Expenditures	\$ 884,163	\$ 152,081	\$ 152,081	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 30,436	\$ 718,462	\$ 737,287	\$ 18,825
Net Change in Fund Balance	\$ 30,436	\$ 718,462	\$ 737,287	\$ 18,825
Fund Balance - Beginning	\$ 685,776		\$ 1,190,813	
Fund Balance - Ending	\$ 716,212		\$ 1,928,099	

Palm Glades
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,253	\$ 703,206	\$ 703,206	\$ -
Interest Income	10,000	10,000	10,405	405
Total Revenues	\$ 737,253	\$ 713,206	\$ 713,611	\$ 405
Expenditures:				
Interest Expense - 11/1	\$ 179,050	\$ 179,050	\$ 179,050	\$ -
Principal Expense - 5/1	375,000	-	-	-
Interest Expense - 5/1	179,050	-	-	-
Total Expenditures	\$ 733,100	\$ 179,050	\$ 179,050	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,153	\$ 534,156	\$ 534,561	\$ 405
Net Change in Fund Balance	\$ 4,153	\$ 534,156	\$ 534,561	\$ 405
Fund Balance - Beginning	\$ 278,235		\$ 424,698	
Fund Balance - Ending	\$ 282,388		\$ 959,259	

Palm Glades
Community Development District
Debt Service Fund Series 2018A-1 & A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 682,304	\$ 656,970	\$ 656,970	\$ -
Interest Income	20,000	10,000	17,572	7,572
Total Revenues	\$ 702,304	\$ 666,970	\$ 674,542	\$ 7,572
Expenditures:				
Series 2018A1				
Interest Expense - 11/1	\$ 167,945	\$ 167,945	\$ 167,945	\$ -
Principal Expense - 11/1	215,000	215,000	215,000	-
Interest Expense - 5/1	164,183	-	-	-
Series 2018A2				
Interest Expense - 11/1	43,434	43,434	43,434	-
Principal Expense - 11/1	40,000	40,000	40,000	-
Interest Expense - 5/1	42,534	-	-	-
Total Expenditures	\$ 673,096	\$ 466,379	\$ 466,379	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,208	\$ 200,590	\$ 208,163	\$ 7,572
Net Change in Fund Balance	\$ 29,208	\$ 200,590	\$ 208,163	\$ 7,572
Fund Balance - Beginning	\$ 634,459		\$ 996,975	
Fund Balance - Ending	\$ 663,667		\$ 1,205,138	

Palm Glades
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 51,000	\$ 49,314	\$ 49,314	\$ -
Interest Income	1,000	1,000	1,338	338
Total Revenues	\$ 52,000	\$ 50,314	\$ 50,652	\$ 338
Expenditures:				
Interest Expense - 11/1	\$ 15,300	\$ 15,300	\$ 15,300	\$ -
Principal Expense - 5/1	20,000	-	-	-
Interest Expense - 5/1	15,300	-	-	-
Total Expenditures	\$ 50,600	\$ 15,300	\$ 15,300	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 35,014	\$ 35,352	\$ 338
Net Change in Fund Balance	\$ 1,400	\$ 35,014	\$ 35,352	\$ 338
Fund Balance - Beginning	\$ 34,884		\$ 63,548	
Fund Balance - Ending	\$ 36,284		\$ 98,900	

Palm Glades
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 30,769	\$ 29,752	\$ 29,752	\$ -
Interest Income	500	500	633	133
Total Revenues	\$ 31,269	\$ 30,252	\$ 30,385	\$ 133
Expenditures:				
Interest Expense - 12/15	\$ 8,836	\$ 8,836	\$ 8,836	\$ -
Principal Expense - 12/15	13,000	13,000	13,000	-
Interest Expense - 6/15	8,693	-	-	-
Total Expenditures	\$ 30,530	\$ 21,836	\$ 21,836	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 739	\$ 8,415	\$ 8,548	\$ 133
Net Change in Fund Balance	\$ 739	\$ 8,415	\$ 8,548	\$ 133
Fund Balance - Beginning	\$ 28,487		\$ 31,983	
Fund Balance - Ending	\$ 29,226		\$ 40,531	

Palm Glades
Community Development District
Capital Projects Fund Series 2018A-1 & A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 55	\$ 55
Total Revenues	\$ -	\$ -	\$ 55	\$ 55
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 55	\$ 55
Net Change in Fund Balance	\$ -		\$ 55	
Fund Balance - Beginning	\$ -		\$ 2,891	
Fund Balance - Ending	\$ -		\$ 2,945	

Palm Glades
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	\$ 2
Net Change in Fund Balance	\$ -		\$ 2	
Fund Balance - Beginning	\$ -		\$ 90	
Fund Balance - Ending	\$ -		\$ 92	

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 205,808	\$ 2,198,701	\$ 41,964	\$ 25,026	\$ 17,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,489,256
Interest Income	2,091	1,574	2,992	7,208	6,211	5,698	-	-	-	-	-	-	25,775
Guess Passes	50	-	-	-	-	50	-	-	-	-	-	-	100
Party Rental Fees	695	-	-	2,525	-	3,340	-	-	-	-	-	-	6,560
Non-Residential Memberships	8,280	1,380	-	-	-	-	-	-	-	-	-	-	9,660
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Key Card/Replacements	170	90	-	230	120	100	-	-	-	-	-	-	710
Landscape Replacement Damage	-	393	-	-	-	300	-	-	-	-	-	-	693
Resident Events	94	-	-	-	-	-	-	-	-	-	-	-	94
Total Revenues	\$ 11,380	\$ 209,245	\$ 2,201,693	\$ 51,927	\$ 31,357	\$ 27,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,532,847

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
PR-FICA	77	77	77	77	61	61	-	-	-	-	-	-	428
Engineering	2,925	17,500	2,200	-	120	-	-	-	-	-	-	-	22,745
Attorney	9,980	4,150	3,163	3,769	4,015	-	-	-	-	-	-	-	25,076
Annual Audit	-	-	-	-	2,000	2,900	-	-	-	-	-	-	4,900
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	229	229	229	229	229	229	-	-	-	-	-	-	1,375
Trustee Fees	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	4,642	4,642	4,642	4,642	4,642	4,642	-	-	-	-	-	-	27,851
Website Maintenance	275	275	275	275	275	275	-	-	-	-	-	-	1,650
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	77	25	75	-	-	-	-	-	-	458
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	0	3	10	-	-	-	-	-	-	160
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	109	66	23	-	16	93	-	-	-	-	-	-	307
Office Supplies	5	5	-	-	-	-	-	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 40,659	\$ 28,068	\$ 11,737	\$ 10,068	\$ 12,187	\$ 9,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,803

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Landscape Maintenance	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,445
Porter Service	5,967	7,956	5,967	5,967	7,956	5,967	-	-	-	-	-	-	39,780
Mulch	-	32,040	-	-	3,898	-	-	-	-	-	-	-	35,938
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	3,630	3,630	3,630	3,630	3,630	-	-	-	-	-	-	21,779
Annuals	-	4,700	-	-	-	-	-	-	-	-	-	-	4,700
Plants Replacement	2,399	13,727	3,002	5,307	16,294	1,400	-	-	-	-	-	-	42,129
Irrigation System	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	-	-	-	11,400
Irrigation Repairs	3,125	3,165	-	5,160	3,320	3,300	-	-	-	-	-	-	18,070
Electricity	3,027	3,037	3,284	3,456	3,482	3,142	-	-	-	-	-	-	19,429
Refuse	1,577	1,734	1,760	1,734	1,734	1,734	-	-	-	-	-	-	10,275
Entrance Maintenance & Repairs	1,640	-	-	6,750	1,875	-	-	-	-	-	-	-	10,265
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	750	750	750	-	-	-	-	-	-	4,570
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning of Drainage System	-	-	-	5,500	-	-	-	-	-	-	-	-	5,500
Pressure Cleaning - Sidewalk	-	-	20,650	-	-	-	-	-	-	-	-	-	20,650
Field Management	2,088	2,088	2,088	2,088	2,088	2,088	-	-	-	-	-	-	12,527
Security Services	42,099	42,335	65,281	42,257	42,389	42,298	-	-	-	-	-	-	276,659
Holiday Decorations	-	-	39,865	-	-	-	-	-	-	-	-	-	39,865
Sidewalk Repairs	-	-	-	1,950	-	-	-	-	-	-	-	-	1,950
Contingency	9,772	1,679	3,910	7,361	4,750	4,397	-	-	-	-	-	-	31,869
Capital Reserves	-	-	-	-	157,325	-	-	-	-	-	-	-	157,325
Subtotal Field Expenditures	\$ 127,961	\$ 134,685	\$ 167,994	\$ 109,717	\$ 267,299	\$ 88,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	894,170

Palm Glades
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	\$ 831	\$ 135	\$ 135	\$ 2,105	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,474
Air Conditioning Maintenance	-	-	-	915	-	-	-	-	-	-	-	-	915
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	-	-	7,950
Cable & Internet Service	420	420	439	445	445	445	-	-	-	-	-	-	2,614
IT Services	208	420	208	208	208	208	-	-	-	-	-	-	1,460
Circuit Training Equipment Maintenance	-	210	1,677	150	1,103	1,496	-	-	-	-	-	-	4,636
Sauna Equipment Maintenance	-	-	-	-	225	-	-	-	-	-	-	-	225
Electricity	3,876	3,998	3,706	3,602	2,827	3,722	-	-	-	-	-	-	21,731
Fire Alarm & Building Alarm Monitoring	1,080	500	100	100	342	100	-	-	-	-	-	-	2,222
Gazebo and Trellis Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	11,395	-	-	-	-	-	-	-	-	-	11,395
Insurance	63,194	-	-	-	-	-	-	-	-	-	-	-	63,194
Flood Insurance	-	-	-	-	12,515	-	-	-	-	-	-	-	12,515
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	6,200	6,000	6,000	6,000	6,000	6,000	-	-	-	-	-	-	36,200
Janitorial Supplies	260	260	375	250	500	-	-	-	-	-	-	-	1,644
Landscape Maintenance	1,960	1,960	1,960	1,960	1,960	1,960	-	-	-	-	-	-	11,760
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	1,680	-	-	-	-	-	-	50,390
Management Fees	10,272	38,513	23,630	22,426	22,264	18,964	-	-	-	-	-	-	136,068
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,669	1,816	1,339	1,213	-	-	-	-	-	-	11,583
Pest Control - Exterior	90	90	90	93	93	93	-	-	-	-	-	-	548
Pest Control - Interior	160	160	160	165	165	165	-	-	-	-	-	-	974
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	7,580	3,790	-	-	-	-	-	-	-	22,740
Pool, Spa and Waterpark Repairs	250	635	-	17,385	24,875	772	-	-	-	-	-	-	43,917
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs/Maintenance & Supplies (General)	1,700	769	525	2,200	7,602	2,311	-	-	-	-	-	-	15,107
Residential Social Expenses	19,011	5,876	1,735	736	1,519	20,953	-	-	-	-	-	-	49,830
Security	7,427	7,854	11,589	6,583	6,876	6,894	-	-	-	-	-	-	47,224
Telephone	76	105	105	105	105	105	-	-	-	-	-	-	603
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	1,094	-	1,839	-	-	-	-	-	-	-	4,258
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	13,125	15,515	22,330	25,070	-	-	-	-	-	-	81,620
Subtotal Clubhouse Expenditures	\$ 124,809	\$ 96,923	\$ 124,386	\$ 88,369	\$ 121,025	\$ 92,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	647,799
Total Operations & Maintenance	\$ 252,771	\$ 231,608	\$ 292,380	\$ 198,087	\$ 388,325	\$ 180,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,541,969
Total Expenditures	\$ 293,430	\$ 259,675	\$ 304,117	\$ 208,155	\$ 400,511	\$ 189,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,653,772
Excess (Deficiency) of Revenues over Expenditures	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (369,154)	\$ (162,399)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	879,075
Net Change in Fund Balance	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (369,154)	\$ (162,399)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	879,075

Palm Glades
Community Development District
Long Term Debt Report

Special Assessment 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	554,760	
Bonds Outstanding at - 9/30/22		\$9,490,000
Less: Principal Payment - 05/01/23		(\$530,000)
Less: Principal Payment - 05/01/24		(\$550,000)
Less: Principal Payment - 05/01/25		(\$565,000)
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	153,274	
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

Palm Glades
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:	\$1,165,000	
Interest Rate:	3.000%	
Maturity Date:	11/1/2024	
Term 2:	\$910,000	
Interest Rate:	3.500%	
Maturity Date:	11/1/2028	
Term 3:	\$2,960,000	
Interest Rate:	4.000%	
Maturity Date:	11/1/2038	
Term 4:	\$4,420,000	
Interest Rate:	4.200%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$276,720	
Reserve Fund Balance	336,359	
Bonds Outstanding - 05/31/2018		\$9,455,000
Less: Principal Payment -11/1/19		(\$180,000)
Less: Principal Payment - 11/1/20		(\$185,000)
Less: Principal Payment - 11/1/21		(\$190,000)
Less: Principal Payment - 11/1/22		(\$195,000)
Less: Principal Payment -11/1/23		(\$205,000)
Less: Principal Payment -11/1/24		(\$210,000)
Less: Principal Payment -11/1/25		(\$215,000)
Current Bonds Outstanding		\$8,075,000
Subordinate Special Assessment Bonds, Series 2018 A-2		
Original Issue Amount: 05/31/2018		\$1,935,000
Term 1:	\$165,000	
Interest Rate:	3.725%	
Maturity Date:	11/1/2023	
Term 2:	\$210,000	
Interest Rate:	4.500%	
Maturity Date:	11/1/2028	
Term 3:	\$585,000	
Interest Rate:	5.000%	
Maturity Date:	11/1/2038	
Term 4:	\$975,000	
Interest Rate:	5.125%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$32,167	
Reserve Fund Balance	39,100	
Bonds Outstanding - 05/31/2018		\$1,935,000
Less: Principal Payment -11/1/19		(\$30,000)
Less: Principal Payment - 11/1/20		(\$30,000)
Less: Principal Payment - 11/1/21		(\$35,000)
Less: Principal Payment - 11/1/22		(\$35,000)
Less: Principal Payment -11/1/23		(\$35,000)
Less: Principal Payment -11/1/24		(\$40,000)
Less: Principal Payment -11/1/25		(\$40,000)
Current Bonds Outstanding		\$1,690,000

Palm Glades
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	29,937	
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 Service	
Reserve Fund Requirement	\$3,077	
Reserve Fund Balance	3,522	
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)
Less: Principal Payment -12/15/25		(\$13,000)
Current Bonds Outstanding		\$501,000

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

ASSESSED THROUGH MIAMI-DADE COUNTY

PHASE I TOTAL ASSESSMENT LEVY GROSS							General Fund		S2016	S2018	Total
							\$977,682.75	\$459,543.15	\$946,946.02	\$385,715.55	\$2,769,887.47
							35.30%	16.59%	34.19%	13.93%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	Adm&Field	Clubhouse	2016A DSF Portion	Club Debt	Total
11/12/25	10/1-10/31/25	\$11,900.88	\$476.04	\$114.25	\$0.00	\$11,310.59	\$3,992.28	\$1,876.50	\$3,866.77	\$1,575.04	\$11,310.59
11/17/25	11/1-11/10/25	\$90,028.68	\$3,545.30	\$864.83	\$0.00	\$85,618.55	\$30,220.64	\$14,204.70	\$29,270.56	\$11,922.65	\$85,618.55
11/18/25	06/01-10/31/25	\$27,158.17	\$1,397.81	\$257.60	\$0.00	\$25,502.76	\$9,001.67	\$4,231.08	\$8,718.67	\$3,551.34	\$25,502.76
11/28/25	11/11/25 - 11/30/25	\$94,831.86	\$3,793.31	\$910.39	\$0.00	\$90,128.16	\$31,812.39	\$14,952.87	\$30,812.26	\$12,550.63	\$90,128.16
12/05/25	11/21/25 - 11/30/25	\$2,277,376.61	\$91,096.09	\$21,862.81	\$0.00	\$2,164,417.71	\$763,971.06	\$359,091.60	\$739,953.07	\$301,401.98	\$2,164,417.71
12/24/25	12/01/25-12/15/25	\$86,343.91	\$3,334.77	\$830.09	\$0.00	\$82,179.05	\$29,006.61	\$13,634.06	\$28,094.69	\$11,443.69	\$82,179.05
01/08/26	12/16/25 - 12/31/25	\$38,036.85	\$1,119.09	\$369.18	\$0.00	\$36,548.58	\$12,900.49	\$6,063.66	\$12,494.92	\$5,089.50	\$36,548.58
01/23/26	Interest	\$0.00	\$0.00	\$0.00	\$2,626.47	\$2,626.47	\$927.06	\$435.75	\$897.92	\$365.74	\$2,626.47
02/06/26	01/01/26 - 01/15/26	\$15,365.13	\$298.79	\$150.66	\$0.00	\$14,915.68	\$5,264.76	\$2,474.61	\$5,099.25	\$2,077.06	\$14,915.68
03/07/26	02/01/26 - 02/28/26	\$11,420.47	\$89.89	\$113.30	\$0.00	\$11,217.28	\$3,959.35	\$1,861.02	\$3,834.87	\$1,562.04	\$11,217.28
TOTAL		\$2,652,462.56	\$105,151.09	\$25,473.11	\$2,626.47	\$2,524,464.83	\$891,056.31	\$418,825.87	\$863,042.98	\$351,539.67	\$2,524,464.83

96%		Percent Collected
\$ 117,424.91		Balance Remaining to Collect

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

ASSESSED THROUGH MIAMI-DADE COUNTY

PHASE II							TOTAL ASSESSMENT LEVY GROSS						
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	General Fund		S2017	S2018	S2020	S2021	Total
							\$887,756.85	\$396,140.94	\$765,529.31	\$332,499.18	\$53,684.21	\$32,388.36	\$2,467,998.85
							35.97%	16.05%	31.02%	13.47%	2.18%	1.31%	100.00%
							Adm&Field	Clubhouse	2017 DSF Portion	Club Debt	Expansion Area	2021 DSF Portion	Total
11/17/25	11/1-11/10/25	\$97,309.27	\$3,892.36	\$934.17	\$0.00	\$92,482.74	\$33,266.70	\$14,844.50	\$28,686.50	\$12,459.66	\$2,011.70	\$1,213.68	\$92,482.74
11/18/25	06/01-10/31/25	\$15,085.90	\$720.43	\$143.65	\$0.00	\$14,221.82	\$5,115.69	\$2,282.76	\$4,411.36	\$1,916.02	\$309.35	\$186.64	\$14,221.82
11/28/25	11/11/25 - 11/30/25	\$80,916.64	\$3,236.65	\$776.80	\$0.00	\$76,903.19	\$27,662.63	\$12,343.81	\$23,854.00	\$10,360.72	\$1,672.81	\$1,009.23	\$76,903.19
12/05/25	11/21/25 - 11/30/25	\$2,050,835.19	\$82,032.98	\$19,688.03	\$0.00	\$1,949,114.18	\$701,110.32	\$312,854.25	\$604,580.52	\$262,592.86	\$42,397.37	\$25,578.87	\$1,949,114.18
12/24/25	12/01/25-12/15/25	\$38,279.71	\$1,324.26	\$369.55	\$0.00	\$36,585.90	\$13,160.21	\$5,872.44	\$11,348.29	\$4,929.01	\$795.82	\$480.13	\$36,585.90
01/08/26	12/16/25 - 12/31/25	\$40,939.69	\$1,228.20	\$397.12	\$0.00	\$39,314.37	\$14,141.66	\$6,310.39	\$12,194.62	\$5,296.60	\$855.17	\$515.94	\$39,314.37
01/23/26	Interest	\$0.00	\$0.00	\$0.00	\$2,277.86	\$2,277.86	\$819.36	\$365.62	\$706.55	\$306.88	\$49.55	\$29.89	\$2,277.86
02/06/26	01/01/26 - 01/15/26	\$34,249.26	\$684.98	\$335.64	\$0.00	\$33,228.64	\$11,952.58	\$5,333.56	\$10,306.93	\$4,476.70	\$722.79	\$436.07	\$33,228.64
03/07/26	02/01/26 - 02/28/26	\$23,412.10	\$234.13	\$231.78	\$0.00	\$22,946.19	\$8,253.91	\$3,683.12	\$7,117.50	\$3,091.41	\$499.13	\$301.13	\$22,946.19
TOTAL							\$815,483.06	\$363,890.44	\$703,206.27	\$305,429.86	\$49,313.69	\$29,751.57	\$2,267,074.89

96%		Percent Collected
\$ 86,971.09		Balance Remaining to Collect