



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

August 11, 2026



Palm Glades

Community Development District

Agenda

Seat 3: Mauricio Pelaez – (C.)	
Seat 2: Julie Varela-Medina – (V.C.)	
Seat 1: Lakisha Macias – (A.S.)	
Seat 5: Shirley Guimaray-Mendez – (A.S.)	
Seat 4: Zuzer Calero – (A.S.)	

**Tuesday
August 11, 2026
6:30 p.m.**

**Silver Palms By Lennar/Clubhouse Silver Palms
23770 SW 115th Avenue, Miami, FL 33032**

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**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 July 14, 2026 Meeting – **Page 4**
3. Disussion of Rules – **Page 26**
4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 57**
5. Staff Reports
 - A. Attorney
 - B. Engineer – Engineering Agreement with Alvarez Engineering, Inc. – **Page 62**
 - C. Club – Monthly Report – **Page 74**
 - D. Field Manager – Monthly Report – **Page 86**
 - E. CDD Manager
6. Financial Reports
 - A. Approval of Check Register – **Page 152**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.palmgladescdd.com>

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

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, July 14, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Nathalia Jiron	Resident (by phone)
Several Residents	

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 June 16, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the June 16, 2026 meeting which begins on page 4 of your agenda. You have an opportunity to provide me with any additions, corrections or deletions at this time. Just for the Board to know, I received one from the District attorney on page 21, this is line #9 under his comments towards the middle of the page, instead of "District" it should read "developer". Do I have

any other comments, additions or corrections? If there are none, a motion to approve them will take place.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Minutes of the June 16, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Ranking of Respondents to Engineering Proposal for Engineering Services

Ms. Duque: The next item is the ranking of respondents to the engineering proposal for engineering services, starting on page 36 of your agenda. For the record, the District issued a request for proposals for engineering services in accordance with Florida Statute and our procedures. The notice and the RFP were advertised, and they were also made available to interested firms. By the submittal deadline, we received one complete and responsive proposal from Alvarez Engineers, Inc. It is not unusual for specialized CDD engineering services to receive a limited number of responses; even our current District engineer did not submit a proposal. In this case, Alvarez Engineers meets the professional licensure, insurance, and experience requirements, and you are very familiar with Juan Alvarez and his firm, as they have direct experience with Palm Glades. They worked on the expansion project and provided us with a fifth supplemental engineer's report. Based on that, the Board of Supervisors may review the proposal, discuss the qualifications and experience of Alvarez Engineers with Palm Glades, and determine whether to rank Alvarez Engineers as the No. 1 firm and authorize staff to negotiate the agreement. Ultimately, that is up to the Board, and again, this is the only response we received.

Mr. Pelaez: So, I think we should rank him #1 and work on switching to Alvarez Engineers.

Ms. Duque: Okay, so if I'm hearing you correctly, Mauricio, you are making a motion to terminate the current engineering services agreement with Ford Armenteros.

Mr. Pelaez: Yes.

Ms. Duque: Ok, and switch to Alvarez Engineers.

Mr. Pelaez: Correct.

Ms. Duque: Okay, so we will terminate the existing agreement and move forward with the ranking. What we will do right now is take the first motion to terminate the current engineering services agreement with Ford, and then I will advise the Board on the next motion.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing staff to terminate the existing Engineering Agreement for engineering services with Ford Armenteros was approved.

Ms. Duque: If there are no further questions, a motion would be to confirm Alvarez Engineers as the only proposer and the top-ranked firm, and to authorize District staff to negotiate the contract with Alvarez Engineers for District services.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, confirming Alvarez Engineers as the only proposer to the RFP and ranking them the #1 firm, also authorizing District staff to negotiate the contract with Alvarez Engineers for District Engineering Services was approved.

FOURTH ORDER OF BUSINESS

Discussion of Storm Drainage Cleaning Proposal Submitted with Raptor-Vac Systems

Ms. Duque: The next item is the discussion of the storm drainage cleaning proposal submitted by Raptor Vac Systems. Before we discuss the proposal, I would like to mention to the Board of Supervisors that Juan Alvarez from Alvarez Engineers called me and asked whether he needed to be present at tonight's meeting. I told him no, unless I received different direction from the Board. He also mentioned that he had the opportunity to review the entire agenda package, including the drainage cleaning proposal, and wanted to share his thoughts. He indicated that, similar to the GIS system work we completed, the proposal is on point. He is very familiar with Julian from Raptor Vac, as they have worked together in other Districts, and I wanted to share that with the Board. Now, let us move forward with item No. 4, the discussion of the storm drainage cleaning proposal submitted by Raptor Vac Systems, beginning on page 75 of your agenda package. This proposal addresses the cleaning and maintenance of the drainage

infrastructure, which is essential to ensuring adequate stormwater flow and reducing the risk of localized flooding within the community. Raptor Vac will coordinate with us, as they have done before, and will meet with the field manager and District Manager if necessary. Are there any questions at this time? If not, I would ask whether Jesus would like to add anything further to the proposal.

Mr. Lorenzo: No, he's be addressing the 4" and up which he indicated on the map of 37 drains total and then cleaning 3 pipelines.

Mr. Pelaez: Which is the \$4,600 correct?

Ms. Duque: Yes.

Mr. Lorenzo: Yes, \$4,600.

Mr. Pelaez: Motion to approve.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the proposal from Raptor Vac Systems for storm drainage cleaning in the amount of \$4,600 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney, which is the memorandum 2026 legislative update, go ahead Scott.

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Cochran: Yes, so this is on page 81 of your agendas, and as you guys know the drill, we do this once a year after the legislative session, we jumped the gun a little bit this year because we sent this out after both Houses of Legislature had approved everything but, not everything had yet been approved by the Governor and he did in fact veto the first one on the first page which is the sovereign immunity caps, so the good news for the District is our liability exposure is not increasing because he vetoed that bill. There is still an outside possibility that the Houses can come back and override the veto with two thirds of a majority in each House but, I don't think that's going to happen, so that's the first one. The second ones just deals with rural communities so it doesn't really impact or apply to this District. The third one on page 2 of the memo creates a special shade session for a very specific type of land use litigation, again, probably not something this District will deal with, and if it ever does it will come up at that time. The fourth one on page

3 of the memo deals with cybersecurity, so what the state has done is they've created a local government cybersecurity protection program with one of the departments and what that is doing is it's basically two parts, one is they're making it possible for local governments to apply for grants to shore up their cybersecurity systems, and the second thing they're doing is they're negotiating at a state level with the agreements for some services that are related to cybersecurity protection. It's really up to the manager since we're a District, we don't have a lot of sensitive data, pretty much all of our records are public records, the website has publicly accessible information so it's not a lot of things necessarily that would require really cybersecurity protection but, we're putting it out there in case it's something to consider. The fifth one which starts at the bottom of page 3, this is kind of a big one, for the first time the legislature has created a procedure that would allow registered voters within the District to initiate recall proceedings against an elected Board member. Now, they only apply with very specific circumstances so the Board member that were seeking to remove, there would have to be specific grounds such malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies, so it's very specific as far as the grounds for recall, and the process itself is also pretty structured and multi-step. The first thing they would have to do is get a petition signed by at least 10% of the registered voters in the District, and those signatures would be subject to their verification if challenged, there is regulations that regulate that process, like if they're doing some kind of a campaign, they have to comply with all the typical statutory campaign requirements. If they make it through that part then they would have to create the formal paperwork to initiate the recall at their own expense, then they would have to do a second petition and get at least 15% of the registered voters in order to trigger a referendum on that issue. So the referendum is like the same why you vote, it's what you do with a Constitutional Amendments for the general election, it would be to recall this Board member kind of a thing, then they'd have to get a majority vote on that. Like I said, the process is regulated, if there's any fraud or improprieties during the process there are penalties for the people initiating it or doing those kinds of things. So, it is out there, I think it's probably a long shot but up until this point the only way anyone could get removed from office was either voluntarily resigning or having the Governor remove them which didn't really happen. So, it could be a tool in some Districts where you have somebody that gets elected or

appointed and is just MIA for 4 years, occupying a seat and it makes it hard to get quorum or something, there's an avenue to do something about it but, somebody would have to have a pretty strong incentive to do all that's necessary, so we wanted to bring that up. The second number 5, we have two number 5s, on page 4, this one deals with the contracting process and what it mostly does is it kind of regulates contractors and makes sure that they are paying their subcontractors and their suppliers within 45 days of they're getting paid for those things. It also provides a process where if there's a particular contractor or vendor who is kind of abusing the process and repeatedly doing bad things, or not paying their subcontractors they can be removed from public contracting for up to 5 years, so it's kind of just providing some protection there. Number 6 on page 5 deals with permit fees and things like that, and it doesn't directly affect CDDs do but, in terms of local governments that are charging application fees for development or construction the amount of those fees, they have to be tied to the actual costs of administering them and enforcing them, they can't scale them up high just based on the size of the project or the cost of the project, so it should result in fairer fees for those kind of things, so that's something that to the extent that we have to go through permits for things we know we'll have confidence now that they're directly tied to what the actual costs of dealing with those permits are. The last one in the package deals with electronic payments, this one is something management is probably going to have to deal with in this District because we do collect fees for varies things here. So, what this does is require all local governments that are collecting fees for things to make a way for them to be paid electronically, and then if we make them available to be paid electronically there has to be basically some way to do that through the entity's website, so that's probably going to entail some additional expense to get the website set up to do that. The good news is you can pass those convenient fees or whatever in order to recoup those costs and pass them along but, that's something that management would have to look into for the payment acceptance. So, that's it for the report, it's been a busy year as far as legislation for local governments and District, so it's something that's being dealt with at the state level but, other than that, that's all I have unless anyone has any questions.

Mr. Pelaez: Is there a deadline for the electronic payment?

Mr. Cochran: Let me see, I don't know, we don't have that in the memo, I would have to look and see. I imagine there is some on ramp process or timeframe but, we can provide that information to management.

Mr. Pelaez: Ok, thank you.

Ms. Duque: Thank you Scott. Any other questions for Scott?

B. Engineer

Ms. Duque: Not hearing any, moving forward to the engineer's report, nothing additional to report.

C. Club - Monthly Report

Ms. Duque: Let's move forward to clubhouse manager report, Jennifer go ahead.

Ms. Mendoza: Yes. So, for this month of June, we did some additional miscellaneous work throughout the clubhouse, some of that had involved the pool area, as well as the exterior of the building, some of the work was done by our in house maintenance as well as Chadler Contractors. Aside from that we also continue to do our regular preventative maintenance when it comes to the pool maintenance, our building itself such as the HVAC system, our pest control, as well as for the gym equipment. Other than that, I would like to present to the Board of Supervisors a few proposals and this will be short, but let me just give these to you. So, the first one is for landscaping improvements and that would be landscaping improvements on the north side of the building, that would be right in front of the gym area. So, if you guys recall last year we went ahead and did this improvement on the south side, part of the improvement of the landscape was to be able to do waterproofing to the building, as well as a landscape improvement of course which at the same time is providing us to do land leveling to be able to avoid any type of water intrusion towards the building, as well as removing any overgrown roots that have overtaken that area phase on the landscaping material that we have in those landscaping bed areas. So, it would be very similar to what we did on the south side, the same design, the same landscape material that will be removed and installed. So, this will be done in two sections, one section will be done by Chandler Contractos, which basically he will be in charge of doing the site preparation, which would involved removing all the existing landscaping material that we have chosen to remove, preparing the area, removing any type of roots that are encroaching into the building, as

well as waterproofing the building and then once all of that has been performed then we will have Tony's Landscaping come in after and install the new landscape material which includes a few plant materials, as well as sod and the decorative rocks that we have in that area. So putting those two proposals together it has a total of \$16,826.

Ms. Duque: So, the cost would be \$12,500 for the work being done by Chandlers on the north side planter, and \$4,326 for landscaping by Tony's Nursery and Garden.

Ms. Mendoza: Correct.

Ms. Duque: Ok.

Ms. Varela-Medina: And when does that all begin?

Ms. Mendoza: That should be done in the upcoming months, I want to say if anything, we want to try to make sure it gets done before the heavier rainy season to make sure any type of water intrusion is not going to affect it.

Mr. Pelaez: And for the aesthetics as well.

Ms. Mendoza: Correct, yes.

Ms. Duque: Do I have a motion?

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the combined proposals for landscaping improvements for the north side planter rehab for a total amount of \$16,826 was approved.

Ms. Mendoza: Ok, I have a second one, let me pass that out. So, going back to the topic of the gym equipment, I know a year or so ago I had just gotten in regards to kind of trying to do some improvements. So, based on the different presentations and discussions that we've had here in the meetings, I went ahead and I started to conduct a few surveys with some of the residents, some of the usual ones, some of them as they would come in, and I started asking them a few questions in regards to the improvements, and that's why I was just kind of looking into the equipment that we currently have in place. A lot of the feedback that I got was more based on improving the cardio section that we have, some of the existing equipment itself, and adding an additional cardio option, as well as heavier dumbbells, that was kind of mainly what I was getting back from the feedback. As for the equipment that we have currently in place it's seems to fit everybody's needs and it's still in great shape some of the equipment. So, I kind of felt like maybe we could start in sections

of doing the remodeling, given that a lot of the equipment is still in good condition and standing. Aside from the cardio machines that I'm proposing basically it would be the elliptical machines, we currently have some elliptical equipment in the gym area and those ellipticals have been here since the clubhouse was built, so currently 13 years old, and some of them we have had to do certain replacements and repairs, but it's getting to the point that the repairs parts are going out of order and they're no longer being made, so perhaps we're spending more on doing certain repairs than just getting new equipment. So, what I am proposing here is to purchase two elliptical machines and adding two stair masters, which the stair masters have been something that I've been asked throughout the survey, that topic is very popular cardio exercise piece of equipment so that would be something that I'm proposing here, in addition to the 5 pairs of dumbbells in a heavier weight which was also a request, and then the plates that we currently have in place they do need to be repaired, we need new ones, so to replace them, and then also to be able to kind of accommodate all of the new dumbbells we would need to go ahead and do a replacement of the rack that we have to be able to accommodate all of them all in one, rather than having multiple racks and take up more space. So, in total for this it would be \$37,028.66.

Ms. Calero: So, quick question, you're proposing to ellipticals, 2 stair masters, and we're not going to have any treadmills?

Ms. Mendoza: No, the treadmills will stay in place.

Ms. Calero: Ok.

Ms. Mendoza: So, the treadmills will stay in place, those are new, we just got those I want to say about a year and a half ago because again, we're kind of going through the same thing, so the treadmills stay in place, the rowing machine stays in place, it would just be the ellipticals, and the stair masters, and the dumbbells.

Mr. Pelaez: And the dumbbell rack.

Ms. Mendoza: Yes, and the rack.

Ms. Calero: So, you're replacing the existing rack to allow for more room.

Ms. Mendoza: Correct, yes we are.

Ms. Calero: Ok, perfect.

Mr. Pelaez: And we used to have a stair master many years ago and it was very popular.

Ms. Macias: Jennifer, I have a question, so under the elliptical machine, at the end it states that it has a 2 year labor warranty but, it doesn't state the same under the stair master.

Ms. Mendoza: Under which one?

Ms. Macias: So, on the first one, on the elliptical, at the end it states that it has a 2 year labor warranty but, on the second item, it doesn't state that.

Ms. Mendoza: Yes and I can get them to give us a confirmation on them, but normally with The Fitness Solution and that's also another reason if The Fitness Solution is the vendor that we currently have our quarterly maintenance with so purchasing directly with them we'll make sure they are servicing the machines that they are selling us, and normally they will always give us the 2 year labor warranty but, if anything I can get that confirmation in writing as well.

Ms. Macias: Ok.

Ms. Duque: So, I have a motion by Zuzer with confirmation of the 2 year labor warranty for the stair masters as well.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the proposal from The Fitness Solution for replacement of new gym equipment as stated on the record for a total amount of \$37,028.66 was approved.

Ms. Mendoza: So the next topic is to discuss the increase having overnight security the weekend hours for the clubhouse. Currently right now the clubhouse closes at 8:00 p.m. as well as we currently do not have any overnight security. So, just to be able to enhance the different type of security measures that we want to be able to have at the clubhouse, I am proposing to have a security station here at the clubhouse like we kind of do already Monday through Friday, we already have overnight security but want to be able to have that as well during the weekend hours. Also, by doing this I believe that it could also be beneficial as being able to extend the gym hours because the proposal also is having security during the weekday hours is that we able to also have someone onsite to be able to have the gym open, so if we were to do so also for the weekends it would allow us to also extend those gym hours perhaps to match the Monday through Friday schedule

which is from 4:00 a.m. to 12:00 a.m. so the shift in hours will go from 78 hours for Delta Five to 98 hours and that would be an increase of \$22,155.

Ms. Duque: Per year.

Ms. Mendoza: Yes, correct, that's a yearly cost. Are there any comments?

Ms. Mendez: And this security guard would exclusively be here at the clubhouse, like within this perimeter?

Ms. Mendoza: Correct, yes, so that would be a guard that's stationed here. It's the same thing that we currently have right now for Monday through Friday, they're here, stationed here, they do their regular patrol, or walk around the clubhouse and at the same time the same with the check in, and making sure that anybody entering the facility is properly registered and have their FOB.

Ms. Varela-Medina: So basically the reception area.

Ms. Mendoza: They sit in the reception and then they have periodic rounds throughout the clubhouse, correct.

Mr. Pelaez: So, they're 24/7 Monday through Friday, we're just missing those 10 hours on Saturday and Sunday, so I make a motion to approve the increased hours.

On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Delta Five for weekend overnight security hours at the clubhouse and extended gym hours to increase security presence at the clubhouse for a total amount of \$22,155 was approved.

Mr. Pelaez: So, we need a new agreement now?

Ms. Duque: That is correct. We will need to address that, and it would be an amendment to the current agreement.

Mr. Pelaez: Because I know part of the discussion here is increasing the club hours, and so for the next meeting I think we should discuss some club rules that we want to do, so I guess we can add that in there and do that at the next meeting.

Ms. Duque: Ok, yes, and it will be to change the clubhouse rules.

Mr. Pelaez: Well, if we're going to change our rules with have to do that under the rules I think, right?

Ms. Duque: Correct.

Mr. Pelaez: So, I think there's a couple of things that we need to go through, in general on the rules so let's do it all at the same time we're going to do that process then we can include this and those other changes that we have.

Ms. Duque: Ok, we will need at least all of those changes Jennifer.

Ms. Mendoza: Yes.

Ms. Duque: The Board of Supervisors may email you individually, and you can send them the rules and regulations so they can review them separately and send their comments to Jennifer and me. Jennifer will make sure those comments are included, and at the next meeting we will discuss them. Please remember that we will need to advertise the public hearing to adopt those rules and regulations.

Mr. Pelaez: Perfect.

Ms. Mendoza: And I will send you guys those rules.

Ms. Duque: Perfect. We have one resident who joined us by phone, Nathalia. She is the resident you may have heard speaking, so I do not know whether the Board would allow any comments at this time.

Mr. Pelaez: I think we need wait to go to section 7 under Supervisor's comments and audience comments.

Ms. Duque: Ok.

Mr. Pelaez: So, let's continue with the same agenda.

Ms. Duque: Okay, we will continue with the agenda, and Nathalia, I will let you know as soon as we get to audience comments, along with everyone else attending. Let's move to the next item.

Ms. Mendoza: Well, for me, that's it, thank you. Other than that, it's just our events, we have new events coming up for the remainder of the year so just keep an eye out for those things.

Ms. Duque: Ok, thank you Jennifer.

D. Field Manager - Monthly Report

Ms. Duque: Not hearing anything else, let's move forward to field manager report, Jesus go ahead.

Mr. Lorenzo: So, before I start, does anybody have any questions on the report, no. Ok, so moving directly to some of the matters, on page 103 you'll see the pictures of SW

112th Avenue, and you'll see a proposal following it from BrightView for \$3,824.78, that is to go ahead, we tried the Spanish bayonets and the grease and they're still going over the fence and you can see that on page 103, the toppled plants, it's unfortunate, the plants that you just purchased that are not cheap. So what we're proposing and what we discussed is creating two line of defense with the areca palms and then the bougainvillea so it would be two layers, kind of what we have if you look at page 105, well you can't really see it on this picture but, that's what we did at 232nd Street, which I'll get into as well. I mean in conjunction we noticed that they're jumping next to where you guys had, so they're not going through where the areca palms and the bougainvillea are, now they found another spot, so we're proposing the same the same thing there. Then you see that second proposal on page 106, it's \$1,042.26, so we discussed this matter to see if we can find some savings for the Board, and between both of them there's a reduction of approximately almost \$1,000 so the total for both would be \$3,944.17.

Ms. Varela-Medina: Is the fence, the wire looks damaged too.

Mr. Lorenzo: We already fixed the fence, now the only thing that's left is a little hole which you can't really see, or maybe on page 105 towards the bottom in the middle of the picture that they should have already fixed today, so they already fixed that part of the fence, Chic did.

Ms. Duque: So, the final total, including the savings you mentioned, is \$3,994.17.

Mr. Lorenzo: Yes.

Ms. Duque: Ok.

Mr. Pelaez: So, I know we put all those plants there, let's say round one, I don't think it was dense enough but, it needs to be like we have on 232nd, and I know we learned a lesson or two, we had a couple of things but, it needs to be dense, so is this quote going to make it that way.

Mr. Lorenzo: Yes, this is a two-line defense, plants plus the added grease.

Ms. Varela-Medina: Or put two to the side and try from there.

Mr. Lorenzo: Unless they find another route somewhere else, but on 112th Avenue, and the corner of Publix, that area is where they're trespassing through which is the more expensive area and like I mentioned there's a reduction from the \$3,824 to \$3,178 but if you add the one on page 106 with the savings, it comes out to \$3,944.17 which would be

both 232nd Street next to where you have the bougainvillea and areca palms already because they found another way out of there.

Mr. Pelaez: So, is this going to be right up to the fence as well, like you can't jump the fence and then they creep through a little spot, like you're going to put it right up in there?

Mr. Lorenzo: Correct.

Mr. Pelaez: Ok.

Mr. Lorenzo: And as you can see they're 15 gallon areca palms and 15 gallon bougainvillea, so they're a little bit more established because if you have smaller ones that's when you run into the issue.

Mr. Pelaez: Right.

Ms. Duque: Do we have a direction or motion from the Board?

Ms. Mendez: I make a motion.

Ms. Duque: To go with both proposals with the savings?

Ms. Mendez: Yes.

On MOTION by Ms. Mendez seconded by Ms. Varela-Medina with all in favor, accepting both proposals from BrightView for a two-layer defense system using areca palms and bougainvillea plants to deter trespassing at SW 112th Avenue and 232nd Street for a total amount of \$3,944.17 was approved.

Mr. Lorenzo: Ok, moving along to page 107 you guys know that we've been working on the 113th Avenue parking lot, Chic already completed the work, you'll see pictures before and then continuing into after on page 110, 111 and 112. The project has been completed however, there are still parts of the project that are pending and next to you is a proposal with pictures on it, this is for the asphalt portion of the repairs. It includes the asphalt removal, which you'll see the pictures on the first page, you'll see that we marked the street with an orange arrow, I'm sorry, so the first page is part of a street when you're going east on 113th, so right along that parking lot there's this deteriorated asphalt and this 5 x 50 feet which would be included in the project of 113th Avenue, which is mainly the parking spaces. So moving on to the second page you'll see one of the edges,

we marked the area with orange paint and you can see it with the red marker that he adjusted more or less, that's where he's going to go up to remove the asphalt, cut the roots and then replace the asphalt. Same thing if you go to page 3 at just a different angle, moving on to page 4 you'll see there's a car, a red car there, and the roots are going up to that marking which is about 5 to 6 feet, so he'll be going that far roughly, remove the roots, same thing, prep the area, so remove the asphalt, remove the root and go ahead and put the new asphalt in. Then just more pictures on page 5, moving on to the other angle on page 7. On page 8 you'll see it's a little different there's a handicap spot, it's a little bit of a different angle because the root has gone further in but, instead of removing all of the asphalt we're just going to remove that section towards the sidewalk further in instead of having to remove everywhere else because the other asphalt is fine. Moving on to the next page, you'll see the other side of that same parking area, and the "X" is marked and the roots are kind of going up to, or a little bit more than halfway through that parking stop. Then you'll see another picture of a close up with the roots so you can see a little bit better, it's deteriorating where the parking stop is and then moving forward to the next few pages, I'm sorry, skip a page you'll see for some reason there was asphalt included where the oak tree is up to the concrete swale, so he's going to remove that asphalt and prep that area so that it's ready for new turf and the whole idea is to put new turf in this area, that's not included in this proposal that will be done with BrightView, which I did get a quote today but, we're still in the process of reviewing and making sure we get the best price and the correct scope of work, so I will not present that in this project. So, you'll see the actual proposal on the last page, like I mentioned it's asphalt remove damaged and the deteriorating asphalt and remove all underground roots and contaminations, add any limestone and compact that's needed and then apply the hot asphalt with a roller compactor. The price for all that, and this includes traffic and parking coordination to make sure the cars are not there and they're noticed accordingly so that they don't park there and they can work in the area. The good news is they don't have to work in all the area, it's really where the oak trees are, so the total for this would be \$14,500 which Chandler Contractors, and you guys can see the areas in an aerial on page 113 the four parking areas that we reference which I'm sure you're already aware of.

On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors for asphalt repairs, root cutting and asphalt replacement for a total amount of \$14,500 was approved.

Mr. Lorenzo: Moving forward to page 129 where the playground section is, you know we were discussing at the last meeting the proposals for the mulch, I passed out some packets with rubber mulch, as well as some wood mulch chips so you guys can see the difference between the two. The certified mulch is what both landscaping companies are recommending, we got a quote and you guys can see that on page 130 through 140, and I'm just going to give you the cliff notes. So, BrightView is proposing for the certified playground mulch between both of them it comes out to \$34,479.81 and this is removing the 6" of sand, putting a foundation of plastic to stop the weeds and go ahead and put the mulch on top, and disposal of the sand, that's in the price, and both of them are the same scope of work. The other quote is from Tony's Landscaping which is your vendor here for the clubhouse which is for the same scope of work for \$27,321.80, so roughly a \$7,000 savings between both, and this is for playground 1 and 2, so this is the two playgrounds with sand.

Mr. Pelaez: So, I think we should go with Tony's, I'd like to see on both of these quotes just to add the agreement with 6" so you guys have it for the record for the same exact thing, and then when you're doing it, obviously you can be present just making sure 6" is removed just to get some documentation on that.

Ms. Varela-Medina: He's the cheapest one, right?

Mr. Lorenzo: Yes, and just for the record it's \$52,500 if he did it for both for the rubber mulch if you want to do that.

Mr. Pelaez: I think the wood colored mulch has been successful in the back and less expensive and much better than the sand.

Mr. Lorenzo: And you see that the hedges are shaved down so that it's not sharp, it's a natural product.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Tony's Landscaping to replace the sand at playgrounds 1 and 2 with certified playground mulch (wood mulch) for a total amount of \$27,321.80 and authorizing staff to draft the agreement was approved.

Mr. Lorenzo: Moving along to page 146 you will see pictures of some signs that need to be replaced, they're just kind of old and one was actually cleaned, the one at roundabout was cleaned but two of them need to be replaced. If you go to page 147 you'll see a quote from FCC for replacing 10 signs in the amount of \$2,686.96 for the same exact signs that you guys have. All of them are not listed but you have an understanding based on the pictures that I provided.

Mr. Pelaez: Is this the same company, have they made signs for us before?

Mr. Lorenzo: Yes, they have helped us with lake signage, playground signage, fence repairs, they're the ones that installed the fence on 232nd, and other miscellaneous repairs.

Ms. Varela-Medina: And how long do those last? How long are they good for, is there a warranty on those signs or anything?

Mr. Lorenzo: I can ask but it's just wear and tear, and they are reflective, they're made for outdoors, and the ones that are in place have been here since inception. He was able to clean actually two of the playground signs and another sign as well to save on cost but, the rest he's suggesting replacement.

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the proposal from FCC Carpentry & General Painting to replace 10 signs throughout the community for a total amount of \$2,686.96 was approved.

Mr. Lorenzo: We're still working on that last mailbox meter, so hopefully soon on that, and then Chic went ahead at 237th Terrace mailbox, installed new lights, removed the 4 and put 2 of the new LED which are re-bright, and we're trying to attach them and see if it works, if we see that we need more I'm going to pass by after the meeting, and hopefully it's dark enough to see if it's suffice but, we believe it is, they're very bright. Then

last but not least, I have some great news for the Board, it's been a 2 and a half year process or whatnot of the roundabout, the permit has been officially approved. We were both expecting a second and maybe even third round of comments but, I think with the engineer's help and thoroughness and letter and adjustments they've been able to secure approval. So, the next round is to go ahead and mark the area and start excavating which they believe may be even this month to be starting that, weather permitting. Then marking and making sure we plan and I've already notified Chic as well so he knows what's going on as well so we're all on the same page. Aside from that I have no other things for the Board unless you have any questions for me.

Mr. Pelaez: No questions.

Ms. Duque: Thank you, Jesus.

E. CDD Manager

1) Form 1 Disclosure Due July 1, 2026 – *Everyone has filed*

2) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: Hearing nothing further, let us move to the next item, the CDD Manager's report. In addition to what I have already reported, the Form 1 disclosure was due on July 1, 2026, and the agenda notes that all Board members have filed, so thank you. The next reminder for each Supervisor is that you must complete the annual ethics training by December 31, 2026. Please be sure to keep your completion documentation for District records in the event of any future public records or compliance inquiries. That is all I have for the Board.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Check Register, and the Unaudited Financials were approved.
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SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Mr. Pelaez: No.

Ms. Varela-Medina: Not at this time.

Ms. Duque: Do I have any audience comments? Hearing none from those attending today, we do have someone attending by phone. Nathalia, please go ahead.

Ms. Jiron: Hello everyone.

Ms. Duque: Could you please state your name for the record of the meeting, thank you.

Ms. Jiron: Yes, this is Nathalia Jiron.

Ms. Duque: And Nathalia you are a resident within the District?

Ms. Jiron: Yes.

Ms. Duque: Ok, thank you. Go ahead.

Ms. Jiron: I have a question, first of all I could not follow anything on the agenda, the agenda that's online the total pages on the agenda is 166 pages, the agenda of the printed pages is 177 for the check register and the unaudited financials is on page 184, so I couldn't review that before the meeting. This is my first CDD meeting with Palm Glades, so where is the roundabout that you were talking about, where will it be?

Mr. Lorenzo: On 238th.

Ms. Duque: So, Nathalia, to answer your first question, I will go back and review the agenda posted on the website. The agenda distributed to the Board of Supervisors is the same one posted on the website, but I will verify whether anything has changed there. That is number one, and I am opening the webpage as we speak to confirm. Number two, the roundabout at SW 238th Street.

Ms. Jiron: Ok, and yes, if you could look at the agenda, there are no pictures, some of the pages have like some type of code, like there was different letters and whatnot in different parts of the pages. Jennifer made a comment about, it would be similar to another project you guys had made, and since I don't have the picture I'm not sure in the agenda if there was a picture shown so the audience can know what that other project was and what that new project is going to look like. For the security company, do we ever look

at, I mean the hours were already approved but, to increase the hours, but we did get another bid from another security company? How was this done?

Ms. Duque: Nathalia, as I mentioned, I am currently reviewing the agenda posted on the webpage. I do not know why you are seeing 166 pages, because I am looking at the agenda right now, and I actually have 206 pages, so I am not sure which agenda you are viewing. The financials are included, and for today's meeting they begin on page 177, where you will see the check register through page 206. So, I am not sure which agenda you are referencing, Nathalia, but the complete agenda package is posted. Regarding the additional proposals presented by Jennifer today, those items were provided after the agenda was issued. The agenda is distributed at least seven days before the meeting, and additional items may be presented, discussed, and approved by the Board during the meeting.

Ms. Duque: Any other comments?

Mr. Pelaez: No.

Ms., Varela-Medina: No.

Ms. Duque: Nathalia, do you have any other comments?

Ms. Jiron: Yes, I do. So, when Scott was speaking, Jesus asked a question about ACH approval deadline and Wi Fi connectivity, he couldn't be heard, what was the deadline for this, what was the answer to that question?

Ms. Duque: The question came from Mauricio, not Jesus. It was about payments made electronically, where the webpage can also be used. We do not have that answer yet, but Scott will look into it and provide a deadline to complete this.

Mr. Cochran: But it didn't have to do with Wi Fi connectivity.

Ms. Duque: Right, it does not have to do with Wi-Fi. What Scott was reporting was the legislative update, and it has to do with electronic payments that need to be included as a method of payment on the website and in the clubhouse. It has nothing to do with Wi-Fi.

Ms. Jiron: Ok, I have Wi Fi issues and it couldn't be heard, so I wanted the answer to that question.

Ms. Duque: Okay, so you had Wi-Fi issues and could not hear that. Understood.

Ms. Jiron: Then my last question is if you could explain the purpose of obtaining the engineering proposals, is there something that happened or any issue that prompted the Board to seek proposals?

Ms. Duque: No, Nathalia, there were no issues. All of that was discussed at previous meetings. You are a Board Supervisor in another District, and you know how this system works when we have audience comments; it is not a one-on-one response to every question. You and I have known each other for a long time, so if you have any specific questions, you can call me directly, and I can answer them. Nevertheless, I wanted to respond to your question and state for the record that all of the discussions regarding the request for proposals for engineering services were addressed at prior meetings. Currently, the District is working on the expansion area, and because of that, another District engineer is handling that area. That engineer presented to the Board, and as part of the Board's day-to-day activities in this District, different proposals are received from different vendors depending on the specific service and the requirements of Florida Statute. Since the Board wanted to consider another competitive vendor in place of the current District engineer, they moved forward with the request for proposals. Again, I can provide more details and follow up with you if you have additional questions.

Ms. Jiron: Yes, I do, so I will send you an email and even though I am a Board of Supervisor right now I am asking as a resident and owner so I just wanted to get those facts.

Mr. Pelaez: Is she an owner?

Ms. Duque: Sorry for interrupting you Nathalia, Mauricio is asking if you own a property within the District?

Ms. Jiron: Yes, I've actually been at some of the Board meetings, he's been at all of them.

Mr. Pelaez: Ok, I don't know your face, I'm just trying to remember.

Ms. Duque: Okay, so he is trying to remember, since he does not know your face. That was the question, and yes, she is an owner within the CDD.

Mr. Pelaez: Ok, perfect.

Ms. Duque: My statement about you being a Supervisor in another District is because you know that audience comments are not meant to be a one-on-one question-and-answer session. Nevertheless, I am responding to your questions, but all of this has

been discussed by the Board at previous meetings, and I would have addressed these questions before the meeting. At the beginning, you made a statement that the agenda was not complete and that you could not review certain items before the meeting. You and I have a long relationship, so if you had any additional questions about today's meeting, you could have reached out to me beforehand, and I would have been more than happy to provide answers. If you looked through the agenda package and were unable to locate the information, I could have provided more detailed information so that you would be prepared for today's meeting.

Ms. Jiron: Ok, I'm sending you currently right now an email.

Ms. Duque: Thank you. Do you have any other comments for the Board?

Ms. Jiron: I do not.

Ms. Duque: Ok, thank you so much.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Let's move forward then to a motion to adjourn.

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

Chairman / Vice Chairman

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

**CLUB SILVER PALMS
RULES AND REGULATIONS**

Adopted July 10, 2018 (Resolution 2018-08)
(Amended November 13, 2018 by Resolution 2019-01)
(Amended December 14, 2021 by Resolution 2022-02)
(Amended September 10, 2024 by Resolution 2024-06)

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PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

CLUB SILVER PALMS RULES AND REGULATIONS

Palm Glades Community Development District (“**District**”), as owner of Club Silver Palms, adopts these Club Silver Palms Rules and Regulations (the “Club Rules and Regulations”, “Club Rules”, or “Rules and Regulations”). The rights and obligations of each user of Club Silver Palms (the “**Club**”) are set forth in the Amended and Restated Club Silver Palms Club Plan, as amended from time to time (the “**Club Plan**”), and in these Rules and Regulations. All initially capitalized terms shall have the meanings set forth in the Club Plan.

1. Membership.

1.1 Members. Every Owner (other than an Owner who has leased his Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home. A person shall continue to be a Member until he or she ceases to be an Owner, or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home, unless Owner otherwise notifies the Club Manager in writing; however, the Owner and Lessee shall be jointly and severally liable for all Club fees and charges.

1.2 Lessees. “Lessee” shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any rental Home within the Community and who has obtained the prior approval of the Association. If there is more than one (1) Lessee of a Home, only one (1) of the persons occupying the Home shall be considered a Member. A Lessee may not exercise his or her rights as a Member until such Lessee’s lease of a Home has been submitted to District Manager. An Owner who has leased his or her Home remains liable for Club Assessments but will not have membership rights at any time his or her Home is leased, unless Owner has notified the Club Manager pursuant to Section 1.1. A Lessee, for purposes of these Rules and Regulations, shall be a person or persons who obtained the prior approval of the respective homeowners or property owners association to lease a Home within the boundaries of the District pursuant to the rules, regulations, or covenants of said association entity having jurisdiction thereof.

1.2.1 Application. Each Lessee must submit an application to District Manager along with a copy of his or her lease, and Lease Certificate of Approval from the neighborhood community and obtain a membership card (“**Membership Card**”) before his or her membership rights will be recognized. Each Lessee shall notify the Club of any changes in the terms of such lease.

1.2.2 Administrative Charges. The District may, from time to time, establish the amount to be charged for processing of the application of a Lessee to exercise his or her membership rights.

1.2.3 Expiration of Lease. A Lessee’s status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee’s rights of occupancy under such lease. The Owner shall notify the District Manager in writing of the expiration of the

lease or termination of Lessee's rights of occupancy under such lease, absent which the Owner shall not be deemed a Member.

1.3 Annual Members. Annual Memberships shall run from the date of acceptance of an application for membership by the District Manager until the end of the Club fiscal year, September 30. Annual Membership renewals shall run from the beginning of the renewal Club fiscal year, October 1, to September 30 of the succeeding year. Annual Dues shall be payable by the Annual Member in advance of the Club fiscal year, which shall be prorated for applications accepted during the initial fiscal year.

1.4 Corporate and Partnership Members. When a Member or Annual Member is a corporation, partnership or other legal entity ("Entity"), the Entity must notify the District Manager in writing of the one (1) person to be designated to exercise the rights of the Entity with respect to the membership ("Designees"). Only the one (1) person designated will be considered as the Member.

1.4.1 Application. Each Designee must submit an application to the District Manager and obtain a Membership Card before his or her membership rights will be recognized.

1.4.2 Administrative Charges. The District Manager may, from time to time, establish the amount to be charged for processing of the application of a Designee to exercise his or her membership rights.

1.5 Immediate Family Members. Immediate Family Members shall mean the spouse or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members. By way of example, if a Member is single and her twelve year old daughter and her mother live with such Member, the Member may designate her mother and daughter as Immediate Family Members. If a Member is single and lives with his son and his father and mother in a Home, the Member may designate his son and his father as an Immediate Family Member, but not his Mother (upon payment of all applicable fees). Notwithstanding the foregoing, a minor or person shall not qualify as an Immediate Family Member unless such person is living with the Member or Annual Member. Notwithstanding the foregoing, a minor who only lives with an adult parent Member during part of the year as a result of divorce, or a child of a Member or Annual Member who is serving in the Armed Services, or is currently pursuing educational opportunities at an institution of higher learning (e.g. college, university or technical school) may be deemed an Immediate Family Member. No person may claim the status of Immediate Family Member until designated by the Member or Annual Member in writing to District Manager.

1.6 Guests. A person shall be deemed a guest ("**Guest**") if he or she enters the Club Facilities at the invitation of a Member, Annual Member, Immediate Family Member or the District. Each Member (per Home) and each Annual Member (per Annual Membership) shall be

entitled to have up to four (4) guests per visit accompany such Member or Annual Member when utilizing the Club Facilities. A maximum of four (4) additional daily Guest Passes per Member Home or per Annual Membership may be purchased by the Member, Annual Member, or Immediate Family Member at the rate set forth in the current fee schedule. Guests may be required to sign a waiver form before using the Club Facilities. All Guests must be sixteen (16) years of age or older, or be accompanied by a Member, Annual Member, or Immediate Family Member who is eighteen (18) years of age or older. All Guests must be accompanied by a Member, Annual Member or Immediate Family Member who is eighteen (18) years of age or older when using the Club Facilities. A daily Guest Pass is nontransferable. GUEST PRIVILEGES FOR A GUEST MAY BE CHANGED AT ANY TIME BY THE DISTRICT MANAGER. Nothing herein shall prohibit the District Board of Supervisors from implementing (1) a temporary guest policy by resolution to address long-term guests of Members or (2) a policy limiting the number of Guests per Home on a specified day, time of year, or time of day.

1.6.1 Caregiver Pass. A caregiver or other person who provides medical, nursing or child care to a Member, Annual Member or Immediate Family Member while within the Club Facilities is deemed to be a Guest; however, there will be no additional fee or charge provided that the caregiver accompanies and remains in the company of the Member, Annual Member or Intermediate Family Member, as the case may be, providing caregiver services while that person is using the Club Facilities. A Member must obtain a caregiver pass (“**Caregiver Pass**”) from Club staff for use of the Club Facilities. Only one Caregiver Pass is permitted per household. Persons utilizing such Caregiver Passes are not permitted to utilize the Club Facilities other than to accompany the persons under their care. The Caregiver Pass is non-transferable. Only one Caregiver Pass is permitted per Home.

1.6.2 Guest Passes. Guest Passes give Guests access to the Club Facilities for one (1) day. Guest Passes may be purchased by a Member, Annual Member, or Immediate Family Member at the Club’s office. A person may be a Guest for no more than thirty (30) days in a calendar year.

1.6.3 Personal Trainer. A Member, Annual Member or Immediate Family Member may be accompanied in the Fitness Center or Pool by a personal trainer, who is retained for the purpose of providing physical fitness or exercise training, education or guidance to the Member, Annual Member or Immediate Family Member (“**Personal Trainer**”). The Personal Trainer shall be required to pay a fee of \$10.00 for each training session, which training session shall be no more than three (3) hours in duration. A training session is defined as the providing of training to one (1) individual. Personal Trainers shall not solicit business within the Clubhouse or on the grounds of the Clubhouse, shall leave the Clubhouse when the training session is completed, and shall not utilize the Clubhouse facilities for personal business use.

1.7 Membership Cards. A maximum of four (4) Membership Cards will be issued to each Home or Annual Membership at no additional charge. Additional Membership Cards beyond the four (4) allowed without additional charges (including those for Immediate Family Members) may be purchased for the fee set forth in the current fee schedule. Membership Cards shall only be issued to Members, Annual Members, and Immediate Family Members who are sixteen (16) years of age or older.

1.7.1 Requirement to Present Card. Membership Cards, Caregiver Passes, and Guest Passes must be presented when requested for use of the Club Facilities.

1.7.2 Transfer of Membership Cards. Membership Cards are not transferable. A Membership Card may not be used by any person other than the person to whom it is issued. Membership Cards are the property of the Club.

1.7.3 Lost Cards. You must immediately notify the Club in writing of a lost or stolen Membership Card. The replacement fee for a Membership Card shall be established from time to time by the District. If an unauthorized person uses the Membership Card, the Member or Annual Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

2. The Club Facilities.

2.1 Supplemental Rules. Before using the various Club Facilities, users should inquire about supplemental Rules and Regulations. For example, District Manager and Club Manager may promulgate supplemental or additional rules respecting the clubhouse meeting rooms, pools and the fitness center from time to time. The District Manager and Club Manager shall have reasonable discretion to police the Club Facilities to maintain proper order and the safe and healthy use of the Club Facilities, including, but not limited to, expulsion of an individual from the Club Facilities.

2.2 The Clubhouse. The Clubhouse shall be open on the days and during the hours established by the District, provided the District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time.

2.3 Special Functions and Parties. Certain Club Facilities may be used for private functions, subject to availability, only with the prior consent of District Manager, upon execution of a license agreement and upon payment of all applicable fees, deposits and costs therefor. The sponsor of the private party shall be responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private party.

2.4 Alcoholic Beverages. No person may enter or leave the Club Facilities with any alcoholic beverage. It is the intent of these Rules that the possession or consumption of alcoholic beverages at or within the Club Facilities is prohibited unless previously approved in connection with an approved (in accordance with Section 2.3 above) event, function or party.

2.5 Smoking. Smoking, including cigar and pipe smoking and the use of smokeless tobacco, is not permitted within any of the Club Facilities including, but not limited to, the pool or playground areas.

2.6 Attire. Shirts and shoes must be worn at all times when on the Club Facilities, except in the pools and adjacent patio areas.

2.7 Minors. Minors sixteen (16) years and older are permitted to use the Club Facilities (other than the fitness center) without adult supervision. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult

supervision if such minor's parent or legal guardian releases the District from liability for such use pursuant to consent form(s) provided by the District from time to time; provided, however, parents are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors. Minors under sixteen (16) years of age are not permitted to use the fitness center. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Parents are responsible for the actions and safety of such minors and any damages to the pools caused by such minors. Minors under sixteen (16) years of age may not be left unattended by an adult anywhere in the Club Facilities or on the Clubhouse grounds, including the Clubhouse parking lot. Notwithstanding the foregoing, if minors use the Club Facilities without the proper execution of a consent form or without adult supervision, the District is not liable for the actions of such minors. Minors with Membership Cards are not allowed to bring Guests onto the Clubhouse grounds or in the Club Facilities.

2.8 Hours of Operation. The District shall set the scheduled hours of operation for the Club Facilities. The District Manager and Club Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time. No person shall be permitted to use the Club Facilities other than during such hours of operation.

3. General Rules.

3.1 Advertisements and Pamphlets. Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of District Manager.

3.2 Bikes and Skates. Skates, in-line skates, skateboards, and bikes may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in Club Facilities at any time. All bikes must be stored in bike storage areas. Bike racks must be used if provided by The District. Notwithstanding the foregoing, bikes left within the Club Facilities, bike storage areas and/or bike racks (if provided) are stored at such person's own risk.

3.3 Club Employees. Persons using the Club Facilities may not abuse any of the employees of the Club, verbally or otherwise. All service employees are under the supervision of the District Manager and no person shall reprimand or discipline any employee or send any employee outside of the Club for any reason.

3.4 Pets. No pets (with the exception of those assisting persons with disabilities) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities.

3.5 Parking Areas. Self parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "**No Parking**" signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at anytime between the hours of 12:00 AM and 4:00 AM. Any vehicles parked in violation of this section

or the Palm Glades Community Development District Parking Rules and Regulations, as amended from time to time, are subject to being towed without notice or warning.

3.6 Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes.

3.7 Coolers. Any coolers or similar forms or food or beverage storage brought to the Club Facilities are subject to inspection by the district manager, club manager or club staff at any time.

4. **Responsibility for Personal Property and Persons**. Each person using the Club Facilities assumes sole responsibility for the health, safety and welfare of such person, his or her Immediate Family Members, and Guests, and the personal property of all of the foregoing.

4.1 Cars and Personal Property. The Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities. Without limiting the foregoing, any person parking a car within the Parking Areas assumes all risk of loss with respect to (i) his or her car in the Parking Areas or Common Areas of the Association, and (ii) equipment, wallets, bags, jewelry, clothing, books, personal items or other possessions stored in lockers (if lockers are provided by the District), on bicycles, within cars, or left in the pool and recreation areas.

4.2 Activities. Any person who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club Property, shall do so at their own risk. Every person shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by such person. All Members, Annual Members, and Immediate Family Members shall be jointly and severally liable to the District in connection with the foregoing.

4.3 Property Belonging to the Club. Property, furniture and equipment belonging to the Club shall not be removed from the room or area in which it is located or from the Club Facilities.

5. **Obligation to Pay Club Assessments and Dues**. Each Member shall pay Club Assessments when due in accordance with law. Each Annual Member shall pay Annual Club Dues in advance to the District. Each other person shall pay such Club Dues and Fees as established from time to time by the District.

5.1 Bills and Coupon Books. Annually, the District Manager, or his or her designee, may, in its discretion, send bills or coupon books with instructions for payment of Club Dues and Fees.

5.2 Suspension. Notwithstanding any suspension of Membership, an Owner shall remain liable for Club Dues. A Member's use of the Club Facilities shall be suspended in the event Club Assessments and Club Fees are not paid when due and shall remain suspended

until such time as the Club Assessments are paid in full. An Annual Member's use of the Club Facilities shall be suspended in the event Club Dues and Club Fees are not paid when due and shall remain suspended until such time as the Club Dues and Club Fees are paid in full.

6. **Pools.**

6.1 Presentation of Membership Cards. Everyone must register and present Membership Cards and/or Guest Passes or Monthly Guest Passes to Club attendants prior to entering the pools and the adjacent patio areas. For purposes of these Club Rules and unless otherwise specified, all references to "pool" or "pools" shall include the swimming pool, the hot tub, and any other recreational water facility or feature intended for use by patrons. Users of Club Facilities shall keep Membership Cards, Guest Passes or Monthly Guest Passes with them and present the Membership Card, Guest Pass or Monthly Guest Pass to any staff member upon request. There shall be **NO EXCEPTIONS** to this rule.

6.2 Risk of Use. Use of the pools is at the swimmer's own risk. Without limiting any other provision of these Rules and Regulations, each person is personally liable for any injury to his or her Immediate Family Members, and Guests using the pools.

6.3 Equipment and Towels.

6.3.1 Towels. Users of the Club Facilities are required to bring their own towels.

6.3.2 Equipment and Furniture. All equipment used for water classes (if provided) is the property of the Club and should be returned to the Club. Chaise lounges are available for use at no charge. All persons using pool furniture must cover the furniture with a towel when using suntan lotions. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible user.

6.4 Hours of Use. Swimming is permitted only during published open hours of the pools, which are subject to change. The pools are also officially closed when a "Closed" sign is posted; however, the absence of a posted "Closed" sign does not authorize use of the pools after hours. The District Manager and Club Manager shall have reasonable discretion to temporarily vary the hours for pools as necessary from time to time. No person shall be permitted to use the pools other than during such hours of operation. Any person swimming or using the pools facility outside of the published open hours of the pools may be suspended from using the facility.

6.5 Showers. Showers are required prior to entering the pools to remove all suntan oils and lotions.

6.6 Aqua Classes. From time to time, classes (including, without limitation, so called "**Aqua Classes**") may be offered by the Club or upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

6.7 Swimming Instructors. Persons may not bring an independent swimming instructor into the pools as a Guest or otherwise.

6.8 Restrictions.

6.8.1 Glass objects and sharp objects are not permitted in the pool area.

6.8.2 Food or beverages may be brought into the pool areas, however, any foods or snacks shall be eaten, distributed, or consumed only in those food areas so designated by the district manager or the club manager. Such food, beverages, and any garbage or trash resulting therefrom shall be properly removed or disposed of after use. Alcoholic beverages are **not** permitted in any pool or pool area at any time. Under no circumstances, shall any food or beverages be possessed or consumed in pool or within ten feet (10') of the water's edge of the pool.

6.8.3 Running, ball playing and noisy or hazardous activity will not be permitted in the pool areas. The throwing of any object is not permitted at any time within the pools or pool areas. Pushing, dunking, and dangerous games are not permitted.

6.8.4 Only floats or rafts smaller than eighteen (18) square feet, snorkels, dive sticks, flotation devices, and toys (collectively, "Pool Toys") designed for use in swimming areas may be utilized in District pools. The use of such Pool Toys may be suspended at the club manager's discretion when there are more than fifty (50) persons at the pool, during weekends and holidays, or during other heavy use of the pools and pool areas. Where the use of Pool Toys is suspended, the club manager will post a sign at the club entrance informing members and the public of the restriction. The use of masks, goggles, or certified personal flotation devices ("PFDs") is not prohibited. Radio-controlled watercraft or other similar devices are not permitted in the Pools at anytime. Diving equipment such as scuba tanks, are not to be used in the pools except as part of an organized course of instruction permitted by the club manager.

6.8.5 No diving is permitted in any of the pools.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under two (2) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas.

6.10 Audio/Video Devices and Speakers. Stereos, radios, iPods, MP3 players, compact disc players, tape players, smartphones, tablets, laptops, and similar audio or video devices of any kind may only be used with earphones or earbuds. The use of portable speakers of any kind is prohibited.

6.11 Trash. All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans and all other trash. Notwithstanding the foregoing, all cigarettes must be extinguished and properly disposed of prior to entering the Club Facilities.

6.12 Pets. No pets are permitted in the pool area at any time.

6.13 Minors. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Persons under the age of fourteen (14) years of age are prohibited from using the hot tub. Minors over ten (10) years of age are not permitted to use the kids' splash pad.

7. **Fitness Center.**

7.1 Hours of Operation. The hours of operation of the exercise and fitness room and facilities located at the Club ("**Fitness Center**") will be established from time to time by the District.

7.2 Membership Cards. Membership Cards and Guest Passes must be presented before any person will be given access to the Fitness Center. Guests, when accompanied by a Member or Immediate Family Member, are only permitted to use the Fitness Center on weekends and between the non-peak hours of 10:00 a.m. and 6:00 p.m. on weekdays.

7.3 Equipment and Towels. When others are waiting to use equipment, use of cardio equipment is limited to thirty (30) minutes per person. Use of all equipment is at your own risk. Persons using the Fitness Center must bring their own towels and wipe down equipment after use.

7.4 Attire. Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Fitness Center equipment and facilities shall not wear sandals or open-toed shoes.

7.5 Minors. Persons under sixteen (16) years of age are not permitted in the Fitness Center under any circumstances. Minors sixteen (16) years of age and older may use the Fitness Center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases Club Owner from liability for such use pursuant to consent form(s) provided by Club Owner from time to time; provided, however, parents are responsible for the actions and safety of such minors and any damages to the equipment in the Fitness Center caused by such minors.

7.6 Personal Trainers. Except as provided in Section 1.6.3 above, persons using the Fitness Center may not train another person in the Fitness Center. Personal trainers

may be made available through the Club upon prior reservation and at charges to be set by the District Manager.

7.7 Cancellation Policy. Persons using the Fitness Center must cancel appointments for special services at least twelve (12) hours prior to the scheduled appointment or the responsible user will be charged the full amount of the service. If a person has prepaid for the services, and properly cancels, that person may reschedule within the same month at no additional charge.

7.8 Audio/Video Devices and Speakers. Stereos, radios, iPods, MP3 players, compact disc players, smartphones, tablets, laptops, and similar audio or video devices of any kind may only be used with earphones or earbuds. The use of portable speakers of any kind is prohibited.

8. Violation of Club Rules.

8.1 Basis For Suspension. Membership rights and Club Facilities use rights of any person (and the benefits for their Guests) may be suspended by Club Manager if, in the sole judgment of Club Manager:

- 8.1.1 the person submits false information on the Application for Membership;
- 8.1.2 the person violates one or more of these Rules and Regulations;
- 8.1.3 the person has injured or harmed or threatened to injure or harm any other person within the Club Facilities, or harmed, destroyed or stolen any personal property on the Club Property or within the Club Facilities, whether belonging to a third party or to Club Owner.
- 8.1.4 the person permitted the unauthorized use of a Membership Card or Guest Pass;
- 8.1.5 the person treated the Club Manager, Club staff, personnel, employees, or other patrons of the Club Facilities in an unreasonable or abusive manner;
- 8.1.6 the person committed, engaged, or in any way participated in any illegal drug use, criminal, illicit, or inappropriate activity or any act(s) of indecency within or at the Club Facilities;
- 8.1.7 the person engaged in conduct that is improper or likely to endanger the welfare, safety, or reputation of the Club Facilities, its management personnel, or other patrons of the Club Facilities; or
- 8.1.8 the person failed to pay the District for any monies due the District, for past due assessments, fees, charges, or damages caused by such person or his or her guest(s).

8.2 Types of Suspension. Club Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Club Facilities, for such period of time as reasonably determined by Club Manager. In addition, Club Manager may suspend some membership rights while allowing a Member to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Member (and/or Immediate Family Member), or Club Manager may prohibit a Member (and/or Immediate Family Member) from using the pools or other Club Facilities. No person whose Membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues and Club Fees shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Club are paid in full.

8.3 Effective Date. Prior to the effective date of a suspension, the District Manager shall provide notice and an opportunity to be heard to the person proposed to be suspended. If the person does not submit a request to be heard in writing within the time frame set forth in the notice, the suspension shall become effective immediately upon the date provided in the notice for submitting a request to be heard; otherwise, the suspension, as may be adjusted by the District Manager after hearing, shall become effective as of the end of business on the date of the hearing.

9. Authority to Promulgate and Amend Rules. THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. ALL USERS OF THE CLUB FACILITIES ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CLUB AS PROMULGATED BY THE DISTRICT. These Rules and Regulations may be amended from time to time by the District without the joinder or consent of any other person or entity. All changes to these Rules and Regulations shall be available at the Club Facilities. All Rules and Regulations promulgated by the District shall become effective on the date determined by the District.

10. Application of Rules and Regulations. All of these Rules and Regulations shall apply to all persons on or about the Club Property even if not specifically stated in portions hereof. The District Manager or Club Manager, in their reasonable discretion, shall be permitted, but not required, to grant relief to one or more persons from specific Rules and Regulations upon a written request and a showing of good cause that shall be determined in the sole discretion of the District Manager or Club Manager.

11. Club Dues, Fees, and Charges. The Club dues, fees, and charges, including but not limited to fees for Annual Members, Caregivers, Personal Trainers, and Guests, and for card replacement, rentals and deposits shall be established by Resolution of the District Board of Supervisors in accordance with Section 190.035, Florida Statutes.

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

CLUB SILVER PALMS

CLUB SCHEDULE OF
HOURS OF OPERATION
DUES, FEES AND CHARGES
AREAS & FEES FOR RENTAL
RENTAL POLICIES, PROCEDURES AND REGULATIONS
(the “Club Schedule”)

HOURS OF OPERATION

CLUB FACILITY	HOURS
CLUB HOUSE	Monday - Friday: 8:00 am to 8:00 pm* Saturday - Sunday 8:00 am to 8:00 pm*
FITNESS CENTER	Monday - Friday: 4:00 am to 12:00 am * Saturday - Sunday: 8:00 am to 8:00 pm*
POOL	Monday - Friday: 8:00 am to Sunset* Saturday - Sunday 8:00 am to Sunset*
	*Hours subject to change by District Manager

CLUB DUES, FEES AND CHARGES

CATEGORY	AMOUNT
ANNUAL MEMBER CLUB DUES – Residents ⁽¹⁾	*\$951.60
ANNUAL MEMBER CLUB DUES – Non-Residents	*\$1,380.00
GUEST PASS FEE	\$10.00
PERSONAL TRAINER FEE	\$10.00
LEASE APPLICATION PROCESSING FEE	\$50.00
MEMBERSHIP CARD REPLACEMENT FEE	\$10.00
ADDITIONAL MEMBERSHIP CARDS (per Section 1.7 of Club Rules)	\$40.00

* Annual Member club Dues are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year. The revised Amounts are effective October 1, 2024.

⁽¹⁾ Residents' Club Dues are levied by the District within the residents' property taxes. Accordingly, the Tax Collector fees and early payment discounts may vary the Residents' annual Club Dues from the amount set forth above. For purposes of Membership and Annual Dues, there shall be only one Member per Home.



CLUB SILVER PALMS

Facility Rental Fees and Deposits Required for Rental

Event Space	Hours & Availability	Max Capacity	Pricing
Grand Room	Monday – Sunday 8:00 am – 1:59 am	74 People	\$895 Pricing Includes: \$500 Deposit (Refundable) \$320 Non-Refundable Fee \$75 Cleaning Fee
South Terrace	Monday – Sunday 8:00 am – 1:59 am	30 People	\$350 Pricing Includes: \$200 Deposit (Refundable) \$100 Non-Refundable Fee \$50 Cleaning Fee
Combined Grand Room & South Terrace	Monday – Sunday 8:00 am – 1:59 am	74 People	\$1,195 Pricing Includes: \$700 Deposit (Refundable) \$370 Non-Refundable Fee \$125 Cleaning Fee
Gazebo/ BBQ Area	Monday – Sunday 8:00 am – Sunset	30 People	\$350 Pricing Includes: \$200 Deposit (Refundable) \$100 Non-Refundable Fee \$50 Cleaning Fee
Combined South Terrace & Gazebo/ BBQ Area	Monday – Sunday 8:00 am – Sunset	60 People	\$775 Pricing Includes: \$500 Deposit (Refundable) \$150 Non-Refundable Fee \$125 Cleaning Fee

Pricing is based on 4 hours for event time.

- Renter has access 1 hour prior to event start time for setup. All clean-up must be finished by the end of the rental time period, up to Sunset or 1:59 am, depending on the event space.
- Additional hours can be added to event at a rate of \$30 per hour. Payments and final changes to rental arrangements must be made no later than 72 hours prior to the event.
- For events where alcohol will be consumed, a security guard must be present. A guard fee of \$45 per hour will be added to the rental fee.
- Event space can be reserved no more than 180 days in advance.
- All rental fees and deposits must be in the form of Cashier's Check or Money Order (No Personal Checks).
- All Rental fees and deposits must be paid at time of event booking.
- Booking event space does not offer guest access to any other amenities at the Clubhouse. Guests who are attending your event are not allowed to use the pool, playground, fitness center, basketball court, etc.

IF ALCOHOL IS TO BE CONSUMED, A GUARD MUST BE PRESENT AT ALL TIMES AND A GUARD FEE OF \$45.00 PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. FOR EVENTS THAT LAST BEYOND 8:00 PM, A GUARD MUST BE PRESENT FROM 8:00 PM UNTIL THE EVENT ENDS AND A GUARD FEE OF \$45.00 PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. AS DETERMINED BY CLUB MANAGER, IF EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL \$45.00 PER SERVICE PER HOUR. DISTRICT SHALL HAVE THE DISCRETION TO REQUIRE RENTER TO HIRE AN OFF-DUTY LAW ENFORCEMENT OFFICER, FOR WHICH THERE MAY BE A MINIMUM NUMBER OF HOURS CHARGED TO RENTER.

DEPOSIT REQUIREMENT: A deposit is required in advance for all rentals of the Club Facilities. The deposit shall be paid by the Renter in the form of check or money order along with copy of the renter's driver's license. In the event that the renter does not cancel the reservation within a certain period of time prior to the event, the Club will retain a portion of the deposit (or the full amount of the deposit, under certain circumstances) as liquidated damages, in accordance with paragraph C. under the "GENERAL RULES" below. If the Club Facility after the event and the inspection by the Club Manager (or its representative attendant) is in good order (e.g., there is no damage to walls, area, or equipment, the Club Facility is clean (including the removal and proper disposal of all party balloons, strings, trash, etc.), and the Club Facility is restored to the condition existing prior to the function), then the full amount of the Deposit shall be refunded. If any damage is found, or if janitorial services or staff time are required to clean or restore the Club Facility, then the Club Manager will apply the deposit to pay all costs of repairs and the expense of janitorial services and staff time in full, with any remaining deposit refunded (provided that if the deposit is not sufficient to pay such costs and expenses in full, renter shall remain liable to pay the District the balance of such costs and expenses).

FITNESS CENTER, POOLS, PLAYGROUND, AND BASKETBALL COURT-
May NOT be rented for private functions.

ADDITIONAL REGULATIONS:

- 1. Limited Time to Rent:** Reservations can be made no more than one hundred eighty (180) days in advance.
- 2. Fees include:** Fees are just for the area being rented, they do not include chairs, tables, or set-up fees.
- 3. Inspections:** Inspections are performed within 24-Hours after the end of your event. It is not required to call District and ask for status of inspection.
- 4. Deposits:** If a deposit is made by check or money order, the Club Manager may cash such check or money order before the event or hold such check or money order pending the event. If the Club Manager holds the deposit check or money order, and no costs and expenses are chargeable against the deposit, then the check or money order will be voided and will be returned to the renter via by

mail. If Club Manager holds the deposit check or money order and costs and expenses are chargeable against the deposit, the Club Manager may cash the deposit and refund any amount due renter by the District check via mail.

5. **Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, District barbeque grills, etc. If the Club Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facility back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$95.00) will be charged to the renter.
6. **Time Slots:** Rental of any area must fit within one of the time frames ("Rental Times") provided by the Club. Only one (1) event will be reserved per day.

RULES OF USE FOR THE CLUB CLUBHOUSE AREAS RENTALS

I. GENERAL RULES.

A. The Club Silver Palms Facility rental areas are available to the Members and Annual Members upon application and acceptance by the Club Manager. For official meetings and official functions of the Palm Glades Community Association, Inc., and its Board of Directors and Committees, there is no charge for use of a Club Area.

B. A Club Area may be reserved only by an applicant in good standing (the "Renter"). Reservations must be requested at least fourteen (14) days prior to event, but no more than one hundred eighty (180) days in advance through the Club Manager. Reservation requests shall be accepted on a first-come, first-served basis. Requests shall be noted and filed by the Club Manager and marked on a calendar maintained by the Club Manager. Reservation requests and applications are not accepted unless accompanied by payment of all required fees and deposits and receipt of a fully executed application form.

C. Written notice of cancellation must be received prior to the event date and time. Cancellations prior to the event date and time will result in the forfeiture of a portion or all of the deposit, according to the following schedule:

Less than 90 calendar days prior to event	Forfeiture of 25% of Deposit
Less than 60 calendar days prior to event	Forfeiture of 50% of Deposit
Less than 30 calendar days prior to event	Forfeiture of 75% of Deposit
Less than 15 calendar days prior to event	Forfeiture of 100% of Deposit

D. Club Areas may not be used for any profit-making activities. No advertising will be permitted and no charge or admittance fee will be allowed nor is it to be charged by the applicant for the event.

E. The Renter agrees to be personally in attendance during the reserved hours. Only the approved Renter reserving the Club Area may gain access to the Club Area, no more than one (1) hour before the event. Approved Renters may gain access to the Club Area by using their swipe cards. Any change in plans, caterer, deliveries or number of guests must be communicated to and cleared with the Club Manager prior to the date of the event. Renter agrees to pay all key, swipe-key system and lock replacement costs resulting from misuse, loss or damage to the swipe-key system, lock, or doors.

F. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Area. Such damage amounts shall not be limited to the amount of the any security deposit received.

G. Prior to the use of the Club Area by the Renter, the Club Manager shall inspect the Area with a prepared checklist. The same checklist will be used to re-inspect the Area after the event. If the Club Area is in its original condition and there are no other charges or rules' violations, the security deposit shall be refunded. If the Club Area is not in its original condition or there are other charges, damages or loss sustained, those costs and charges will be deducted from the security deposit. If there are covenants or rules' violations, the security deposit will be withheld until after a rules' violation hearing has been held and a decision rendered as to whether charges will be assessed. Any difference over the original deposit will be charged to the Renter and shall be payable on demand.

H. Furniture and furnishings may be removed from the Club Area and, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event.

I. All events shall be confined to the Club Area reserved. However, use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and Regulations, the guest parking areas available, and that spaces are on a first-come, first-served basis. All guests must go directly to the Club Area where the event is being held. No loitering or disturbing noises in the common areas shall be permitted. In no instance may parties or gatherings extend to halls or any other Club Areas within or outside of the building. These other common area facilities adjacent to the Club Area may be used by other Club users while a Renter's function is in progress in the Club Area.

J. The number of persons in attendance in the Club Area is limited by the posted number, according to the Miami-Dade County, State and other applicable Fire Codes.

K. Parties or events for minors under the age of eighteen (18) years are required to be continuously chaperoned by the Renter hosting the event. Two (2) adult chaperones are required for every ten (10) minors in attendance. Renter and chaperone(s) must be present throughout the entire event.

L. Smoking is prohibited in the Club Areas, restrooms, or the Clubhouse. Use and/or availability of alcoholic beverages will be in accordance with the Florida State and County Alcoholic Beverage Control laws (no monies allowed to be exchanged, no alcohol for persons under twenty-one (21), etc.).

M. Use of the Club Areas and all facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the Club Areas or other Club property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other Club users. Playing of loud amplified music is not permitted, except that DJs will be permitted to play music without any explicit lyrics at clubhouse rental events in the space rented, whether inside or outside. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The Club Area's doors and windows must remain closed during any event or function.

N. Renter agrees that any decorations or the decorating of the Club Area must be done in a manner so as not to cause any damage to any area of the Clubhouse. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wallpaper and must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Area. Machines or devices that produce, emit, or release smoke are not permitted at clubhouse rental events, regardless of whether such events are held inside or outside. Confetti and any devices producing, launching, or otherwise releasing confetti are not permitted outside at clubhouse rental events.

O. Renter agrees to remove and properly dispose of all personal property immediately after the event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Area and adjacent premises in good conditions similar to that of the original condition of the Club Area and adjacent premises prior to the function. Nothing should be left in the refrigerator and the garbage disposal must be empty. The Club Area must be cleaned and restored to its pre-event condition by the Applicant by the end of the rental period. Arrangements must be made with the Club Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 11:00 P.M. must be removed by 10:00 A.M. the following day. Deliveries and removal of food, tables, musical equipment, or caterers providing service, will be permitted during certain hours from 9 A.M. through 8 P.M. on weekdays. Renter must be present to deal and meet with the rental or service companies for delivery or pick up.

P. The Club Owner and Club Manager and its agents will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any personal

property or items left unattended after the event will be considered abandoned and will be removed for disposal.

Q. All music and noise making activities must stop by the prescribed hour. The Club Area must be returned to their original condition, vacated of people, lights out (except for one which should be left on), window shades placed in the up position, the room secured and the door locked by the prescribed closing hours. Adjacent restrooms should be left in the same condition as they were in prior to the event with lights out.

R. The Club Owner and Club Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Area by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the Association's declaration or rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the Club Owner or Club Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the Club Owner and Club Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the Club Area and/or to call the local police. A partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the Club Area use is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

S. The Club Manager and Club Owner shall have free access to the Club Area and adjacent facilities at all times.

T. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. Spilled liquids or food must be cleaned from the floors, counters, walls, furniture or other surfaces. If the Club Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facility back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$95.00) will be charged to the renter.

U. No candles or other open flame items are permitted. Food warming trays may be used only under the strict supervision of a caterer or attendant and must be removed from the premises at the conclusion of the event.

V. Violation of any provision of the Club Rules and Regulations, including this Club Schedule, constitute grounds for Club Manager to prohibit a Renter from using the Club Area for a period of one (1) year and suspension of the use of other services and Club facilities for up to one (1) year for rules violation.

W. Renter assumes sole and total responsibility for any property damage, injury or accident to any person arising out of the Club Area use. Renter further agrees on behalf of itself and its guests and invitees to indemnify, reimburse and hold the Club Owner and Club Manager harmless for any and all violations of any and all Federal, State or local laws, statutes or ordinances, and to indemnify, reimburse and hold the Club Owner and Club Manager harmless for any and all losses, damages, causes of actions claims, proceedings, and/or injuries sustained, including attorneys fees, arising out of or related to Applicant's and his or her guests' or invitees' use of the Club Area.

V. No pets (with the exception of those assisting persons with disabilities) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities.

W. Any Club Area that is rented must be cleaned. If the Club Area is not found as it was given to you, a portion of Renter's deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash must be taken with you and not left in the room. The Club does not provide any trash bags for the party. The Club will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the renter.

X. The Club Area will be available for use only between the hours of 8:00 A.M. - 1:59 A.M. Under no circumstances will time be extended past 1:59 A.M.

Y. Bounce houses and animals will not be permitted at Clubhouse rental events.

Z. The District Manager may waive or amend any of the above requirements in its reasonable discretion, provided such waivers must be in writing and signed by the District Manager and the renter.

AA. The form of Facility Rental Agreement, Clubhouse Areas Inspection Form and Access Card Control Information Sheet attached below are approved for use by the Club Manager.

**FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE CLUB
ADMINISTRATIVE OFFICES FROM MONDAY-FRIDAY 8:00 AM -12:00 PM
YOU MUST HAVE AN APPOINTMENT IN ORDER TO RESERVE A DATE**

CLUB SILVER PALMS
Club Facility Rental Agreement
Palm Glades Community Development District

This Agreement is by and between **Palm Glades Community Development District** (the “**District**”) and a **Renter** who is further defined as a: *(check one)* *Club Silver Palms* ____ *Club Member* or ____ *Annual Member*. This Agreement is for the rental of a portion of the “**Club Silver Palms**” facility, to be used for a private function (the “Club Facility”), and shall be subject to the terms and conditions set forth in the “*Club Silver Palms Rules and Regulations*”(referred to in this Agreement as the “Club Rules and Regulations”), which document is attached hereto and made a part hereof and the “*Club Silver Palms Schedule Of Hours Of Operation, Dues, Fees And Charges, Areas & Fees For Rental, Rental Policies, Procedures And Regulations*” (referred to in this Agreement as the “Club Schedule”), which document is attached hereto and made a part hereof. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Fax: _____

Renter’s Address: _____

Date of Function: _____

Event Time From: _____ To _____

Clean-Up Time From: _____ To _____

Security Required: Yes ____ No ____ Reason: (After Hours / Alcohol Present)

Security Schedule: From _____ To _____

1. **Club Facility** (s) being requested:

- A) Grand Room _____
- B) South Terrace _____
- C) Combined Grand Room & South Terrace _____
- D) Gazebo / BBQ Area _____
- E) Combined South Terrace & Gazebo / BBQ Area _____

2. **Purpose of rental:** _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If “Yes” state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

All requests are subject to the approval of the Club Manager.
Reservations will be granted on a first come, first served basis.

3. **Fee Schedule & Usage: See Attached Rental Schedule**

4. **Reservations, Applications, Payment of Fees:**

The Rental Fee and Deposit must accompany this application and will be cashed upon receipt. The Club Manager may not accept an application or confirm reserved space without receipt of one hundred percent (100%) of the Deposit and Rental Fee. All Rental Fees and Deposits must be in the form of cashier’s checks or money orders; no personal checks will be accepted. Payments are made to: “*Palm Glades Community Development District.*”

5. **Deposit Refund, Inspection:**

If the Club Facility being rented and other Club Areas are left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Rental Schedule as deemed by the Club Manager’s inspection, the Deposit will be fully refunded. The Deposit, or portion thereof, will be refunded by the District Office within thirty (30) days after receipt of the signed “*Cleaning & Usage Checklist*” inspection form. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the Club Manager will mail a copy of the final inspection, based upon the “*Cleaning & Usage Checklist*,” to the Renter.

The Renter is responsible for the repair or replacement of all Club property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the Club Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facility and other impacted Club Areas used after use, unless payment and arrangements have been made with the Club Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. Additional Renter Responsibilities:

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

At the discretion of the Club Manager, Renters may be required to pay a reasonable hourly fee for a Club Manager appointed "*facility monitor*" **or** "*police/traffic control monitor*" during the hours of the special event. The need for such fee would be determined during the review process based upon the nature of the event and the history of the Renter. Should a monitor be required, the Renter would be notified prior to the Club Manager accepting the facility engagement. The Renter would have the right to withdraw the Application for facility's rental.

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter. All renter and guest/attendee parking must comply with section 3.5 of the Club Rules and the District's Parking Rules and Regulations.
- d) Renters and/or guests are absolutely NOT allowed in the Pools, Fitness Center, Playground, Basketball Court, or Club lounge areas during a function.
- e) Closing time for private functions is **1:59 AM, if extended.** Cleaning must be completed at the end of the function, within the rental period.

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage until the matter can be brought before the Board for its decision. If there is property damage in excess of the Deposit, the Board reserves the right to bill the Renter for the damage and to pursue collection to recover the funds.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the Club Manager:

Signature of RENTER: _____

If a corporation, print name of above signature _____ Title: _____

Name of Club Manager _____

Signature _____

Copies of 2 separate checks attached: ____



CLUB SILVER PALMS

Clubhouse Event Inspection Form

<u>Applicant Name:</u>	<u>Event Date:</u>
<u>Event Space(s):</u>	

<u>Area</u>	<u>Pre-Event Inspection</u>	<u>Post Event Inspection</u>	<u>Notes</u>
Exterior Doors			
Women's Bathroom			
Men's Bathroom			
Kitchen			
Floor			
Countertop/ Sink			
Cabinets			
Appliances (Clean/Empty)			
Furniture			
Carpeting/Rugs			
Sofa			
Loveseat			
Armchairs			
Coffee/End Tables			
Tables & Chairs			
Terrace Tables			
Terrace Chairs			
Terrace Sofas			
High Back Gazebo Chairs			
Interior Décor			
Walls			
Windows			
Interior Doors			
Exterior (rails, plants, etc.)			
Other:			

Pre-Event Inspection

<u>Applicant Signature:</u>	<u>Date:</u>	<u>Time:</u>
<u>Clubhouse Staff Signature:</u>	<u>Date:</u>	<u>Time:</u>

Post Event Inspection

<u>Applicant Signature:</u>	<u>Date:</u>	<u>Time:</u>
<u>Clubhouse Staff Signature:</u>	<u>Date:</u>	<u>Time:</u>

Category	Rule Section	Current Rules & Regulations	Current Posted Sign	Proposed Revision	Reason / Notes
CLUB SILVER PALMS RULES AND REGULATIONS					
Fitness Center	7.4	Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Fitness Center equipment and facilities shall not wear sandals or open-toed shoes.	Open-toe shoes are not to be worn in the Fitness Center unless a medical clearance is provided to the Silver Palms Director. Sneakers are required for everyone.	Proper athletic attire is required at all times while using the Fitness Center. Shirts or tank tops must be worn at all times. Closed-toe athletic sneakers are required for all individuals using the Fitness Center. Sandals, flip-flops, Crocs, open-toe or open-heel footwear, bare feet, and swimsuits are prohibited. Individuals with a documented medical need for alternative footwear may request a reasonable accommodation, and any exception must be approved by the Club Manager prior to use of the Fitness Center.	Update language to align with the posted sign, clarify acceptable footwear and attire, include Crocs and other prohibited footwear, and provide a medical accommodation process.
General Rules	3.5	Self parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "No Parking" signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at anytime between the hours of 12:00 AM and 4:00 AM. Any vehicles parked in violation of this section or the Palm Glades Community Development District Parking Rules and Regulations, as amended from time to time, are subject to being towed without notice or warning.	-	Self-parking is permitted only in designated Clubhouse parking areas and is reserved exclusively for members, their guests, vendors, contractors, and other authorized individuals who are actively using the Clubhouse facilities or conducting authorized business on the property. Vehicles may not be parked for the purpose of leaving the property or for any activity unrelated to the use of the Clubhouse or authorized business. No parking is permitted on grassed areas or along, over, or beyond curbed areas. All posted "No Parking" signs must be observed. Overnight parking in the Clubhouse parking areas is prohibited. Overnight parking is defined as the parking of any vehicle or trailer between the hours of 12:00 AM and 4:00 AM. Any vehicle parked in violation of this section or the Palm Glades Community Development District Parking Rules and Regulations, as amended from time to time, is subject to towing without prior notice or warning.	Management has observed an increase in vehicles being parked in the Clubhouse parking lot while the owners or operators leave the property for extended periods without utilizing the Clubhouse facilities. Management is requesting the Board's direction regarding the intended use of the Clubhouse parking lot. Specifically, is an individual considered to be utilizing the Clubhouse facilities if they remain parked in their vehicle without entering the Clubhouse, or is the parking lot intended only for authorized individuals who are actively using the Clubhouse facilities or conducting authorized business on the property?
General Rules	3.6	Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes.	-	The attorney to draft the appropriate language for this rule.	-
CLUB SCHEDULE					
FITNESS CENTER		Monday - Friday: 4:00 am to 12:00 am * Saturday - Sunday: 8:00 am to 8:00 pm*		Monday - Sunday: 4:00 am to 12:00 am *	
CLUB DUES, FEES AND CHARGES		ANNUAL MEMBER CLUB DUES – Non-Residents - \$1,380.00		Amounts to be established at the discretion of the Board of Supervisors	

RENTAL POLICIES, PROCEDURES AND REGULATIONS	I. General Rules ; C	Written notice of cancellation must be received prior to the event date and time. Cancellations prior to the event date and time will result in the forfeiture of a portion or all of the deposit, according to the following schedule:	-	Written notice of cancellation must be received prior to the scheduled event date and time. In the event of a cancellation, the Rental Fee and Cleaning Fee shall be refunded in full. The Refundable Security Deposit shall be refunded less any applicable forfeiture, based on the following schedule:	Clarification from the Board regarding the current cancellation policy. While the Event Pricing Schedule distinguishes between the Refundable Security Deposit, Rental Fee, and Cleaning Fee, the cancellation provision only addresses forfeiture of the Security Deposit and is silent as to the refundability of the Rental Fee and Cleaning Fee in the event of a cancellation.
		BBQ Area		Remove the phrase "BBQ Area"	



CLUB SILVER PALMS

Facility Rental Fees and Deposits Required for Rental

Event Space	Hours & Availability	Max Capacity	Pricing
Grand Room	Monday – Sunday 8:00 am – 1:59 am	74 People	\$895 Pricing Includes: \$500 Deposit (Refundable) \$320 Non-Refundable Fee \$75 Cleaning Fee Non-Refundable Fee
South Terrace	Monday – Sunday 8:00 am – 1:59 am	30 People	\$350 Pricing Includes: \$200 Deposit (Refundable) \$100 Non-Refundable Fee \$50 Cleaning Fee Non-Refundable Fee
Combined Grand Room & South Terrace	Monday – Sunday 8:00 am – 1:59 am	74 People	\$1,195 Pricing Includes: \$700 Deposit (Refundable) \$370 Non-Refundable Fee \$125 Cleaning Fee Non-Refundable Fee
Gazebo/ BBQ Area	Monday – Sunday 8:00 am – Sunset	30 People	\$350 Pricing Includes: \$200 Deposit (Refundable) \$100 Non-Refundable Fee \$50 Cleaning Fee Non-Refundable Fee
Combined South Terrace & Gazebo/ BBQ Area	Monday – Sunday 8:00 am – Sunset	60 People	\$775 Pricing Includes: \$500 Deposit (Refundable) \$150 Non-Refundable Fee \$125 Cleaning Fee Non-Refundable Fee

Pricing is based on 4 hours for event time.

- Renter has access 1 hour prior to event start time for setup. All clean-up must be finished by the end of the rental time period, up to Sunset or 1:59 am, depending on the event space.
- Additional hours can be added to event at a rate of \$30 per hour. Payments and final changes to rental arrangements must be made no later than 72 hours prior to the event.
- For events where alcohol will be consumed, a security guard must be present. A guard fee of \$45 per hour will be added to the rental fee.
- Event space can be reserved no more than 180 days in advance.
- All rental fees and deposits must be in the form of Cashier's Check or Money Order (No Personal Checks).
- All Rental fees and deposits must be paid at time of event booking.
- Booking event space does not offer guest access to any other amenities at the Clubhouse. Guests who are attending your event are not allowed to use the pool, playground, fitness center, basketball court, etc.



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July 31, 2026

Board of Supervisors
Palm Glades Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Palm Glades Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Palm Glades Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$5,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Palm Glades Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Palm Glades Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

Engineering Agreement

THIS AGREEMENT is entered into this ____ day of _____, 20____, by and between the Palm Glades Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Alvarez Engineers, Inc., a Florida corporation and shall remain in effect until terminated under the terms contained herein.

WHEREAS, the Palm Glades Community Development District ("District"), a special purpose unit of local government established and existing pursuant to Chapter 190, Florida Statutes, solicited for proposals from companies interested in serving as District Engineer to the District in accordance with sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, Alvarez Engineers, Inc., ("Engineer"), a Florida corporation, submitted a proposal to serve as District Engineer and provide engineering services to the District; and

WHEREAS, the District intends to employ Alvarez Engineers, Inc. as District Engineer to perform engineering, surveying planning, landscaping, environmental management and permitting, financial and economic studies, and such other work as defined in separate work authorizations; and

WHEREAS, the District Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of these services.

NOW THEREFORE, in consideration of the mutual covenants herein contained and the acts and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1 SCOPE OF SERVICES

- A. The District Engineer will provide general engineering services including:
 - 1. Preparation of any necessary reports and applications.
 - 2. Attendance at meetings of the District's Board of Supervisors.
 - 3. Assistance in meeting with necessary parties to effectuate the issuance of bonds, special reports, feasibility studies and other tasks.
 - 4. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board of Supervisors.
- B. The District Engineer shall prepare, or cause to be prepared, or review construction drawings and specifications for the type of work as authorized by the District's Board of Supervisors. This may also include, but is not limited to, rendering assistance in the drafting of forms, proposal and contracts, issuance of certificates of construction and

payment, assisting and/or supervising the bidding processes, and any other activity required by the District's Board of Supervisors.

- C. The Engineer shall, when authorized by the Board, provide general services during the construction phase including, but not limited to:
1. Periodic visits to the site, or full-time construction management services, as directed by the District.
 2. Processing of contractors' pay estimates.
 3. Final inspection and requested certificates for construction including the final certification of construction.
 4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "District Engineer".
 5. Any other activity related to construction as authorized by the District's Board of Supervisors.
- D. With respect to maintenance of facilities, the District Engineer shall render such services as authorized in writing by the District.

ARTICLE 2 METHOD OF AUTHORIZATION

Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District.

ARTICLE 3 COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized.

- A. Lump Sum Amount: The District and District Engineer shall mutually agree to a lump sum amount for the services to be rendered payable in proportion to the work accomplished.
- B. Hourly Personnel Rates: For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use of the hourly compensation rates in Schedule "A" shall remain in effect. On the anniversary date of this Agreement, the parties may renegotiate the fee schedule.

ARTICLE 4 REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by District Engineer, its employees, or its consultants in the interest of the project for the incidental items listed below:

- A. Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, expedited delivery fees, and fees paid for securing approval of authorities having jurisdiction over a project. All expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
- B. Expenses incurred in the reproduction, postage and handling of drawings and specifications except those used for in-house purposes.

ARTICLE 5 SPECIAL CONSULTANTS

When a special consultant is retained by District Engineer to assist in the provision of services such additional special services shall be paid for on a costs basis. Such services and fees shall be included in any work authorization.

ARTICLE 6 ACCOUNTING RECORDS

Records of District Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. In addition, District Engineer acknowledges that the provisions of Article 13 of this Agreement may apply to these records.

ARTICLE 7 REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by District Engineer pursuant to this Agreement are instruments of service to be used by the District. They are not intended or represented to be suitable for reuse by others or for extensions of the work for which they were provided or on any other project. Any reuse by the District without specific written consent by District Engineer will be at the District's sole risk.

ARTICLE 8 ESTIMATE OF COST

Since District Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a professional familiar with the construction industry, but District Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by it. If the

District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense or may direct that such work be accomplished through the Engineer. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 9 INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the District Engineer shall be acting as an independent contractor. Neither the District Engineer nor employees of the District Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The District Engineer agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The District Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the District Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 10 INSURANCE

District Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

A. Workers Compensation	Statutory
B. General Liability	
1. Bodily Injury (incl. contractual)	\$1,000,000/\$2,000,000
2. Property Damage (incl. contractual)	\$1,000,000/\$2,000,000
C. Automobile Liability (if applicable)	Combined Single Limit \$1,000,000
1. Bodily Injury	
2. Property Damage	
D. Professional Liability for Errors and Omissions	\$2,000,000

District Engineer shall provide District with a certificate evidencing compliance with the above terms and naming the District as an additional insured, except on the worker's compensation and professional liability policies. District Engineer shall provide the District with 30 days notice of cancellation of such insurance. At no time shall Engineer be without insurance in the above amounts.

ARTICLE 11 CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the District Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the District Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 12 AUDIT

The District Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers and records of the District Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

ARTICLE 13 INDEMNIFICATION

The Engineer agrees to indemnify, defend, and hold harmless the District and its officers, District Manager and employees of and from any and all liabilities, claims, causes of action, demands, suits, or losses by any person, corporation or other entity arising from the negligent acts, errors or omissions of the District Engineer or District Engineer's agents or employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability pursuant to Section 768.28, F.S., or any other statute or law. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 14 PUBLIC RECORDS

The District Engineer agrees and understands that Chapter 119, F.S., may be applicable to documents prepared in connection with work provided to the District and agrees to operate with public record requests made thereunder. The District Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S.

- A. Engineer 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 Engineer 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 Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If Engineer transfers all public records to the District upon completion of the Agreement, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If Engineer keeps and maintains public records upon completion of the Agreement, Engineer 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. The Engineer 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 Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. The Engineer acknowledges that should the Engineer fail to provide the public records to the District within a reasonable time, the Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.
- C. **IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES (GMS)
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954)721-8681
EMAIL: RECORDS@GMSSE.COM

ARTICLE 15 EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 16 CONTROLLING LAW

District Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The venue/jurisdiction for any legal proceedings brought hereunder shall be brought in the courts in Miami-Dade County, Florida.

ARTICLE 17 WAIVER OF JURY TRIAL

THE PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS CONTRACT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS CONTRACT OR ANY DOCUMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS CONTRACT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SUBJECT AGREEMENT.

ARTICLE 18 ASSIGNMENT

Neither the District nor the District Engineer shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the District Engineer from employing such independent professional associates and consultants, as District Engineer deems appropriate, pursuant to Article 5 herein.

ARTICLE 19 AMENDMENT

Amendment 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.

ARTICLE 20 TERMINATION

The District may terminate this Agreement, in whole or in part, for failure of the District Engineer to perform in accordance with the terms of this Agreement or for any reason, at the District's sole discretion, upon thirty (30) days written notice. The District Engineer may terminate this Agreement for cause upon ninety (90) days written notice. At such time as District Engineer receives notification of the intent of the District to terminate the contract, District Engineer shall not perform any further services unless directed to do so by the Board of Supervisors in writing.

ARTICLE 21 NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if delivered to an authorized representative of either of the parties, or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing. Such notice shall be effective from the date the same is deposited in the mails, registered or certified mail, return receipt requested, first class postage prepaid and addressed as follows:

If to District Engineer:

Juan R. Alvarez, P.E.
Alvarez Engineers, Inc.
8935 NW 35 Lane, Suite 101
Doral, Florida 33172

If to District:

Palm Glades Community Development District
5385 North Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a Copy to:

Mr. Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
mpawelczyk@bclmr.com

ARTICLE 22 RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

ARTICLE 23 OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the District Engineer in the spaces provided below.

ARTICLE 24 SEVERABILITY

Should any clause, paragraph or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 25 E-VERIFY

The Engineer, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Engineer 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. Notwithstanding the provisions of SECTION 6 herein, if the District has a good faith belief that the Engineer 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. If the District has a good faith belief that a subcontractor of the Engineer 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 Engineer and order the Engineer to immediately terminate its subcontract with the subcontractor. The Engineer 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 the Engineer's failure to comply with the E-Verify requirements referenced in this subsection.

ARTICLE 26 SCRUTINIZED COMPANY CERTIFICATION

The Engineer hereby swears or affirms that as of the date below the Engineer is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes the Engineer further affirms that:

- A. The Engineer 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. The Engineer does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - 1. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - 2. Have a material business relationship involving the supply of military equipment, or
 - 3. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - 4. Have been complicit in the genocidal campaign in Darfur.
- C. The Engineer does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - 1. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - 2. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
- D. The Engineer is not engaged in business operations in Cuba or Syria.

The scrutinized company list is maintained by the State Board of Administration and available at <http://www.sbafla.com/>.

ARTICLE 27 RESPONSIBLE VENDOR DETERMINATION

The Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

ARTICLE 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.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

Palm Glades Community
Development District

Attest

Chairperson/Vice Chairperson

Witness

District Engineer

Signed by:

91E21F8BCEDD4E0...
Juan R. Alvarez, P.E.

Signed by:

0EA365ACEF914DA...
Witness

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

Principal	\$240.00 / Hour
Chief Engineer Professional Engineer with 15+ years of post-registration experience	\$230.00 / Hour
Project Manager Professional Engineer with 10+ years of post-registration experience	\$215.00 / Hour
Senior Engineer Professional Engineer with 10+ years of post-registration experience (production)	\$185.00 / Hour
Engineer 2 Professional Engineer with 5+ years of post-registration experience	\$165.00 / Hour
Engineer 1 Professional Engineer with 0+ years of post-registration 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



KW PROPERTY MANAGEMENT & CONSULTING

Club Silver Palms
Monthly Manager's Report

July 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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FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms

From: 07/02/2026 – 07/31/2026

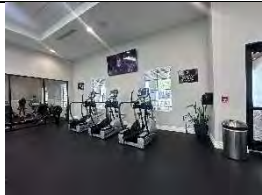
Location	Issue Summary	Assigned To:	Progress	Photos
Rear Clubhouse	Sidewalk / Paver Repair	Chandler Contractor	Completed	
Rear Clubhouse	Landscape Removal / Replacement	Tony Landscape	Completed	
Main Pool	Electrical Outlets - Light replacement	Chandler Contractor	Completed	
Men's Sauna	Bench	Chandler 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 July.
- Indoor pest control has been completed for July.

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	
Back of Clubhouse	Addition of electrical outlets	Chandler Contractor	Pending	
Bathrooms / Kitchen	Light Upgrade	Chandler Contractor	Pending	
Front of Clubhouse	Damage Landscape Lights	Chandler Contractor	pending	
North Landscape Front	New Landscape Material	Tony Landscape / Chandler Contractor	Pending	

VALUE OPTIMIZATION & RECOMMENDATIONS

- Upgrade for the Fitness Center Bathrooms and Locker Rooms.

HOSPITALITY/ SOCIAL EVENTS

PAST SOCIAL EVENTS

July

National Sugar Cookie Day – 7/9/2026

Summer Pool Party – 7/18/2026

National Lollipop Day – 7/20/2026

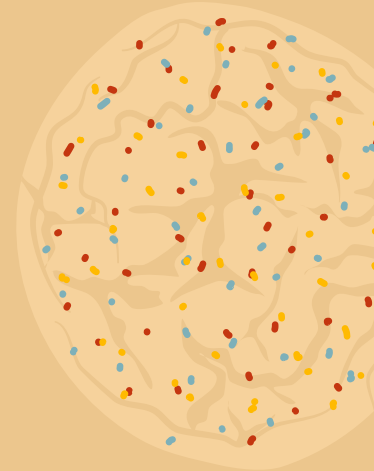
UPCOMING SOCIAL EVENTS

August

Back to School Food Truck Event – 8/7/2026

NATIONAL SUGAR COOKIE DAY

JULY 9TH



Summer **POOL PARTY**



18TH | JULY



NATIONAL LOLLIPOP DAY

JULY 20TH



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/ATA*

DATE OF INSPECTION: *07/13/2026*

Clubhouse Playground Safety Checklist Picture July 13, 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

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- ✓ There are no damaged fences, benches, or signs on the playground.
- ✓ All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

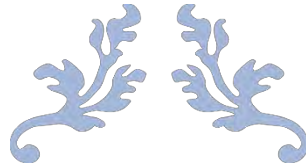
- ✓ There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- ✓ The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- ✓ There are no missing trash receptacles.

INSPECTION BY: J. Rios Rivas PLATS.

DATE OF INSPECTION: 7/27/2026

Clubhouse Playground Safety Checklist Picture July 27, 2026





PALM GLADES CDD



FIELD REPORT

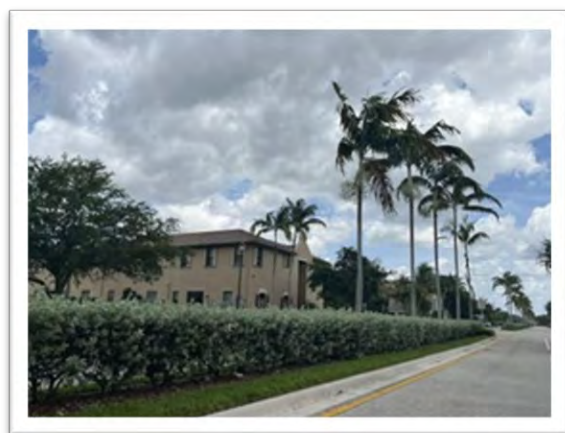


Meeting Date: Tuesday, August 11, 2026

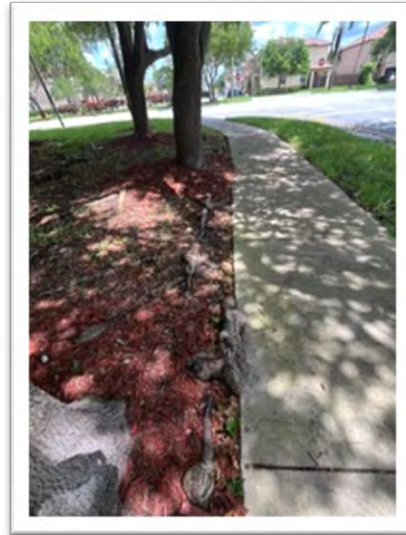
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

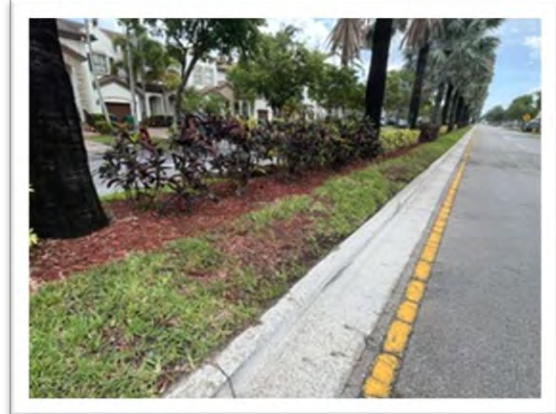
- Brightview (BV) completed the landscaping services as indicated within the July schedule including but not limited to mowing, edging, detailing, etc. Please see the August schedule attached for more information.
- The Quality Site Assessment survey was completed on July 22. Please see the attached report for more information.
- The pesticide applications were completed. Please see the attached report for more details.
- The Sylvester palm seed pods at the 238th Street main entrance are scheduled for removal.
- BV is actively working on the tree trimming project and scheduling.
- BV will be providing an estimate for new turf at the 238th Street medians.
- BV will be removing the protective grass barrier at 233rd Terrace.
- BV is removing the dead fronds and seed pods from the accessible palm trees.
- BV will be trimming the low-lying branches throughout the District.



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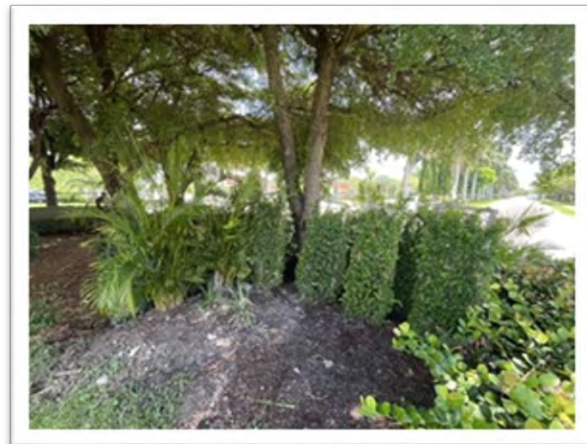
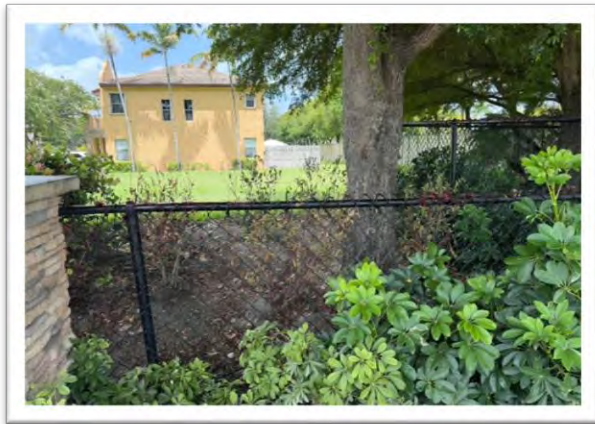
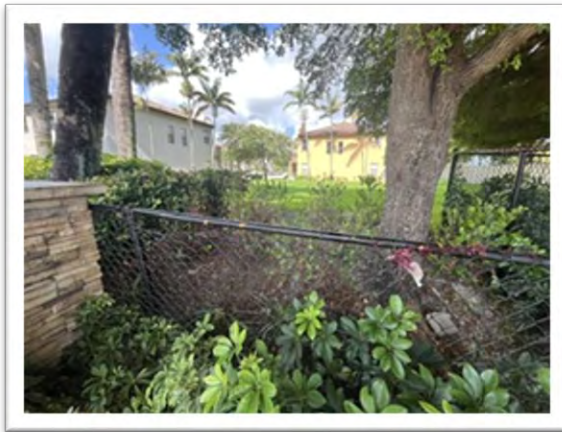
Governmental Management Services-South Florida, LLC
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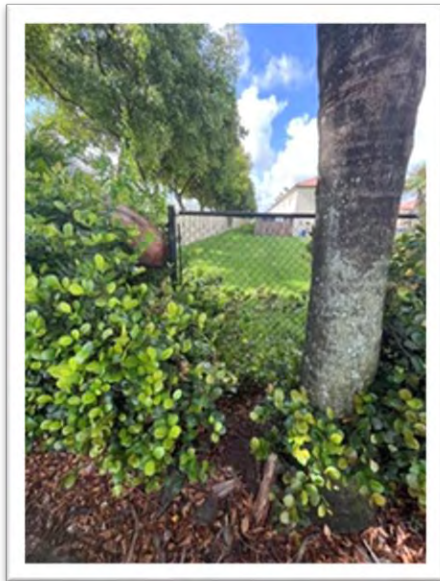
- BV installed the new plant material at the corner of 112nd Avenue and corner of 232nd Street adjacent to Publix to protect the fence and area.
 - o CC repaired the chain link fence at 232nd Street.

SW 112th Avenue



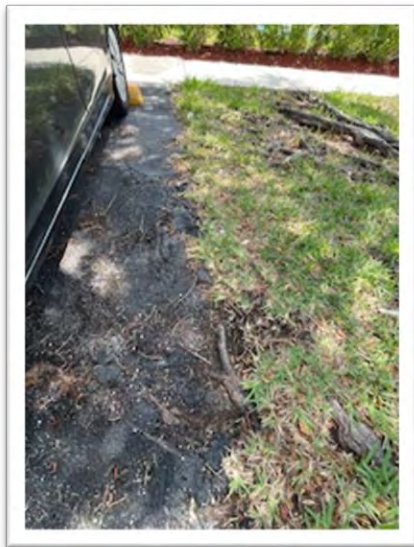
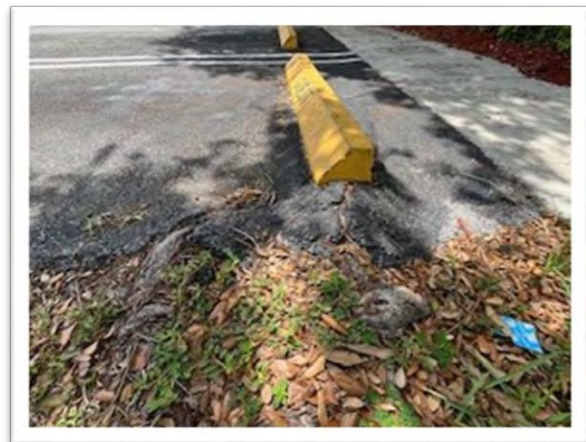
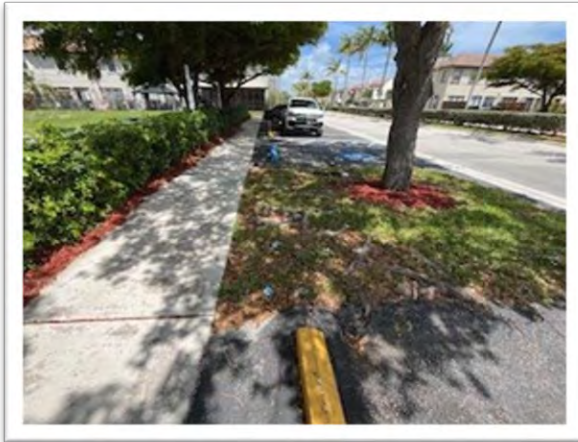
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SW 232nd Street



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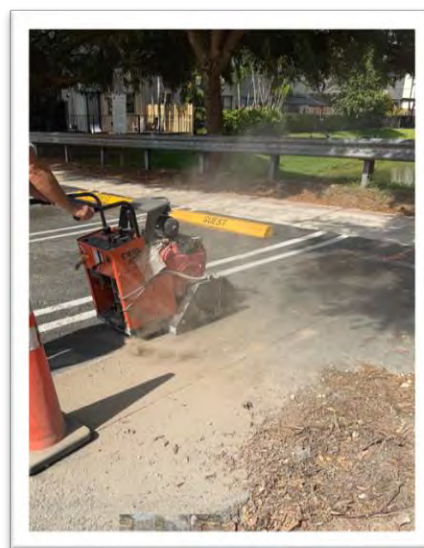
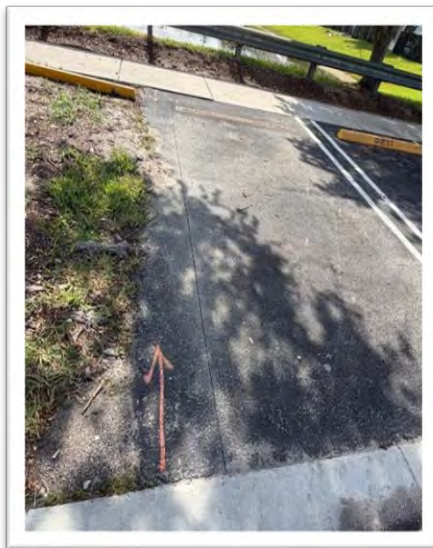
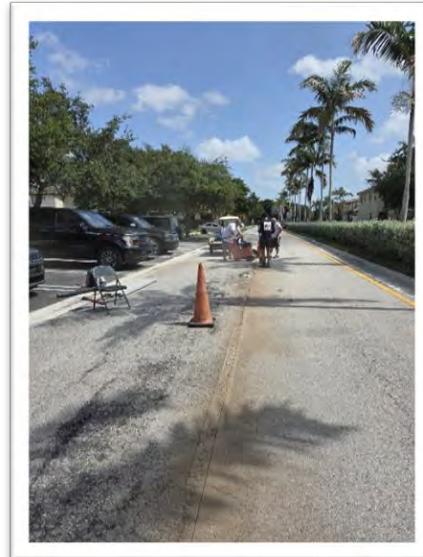
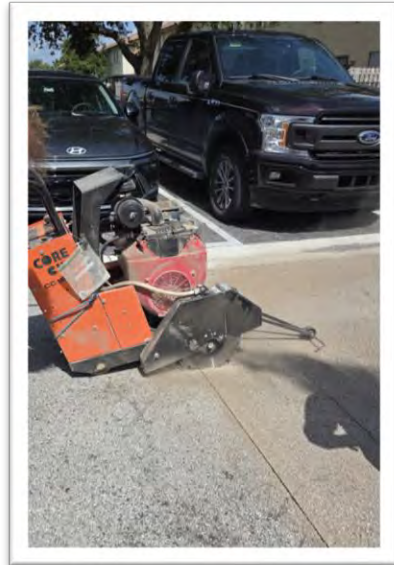
- Chandler Contractors (CC) completed the 113th Avenue parking and sidewalk tree root pruning and hedge removal project. The asphalt repairs have commenced and should be completed this month.
 - o BV will be installing new grass and soil upon completion of the asphalt repairs.



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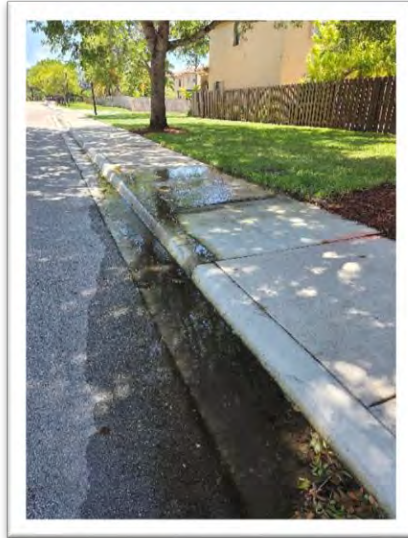
Governmental Management Services-South Florida, LLC
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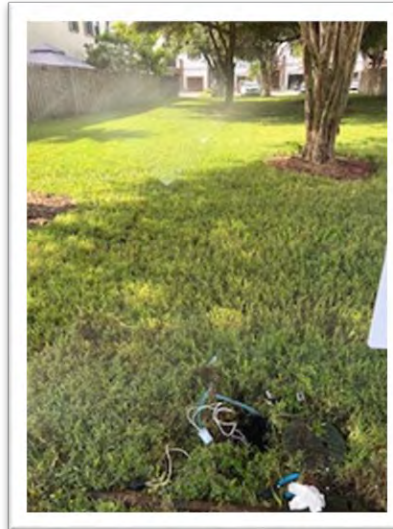
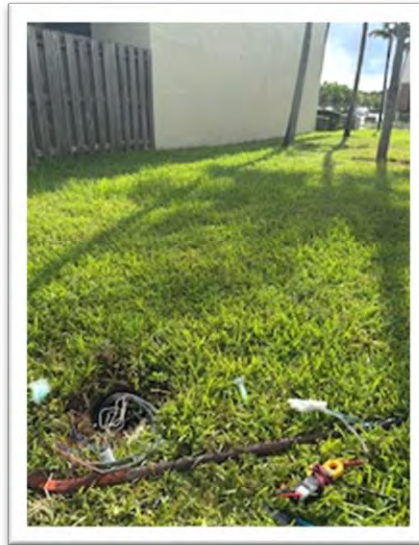
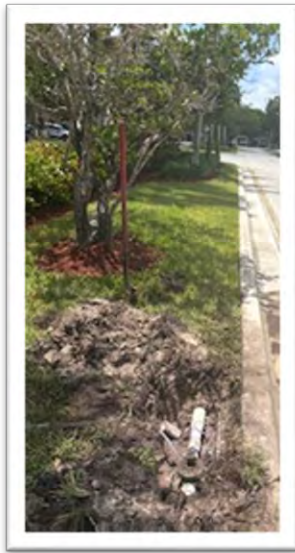
Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

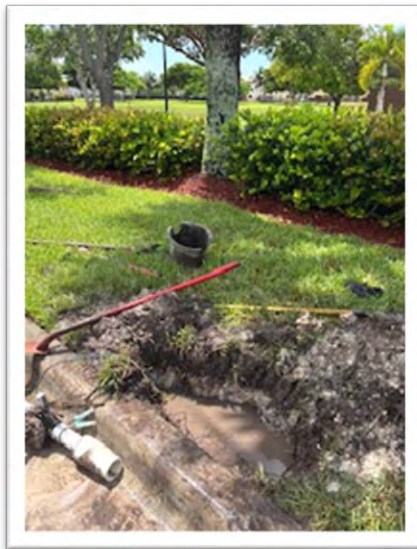
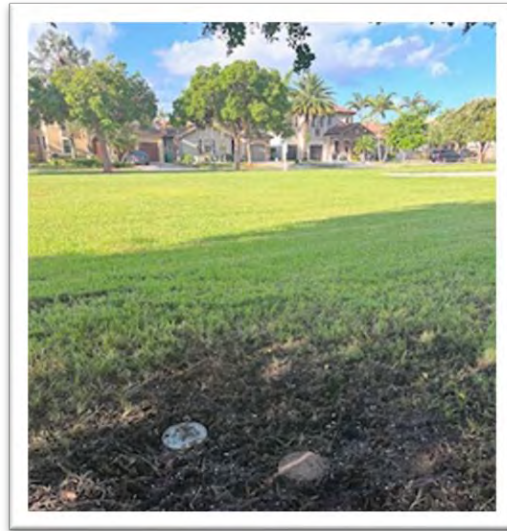
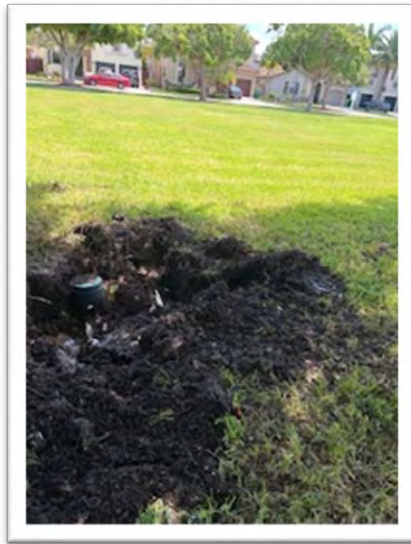
- The July wet check repairs were completed. Please refer to the attached report for more information.
 - Emergency main line break at 240th Street and 114th Court was repaired.



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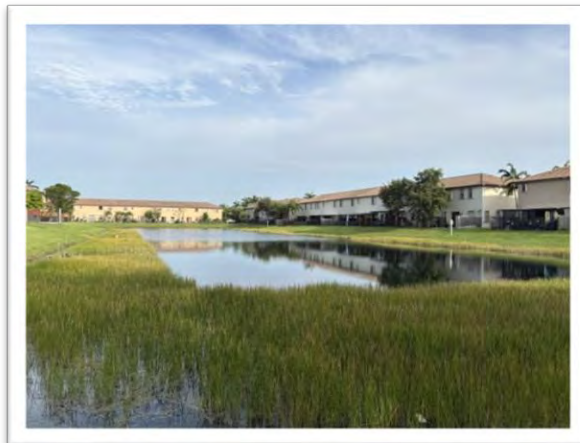
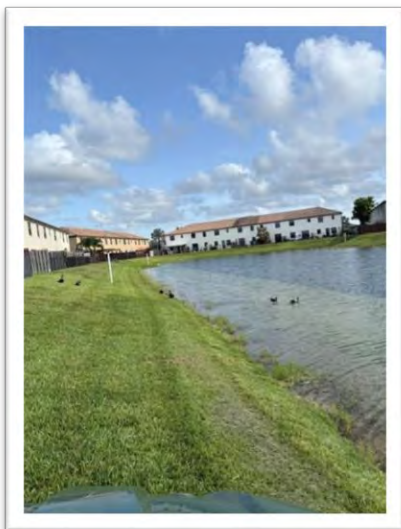
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5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Southeast Land and Water Management (SLW) completed the lake maintenance services on July 14th.
- The August maintenance services are scheduled for August 4th and 18th.
 - o The cattails and shoreline weeds were treated.
 - o Debris were removed from the shoreline.
 - o Dead ducks behind 23634 SW 117th Place are scheduled for removal.



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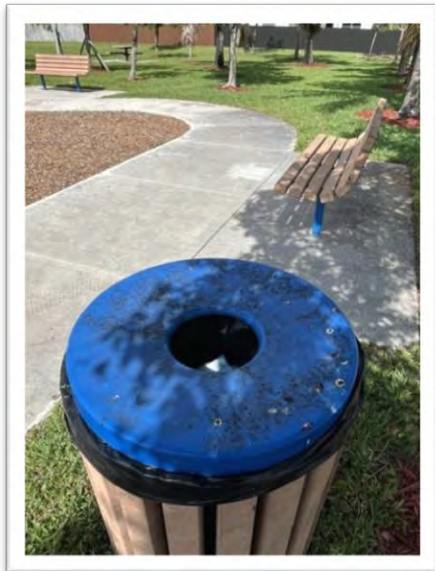
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

- Raptor Vac will be commencing the storm drain cleaning project this month.
- Please see the attached playground checklists for more information.
- CC is working to clean and paint the waste receptacles at the playgrounds.
- CC repaired the pet waste station at 241st Street and 117th Passage.



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5385 N. Nob Hill Road Sunrise, FL 33351



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

- Playground #1 SW 240th Lane.
 - o The sand removal and installation of certified playground mulch project is pending.
 - o FCC replaced the playground signage.



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



Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonys@lawngarden.net

PROPOSAL

June 30, 2026

Customer Name: *Silver Palms HOA*

Units	Description	Unit Price	Total Price
	Location: Playground		
	240 Lane 113 Place		
840	Bags of Certified Playground Mulch		\$7,702.80
8	Rolls Landscape Fabric Heavy Duty		\$1,800.00
58	Yards- Removal of Sand		\$5,500.00
	(Approximately 7 inches deep)		
TOTAL			\$15,002.80

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Payment terms are 50% deposit upon approval of this proposal, and 50% balance upon completion of the work. Work will be done once we have received this signed proposal and the deposit.

Approved: _____ Date: _____

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	Revised Playground Park on 236 St		
Project Description	Remove Sand and Install Certified Playground Mulch		

Scope of Work

Brightview will perform work at it's best to avoid any grass damages with equipment. If any damages on grass are caused due to equipment. A separate proposal will be sent for repairs.

Removal of sand will be on a separate line item. If a temporary holding area can be found by board. It will help with cost, and sand can be used when grass replacements on parks are approved.

QTY	UoM/Size	Material/Description	Unit Price	Total
24.00	HOUR	Enhancement Crew to remove sand to clear 6" depth and discard	\$50.00	\$1,199.96
1.00	LUMP SUM	Equipment to remove sand	\$518.18	\$518.18
46.00	YARD	Heavy Debris/sand at local dump	\$105.90	\$4,871.47
700.00	BAG	Certified Playground Mulch	\$9.15	\$6,403.95
1.00	LUMP SUM	Delivery Fee	\$443.56	\$443.56
2.00	EACH	Rolls of ground cover	\$221.78	\$443.56

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

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Images

236 st playground



For internal use only

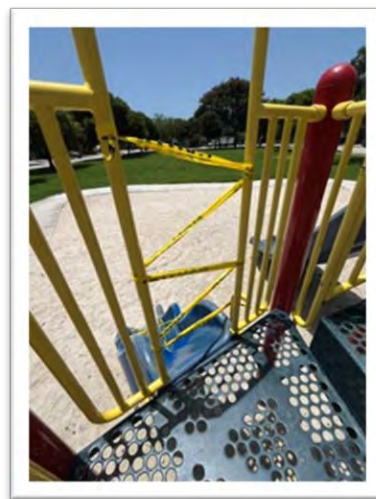
SO# 8917708
JOB# 352102013
Service Line 130

Total Price \$13,880.68

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

- Playground #2 SW 113th Place.
 - The sand removal and installation of certified playground mulch project is pending.
 - FCC replaced the playground signage.
 - The small slide was repaired and repainted by CC.
 - BV will be trimming the tree leading to the playground.



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



Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonys@lawngarden.net

PROPOSAL

June 30, 2026

Customer Name: *Silver Palms HOA*

Units	Description	Unit Price	Total Price
	Location: Playground		
	236 ST & 113 Place		
700	Bags of Certified Playground Mulch		\$6,419.00
5	Rolls Landscape Fabric Heavy Duty		\$1,400.00
46	Yards- Removal of Sand		\$4,500.00
	(Approximately 7 inches deep)		
TOTAL			\$12,319.00

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Payment terms are 50% deposit upon approval of this proposal, and 50% balance upon completion of the work. Work will be done once we have received this signed proposal and the deposit.

Approved: _____ Date: _____

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	Revised Playground Park on 240 Lane		
Project Description	Remove Sand and Install Certified Playground Mulch		

Scope of Work

Brightview will perform work at it's best to avoid any grass damages with equipment. If any damages on grass are caused due to equipment. A separate proposal will be sent for repairs.

Removal of sand will be on a separate line item. If a temporary holding area can be found by board. It will help with cost, and sand can be used when grass replacements on parks are approved.

QTY	UoM/Size	Material/Description	Unit Price	Total
24.00	HOUR	Enhancement Crew to remove sand to clear 6" depth and discard	\$50.00	\$1,199.96
1.00	LUMP SUM	Equipment to remove sand	\$518.18	\$518.18
58.00	YARD	Heavy Debris/sand at local dump	\$105.90	\$6,142.29
840.00	BAG	Certified Playground Mulch	\$10.98	\$9,221.69
1.00	LUMP SUM	Delivery Fee	\$443.56	\$443.56
2.00	EACH	Rolls of ground cover	\$221.78	\$443.56

THIS IS NOT AN INVOICE

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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

Images

240 Lane Playground



For internal use only

SO# 8917727
JOB# 352102013
Service Line 130

Total Price \$17,969.24

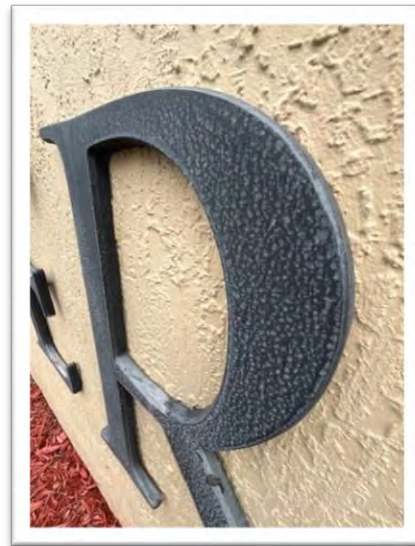
THIS IS NOT AN INVOICE

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

- Playground #3 SW 233rd Terrace.
 - o CC will be repainting the rocket fixture.



- As discussed at the last meeting, CC will clean, prep and paint the columns and walls at the main entrances and monuments this coming fall.

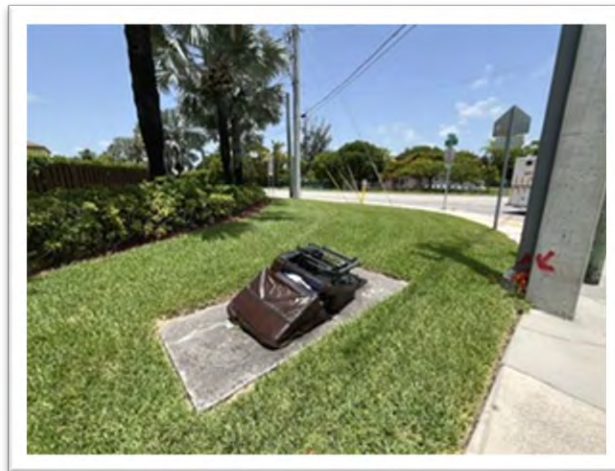


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- CC will be cleaning the 112th Place mailbox kiosk light fixtures.



- CC removed furniture that was dumped on the corner of 117th Avenue and 232nd Street.



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

- CC repaired the downed signage at the 236th Street median.
 - o BV removed the damaged plant material.



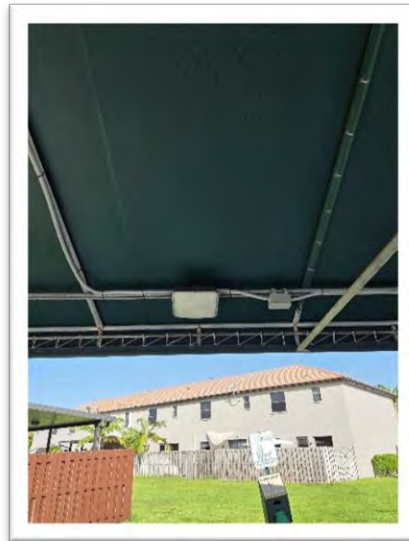
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5385 N. Nob Hill Road Sunrise, FL 33351

- FCC is ordering the supplies to commence the signage replacement project.



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

- Below you will find a list of the electrical repairs throughout the District.
 - The meter at 237th Terrace mailbox kiosk is pending.
 - CC installed two new lights at the 117th Court mailbox kiosk.
 - A new photocell was installed at the 112nd Place mailbox kiosk.



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5385 N. Nob Hill Road Sunrise, FL 33351

- Allstar Electric (AE) confirmed that the permit was approved. A meeting was held on July 22nd to discuss the project, planning, etc.
 - The lamppost and receptacle locations were marked by AE.
 - Working with CV Pro Lighting to obtain an estimate and rendering for holiday lights at the roundabout.



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

EXHIBITS

August 2026

August 2026							September 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
31						1	36			1	2	3	4
32	2	3	4	5	6	7	37	6	7	8	9	10	11
33	9	10	11	12	13	14	38	13	14	15	16	17	18
34	16	17	18	19	20	21	39	20	21	22	23	24	25
35	23	24	25	26	27	28	40	27	28	29	30		26
36	30	31											

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 31	Jul 26	27	28	29	30	31	Aug 1 Palm Glades CDD
WEEK 32	2	3 detail porter	4 detail porter wet check	5 detail mow 1 porter wet check	6 detail mow 1 wet check	7 detail mow 1 porter	8 porter
WEEK 33	9	10 detail insect control porter	11 detail porter	12 detail mow 2 porter	13 detail mow 2	14 detail mow 2 porter	15 porter
WEEK 34	16	17 detail porter	18 detail porter	19 detail mow 3 porter	20 detail mow 3	21 detail mow 3 porter	22 porter
WEEK 35	23	24 detail porter	25 detail porter	26 detail mow 4 porter	27 detail mow 4	28 detail mow 4 porter	29 porter
WEEK 36	30	31 detail porter	Sep 1	2	3	4	5



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

Date: **July 13, 2026**

Time: **7:00AM**

Job Name: **Palm Glades CDD**

Job Address: **23800 S.W 112 Ave**

Water Management:

Program A:

Servicing Tech:

July 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

Zone1and21: Need to replace 2 bad decoders to restore water. \$770.00

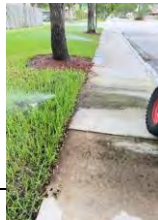
Zone2-3: Replaced 2 bad rotors not turning. BV

Zone12and14: Straightened 2 tilted rotor heads. BV

Zone22and25: Need to repair 2 lateral line breaks. \$500.00

Zone32-33: Replaced 2 clogged nozzles. 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

Zone7,9and11: Replaced 3 clogged nozzles. BV

Zone15: Need to replace bad decoder to restore water. \$385.00

Zone18and19: Straightened and adjusted 2 tilted rotor heads. BV

Zone24: Replaced broken pop-up. BV

Zone30-31and39: Replaced 3 clogged nozzles. BV

Zone45and50: Straightened 2 tilted rotors. BV

Zone52: Replaced rotor stop turning. BV

Zone54: Replaced broken pop-up. BV

Zone73and78: Replaced 2 clogged nozzles. BV

Rest of Zones OK



Timer #3 Schedule: Mon Wed and Sat @ 12:00am

Zone1: Not coming on with timer, need to troubleshoot wires. \$365.00

Zone5-6: Replaced broken pop-up. BV

Zone7: Straightened tilted rotor for proper water distribution. BV

Zone10-11: Replaced 2 rotors not 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

Zone10: Replaced broken pop-up. BV

Zone21and23: Replaced 2 clogged nozzles. BV

Zone38and 42: Replaced 2 clogged nozzles. BV

Zone47: Replaced broken rotor. BV

Zone62: Replaced broken nozzle. BV

Rest of Zones OK

Total Labor & Materials

\$2,020.00

Quality Site Assessment

Prepared for: **Silver Palms - Palm Glades CDD**

General Information

DATE: Thursday, Jul 23, 2026

NEXT QSA DATE: Monday, Oct 19, 2026

CLIENT ATTENDEES: Jesus Lorenzo, Juliana Duque

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

Carryover Items



- 1** Raise up low tree branches over sidewalk at playground area located on 236 St.
- 2** Raise up low tree branches to clear parking areas.
- 3** Raise up low tree branches over sidewalk at playground area located on 236 St.
- 4** Raise up low tree branches to clear parking areas.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Carryover Items



- 5** Raise up low tree branches over sidewalk at playground area located on 236 St.
- 6** Raise up low tree branches to clear parking areas.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 1** Trim off the thorns on the agave fronds located at 113 Avenue median. B h
- 2** Remove rebars and caution tape.
- 3** Clip/pinch new stem on coleus for proper growth
- 4** Hand prune the copperhead at main sign.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 5** Clear any signs for visibility.
- 6** Better blowing practices on grass clippings.
- 7** Remove volunteer weeds out of hedges on 117 Avenue
- 8** Spray weeds along side fence on 117 Avenue

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



9 Spray for hardscape weeds

10 Clean flower beds by removing weeds.

11 Remove seed pods throughout.

12 Trim Maho trees away from trellis at main entrance.

Maintenance Items

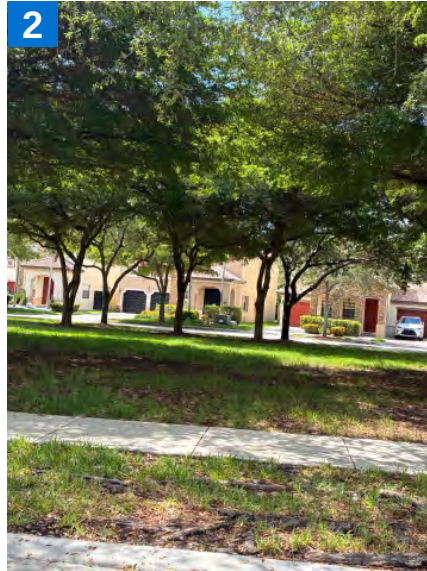


13 Clear signs at parks

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Recommendations for Property Enhancements



- 1** Due to car accident. Replace agave and bromeliad. Located on 236 St median cap.
- 2** Recommend to trim shady lady trees for sunlight penetration.
- 3** Recommend to trim shady lady trees for sunlight penetration.
- 4** Recommend to trim shady lady trees for sunlight penetration.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 1** Public parking grass install is approved. Waiting on Chic to complete first stage .
- 2** Inspection of trees to trim so sunlight can penetrate through is completed. Will send map and proposal.
- 3** Inspection of trees to trim so sunlight can penetrate through is completed. Will send map and proposal.
- 4** Inspection of trees to trim so sunlight can penetrate through is completed. Will send map and proposal.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



5 Inspection of trees to trim so sunlight can penetrate through is completed. Will send map and proposal.

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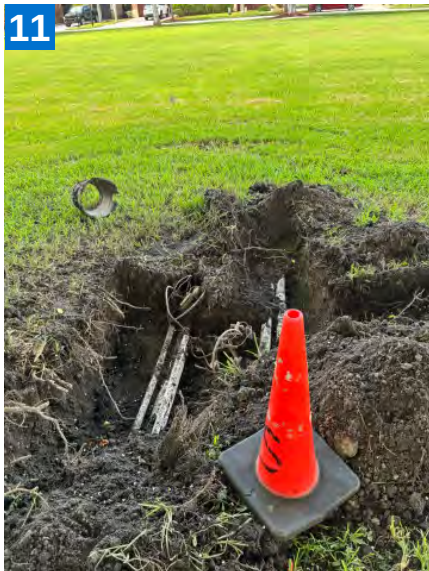
7 Inspection of trees to trim so sunlight can penetrate through is completed. Will send map and proposal.

8 Turf weeds were treatment. Burnt spots visible on medians.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 9** Turf weeds were treatment. Burnt spots visible on medians.
- 10** Light project for roundabout . We'll communicate on when to shut off irrigation on roundabout.
- 11** Irrigation repairs for July in progress.
- 12** Tree branch placed on median hedges from homeowner on 238

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 13** Scheduling Medjool palm trimming within the next couple of days.



Pesticide Application

352102013

Tracking: crhpdkcqW



Property & Applicator

Estimated Time		
Date of Application	Start Time	End Time
07/15/2026	12:55 PM	2:35 PM

Job/Site Name
352102013 - Silver Palms - Palm Glades CDD

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

Application Location
112ave

Branch
35210 - BVLS Homestead

Address
4155 E Mowry Dr, Homestead FL 33033

Company Making the Application			
Name	Branch Name	Branch Phone Number	Branch Address
BrightView LLC	35210 - BVLS Homes	(305) 258-8011	4155 E Mowry Dr,Homestead FL 33033

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Triple Crown T&O Insecticide	279-3456	Zeta-Cypermethrin; Bifenthrin; Imidacloprid	Caterpillars
Rate Of Application	Total Product Applied	Unit	
Normal	3.75	Ounces	

Application

Crop/Commodity Treated

Shrubs

Size of Area Treated (1)	Unit	Total Dry Weight or Liquid Volume Applied (1)	Unit
250	Plants	45	Gallons

Size of Area Treated(2)	Unit	Total Dry Weight or Liquid Volume Applied (2)	Unit

Method of Application	Temperature (°F)	Wind Speed (mph)	Wind Direction
Spray Gun	93	9	E

Post Application Restrictions

Do not enter until spray has dried

Other Notes

Signature & Submit

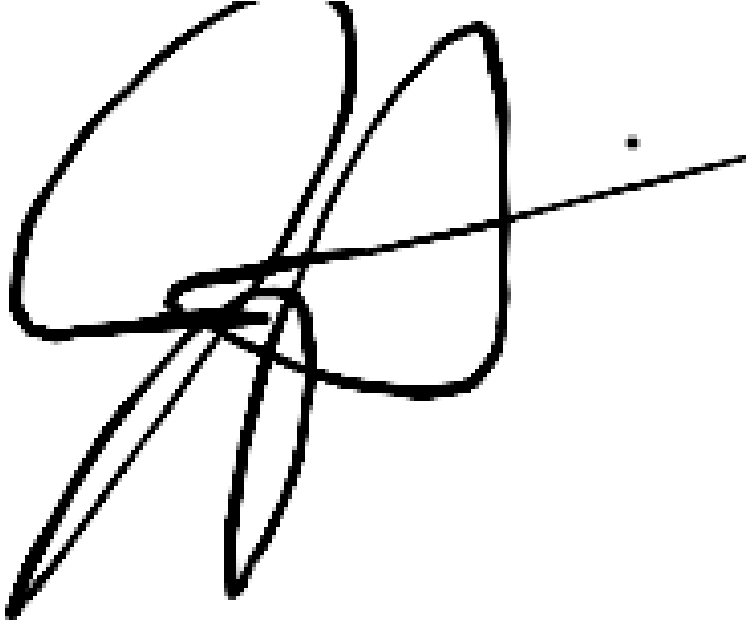
Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

A handwritten signature in black ink, appearing to be 'JB Garcia', with a long horizontal line extending to the right.

Supervising Certified Applicator and Certification Number

☒ Same as the Applicator



Pesticide Application

352102013

Tracking: CBbjCkIguxHk



Property & Applicator

Estimated Time		
Date of Application	Start Time	End Time
07/21/2026	8:15 AM	2:35 PM

Job/Site Name
352102013 - Silver Palms - Palm Glades CDD

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

Application Location
West side

Branch
35210 - BVLS Homestead

Address
4155 E Mowry Dr, Homestead FL 33033

Company Making the Application			
Name	Branch Name	Branch Phone Number	Branch Address
BrightView LLC	35210 - BVLS Homes	(305) 258-8011	4155 E Mowry Dr,Homestead FL 33033

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Triple Crown T&O Insecticide	279-3456	Zeta-Cypermethrin; Bifenthrin; Imidacloprid	Chinch bug
Rate Of Application	Total Product Applied	Unit	
Normal	7.5	Ounces	

Application

Crop/Commodity Treated

Turfgrass

Size of Area Treated (1)	Unit	Total Dry Weight or Liquid Volume Applied (1)	Unit
1.5	Acres	100	Gallons

Size of Area Treated(2)	Unit	Total Dry Weight or Liquid Volume Applied (2)	Unit

Method of Application	Temperature (°F)	Wind Speed (mph)	Wind Direction
Spray Gun	92	12	SE

Post Application Restrictions

Do not enter until spray has dried

Other Notes

Signature & Submit

Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

A handwritten signature in black ink, appearing to be 'JB Garcia', written over a horizontal line.

Supervising Certified Applicator and Certification Number

☒ Same as the Applicator



Pesticide Application

352102013

Tracking: GldGLgqbYn



Property & Applicator

Estimated Time

Date of Application	Start Time	End Time
07/16/2026	8:20 AM	12:00 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

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

Application Location

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

Company Making the Application

Name	Branch Name	Branch Phone Number	Branch Address
BrightView LLC	35210 - BVLS Homes	(305) 258-8011	4155 E Mowry Dr, Homestead FL 33033

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Triple Crown T&O Insecticide	279-3456	Zeta-Cypermethrin; Bifenthrin; Imidacloprid	White fly , mealy bug
Rate Of Application	Total Product Applied	Unit	
Normal	5.63	Ounces	

Application

Crop/Commodity Treated

Shrubs

Size of Area Treated (1)	Unit	Total Dry Weight or Liquid Volume Applied (1)	Unit
100	Plants	20	Gallons

Size of Area Treated(2)	Unit	Total Dry Weight or Liquid Volume Applied (2)	Unit
16	Plants	55	Gallons

Method of Application	Other Method of Application	Temperature (°F)	Wind Speed (mph)	Wind Direction
Other	Spray gun/drench	91	3	E

Post Application Restrictions

Do not enter until spray has dried

Other Notes

16 gumbos and weeping hibiscus

Signature & Submit

Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

A handwritten signature in black ink, appearing to read 'J. Garcia', with a horizontal line extending from the end of the name.

Supervising Certified Applicator and Certification Number

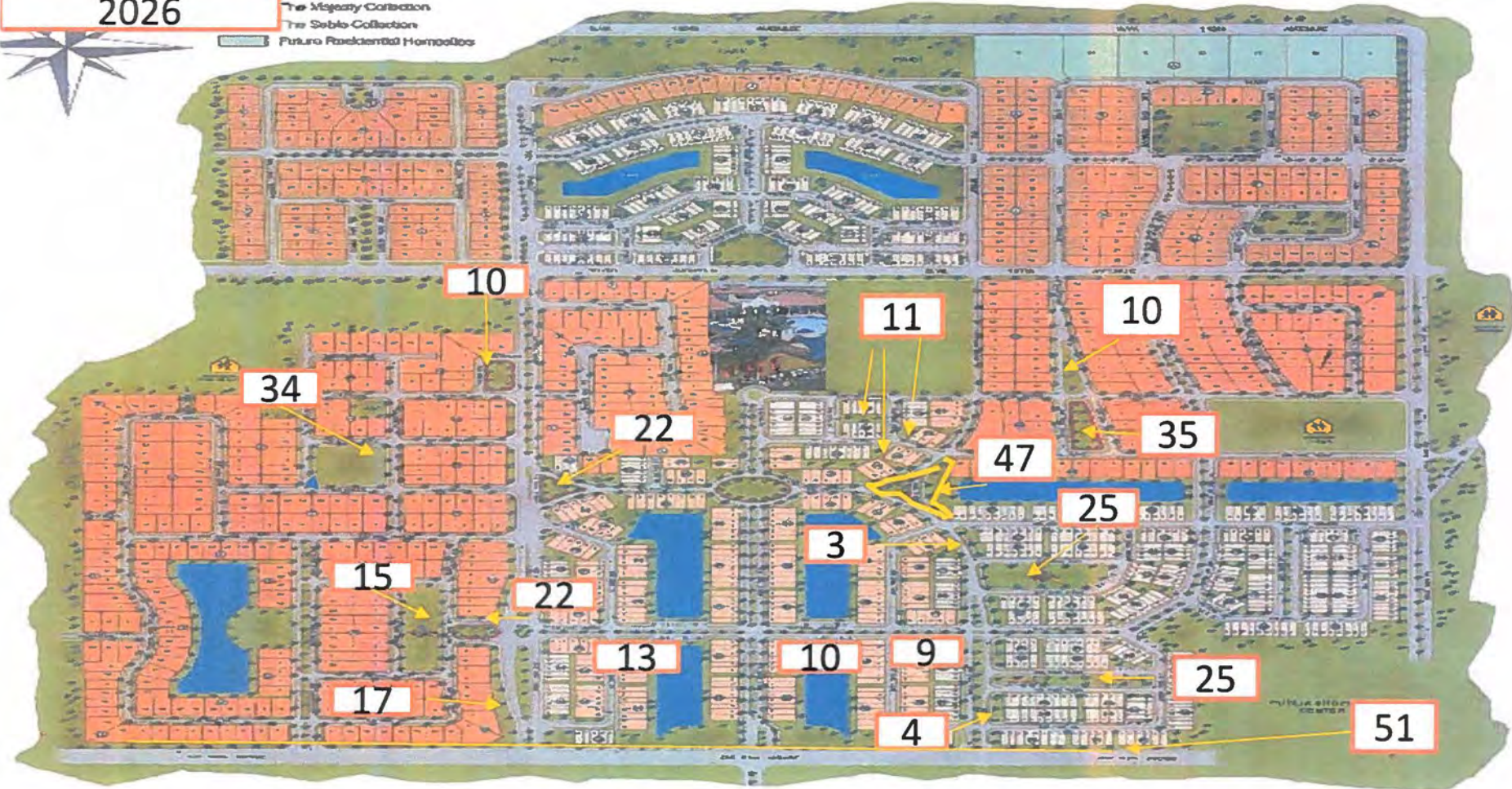
☒ Same as the Applicator

Silver Palms Preliminary Overall Community Site Plan

Tree Canopy Trimming 2026



The Royal Collection
The Majesty Collection
The Noble Collection
Future Residential Homesteads



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:

7.13.26

Playground Safety Checklist

Park #2
113 Place

SURFACING

- ☒ Adequate protective surfacing under and around the equipment.
- ☒ Surfacing materials have not deteriorated.
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INSPECTION BY:

Jesus

DATE OF INSPECTION:

7.13.26

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.
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INSPECTION BY:

Jesus

DATE OF INSPECTION:

7.13.26

Playground Safety Checklist

Park #1
240 Lane

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INSPECTION BY: *Sebus*

DATE OF INSPECTION: *7.30.26*

Playground Safety Checklist

Park #2
113 Place

SURFACING

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INSPECTION BY:

Jesus

DATE OF INSPECTION:

7.30.26

Playground Safety Checklist

Park #3
233 Terrace

SURFACING

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- ☒ There are no missing trash receptacles.

INSPECTION BY:

Jesus

DATE OF INSPECTION:

7.30.26

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT

Check Register

06/01/26 - 06/30/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
06/01/26 - 06/30/26	5234-5276	\$192,768.85
Capital Reserve Fund		
06/01/26 - 06/30/26	NO CHECKS WRITTEN	\$0.00
TOTAL		\$ 192,768.85

Checks Voided ** 5226

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00011	5/20/26 18D055-0	202605 310-51300-31100	BOUNDARY SURVEY LOT 13/14	V	1,500.00-	
				FORD ENGINEERS, INC.			1,500.00-005226
6/03/26	00059	5/20/26 18D055-0	202605 310-51300-31100	BOUNDARY SURVEY LOT 13/14	*	1,500.00	
				FORD ARMENTEROS & FERNANDEZ, INC.			1,500.00 005234
6/04/26	00065	6/01/26 2290	202606 320-54100-46600	JUN 26 - JANITORIAL SVC	*	6,000.00	
				ALL PROFESSIONAL CLEANING LLC			6,000.00 005235
6/04/26	00323	6/01/26 66278899	202606 320-54100-49300	FATHERS DAY EVENT	*	1,475.00	
				ALL STAR EXPERIENCE LLC			1,475.00 005236
6/04/26	00055	5/28/26 9808576	202605 320-57200-49100	INST GREASE ON FENCE RAIL	*	1,805.68	
		5/28/26 9809473	202605 320-57200-49100	GREASE TUBES	*	146.90	
		5/28/26 9810191	202605 320-57200-46200	MAY 26 - LANDSCAPE MAINT	*	15,907.50	
		5/28/26 9810191	202605 320-57200-46300	MAY 26 - IRRIGATION	*	1,900.00	
		5/28/26 9810191	202605 320-57200-46270	PEST CONTR & FERT	*	3,629.83	
		5/28/26 9810191	202605 300-20500-10000	LESS 10% RETAINAGE	*	2,143.73-	
		5/28/26 9810192	202605 320-57200-46210	MAY 26 - PORTER SERVICES	*	5,967.00	
		5/29/26 9813074	202605 300-20500-10000	MAR-MAY QRTLY RETAINAGE	*	10,105.25	
		5/29/26 9813075	202605 320-57200-46210	PORTER QRTLY RET MAR-MAY	*	1,989.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			39,307.43 005237
6/04/26	00221	5/15/26 51526	202605 320-54100-46910	RPLC SELF CLOSE POOL GATE	*	425.00	
		5/15/26 51526	202605 320-54100-46910	RP SIDE DOOR/INST STOP	*	165.00	
		5/15/26 51526	202605 320-54100-46910	RP SEAL LOBBY ENT DOOR	*	125.00	
		5/15/26 51526	202605 320-54100-46910	PATIO PARTY LIGHTS	*	175.00	
		5/15/26 51526	202605 320-54100-46000	RPLC CONDENSE FAN MOTOR	*	725.00	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/15/26	51526	202605 320-54100-46000		*	475.00		
			RPLC A/C MAIN BREAKER						
					CHANDLER CONTRACTORS, INC.			2,090.00	005238
6/04/26	00301	6/01/26	8061	202606 320-54100-47000		*	3,790.00		
			JUN 26 - POOL SERVICE						
					E&J QUALITY POOL SERVICE			3,790.00	005239
6/04/26	00006	5/26/26	9-312-92	202605 310-51300-42000		*	25.84		
			DELIVERIES THRU 5/19/26						
					FEDEX			25.84	005240
6/04/26	00001	6/01/26	472	202606 320-57200-34000		*	2,087.83		
			JUN 26 - FIELD SERVICES						
		6/01/26	473	202606 310-51300-34000		*	4,641.83		
			JUN 26 - MGMT FEES						
		6/01/26	473	202606 310-51300-31300		*	229.17		
			JUN 26 - DISSEMINATION						
		6/01/26	473	202606 310-51300-35110		*	275.00		
			JUN 26 - WEBSITE ADMIN						
		6/01/26	473	202606 310-51300-51000		*	289.27		
			JUN 26 - OFFICE SUPPLIES						
		6/01/26	473	202606 310-51300-42000		*	2,707.60		
			JUN 26 - POSTAGE						
		6/01/26	473	202606 310-51300-42500		*	277.80		
			JUN 26 - COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES -			10,508.50	005241
6/04/26	00016	6/02/26	29756	202606 310-51300-31200		*	600.00		
			S2016 FY 3/31/26 ARBITRA						
					GRAU & ASSOCIATES			600.00	005242
6/04/26	00217	6/01/26	IN188860	202606 320-54100-41000		*	110.44		
			JUN 26 - PHONE SERVICE						
					IPFONE			110.44	005243
6/04/26	00312	6/01/26	18670	202606 320-54100-41500		*	208.00		
			JUN 26 - IT SERVICES						
					IT WORKS NETWORK GROUP, INC			208.00	005244
6/04/26	00309	5/31/26	IN154142	202605 310-51300-48000		*	445.24		
			GE 2026						
		5/31/26	IN154143	202605 310-51300-48000		*	3,977.75		
			LEGAL AD 5/26/26						
					MCCLATCHY COMPANY LLC			4,422.99	005245
					PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/04/26	00298	6/01/26 1168487	202606 320-54100-46901		*	164.80	
		JUN 26 - INDOOR PEST CONT					
		6/01/26 1168488	202606 320-54100-46900		*	92.70	
		JUN 26 - RODENT CONTROL					
			POWERX				257.50 005246
6/04/26	00243	5/28/26 IV011404	202605 320-54100-34520		*	349.50	
		FIRE ALARM/DISPATCH&COMP					
			PYE BARKER FIRE & SAFETY, LLC				349.50 005247
6/04/26	00326	2/24/26 1882	202602 320-57200-49100		*	300.00	
		DEAD DUCK REMOVAL					
			SOUTHEAST LAND AND WATER				300.00 005248
6/04/26	00186	6/01/26 15060126	202606 320-54100-46200		*	1,960.00	
		JUN 26 - LANDSCAPE SVC					
			TONY'S NURSERY & GARDEN				1,960.00 005249
6/04/26	00062	5/15/26 3711096W	202606 320-57200-44000		*	1,734.46	
		JUN 26 - WASTE SERVICES					
		5/31/26 3722165W	202605 320-57200-44000		*	172.50	
		OVERAGES					
			WASTE CONNECTIONS OF FLORIDA				1,906.96 005250
6/10/26	00244	6/09/26 018405	202606 320-54100-49300		*	650.00	
		PIZZA MAKING EVENT					
			MEGA PARTY EVENTS, INC.				650.00 005251
6/18/26	00007	5/31/26 198952	202605 310-51300-31500		*	3,317.50	
		MAY 26 - ATTORNEY FEES					
			BILLING COCHRAN, P.A.				3,317.50 005252
6/18/26	00221	6/02/26 6226	202606 320-54100-49200		*	7,350.00	
		VINYL FLOOR RP THROUGHOUT					
			CHANDLER CONTRACTORS, INC.				7,350.00 005253
6/18/26	00190	6/02/26 84956006	202606 320-54100-41010		*	222.28	
		JUN 26 - CABLE					
			COMCAST				222.28 005254
6/18/26	00190	6/06/26 84956006	202606 320-54100-41010		*	222.81	
		JUN 26 - INTERNET					
			COMCAST				222.81 005255
6/18/26	00301	6/09/26 8104	202606 320-54100-47100		*	250.00	
		EMERG CALL/BROWN CODE					
			E&J QUALITY POOL SERVICE				250.00 005256
			PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/18/26	00271	6/03/26	5569 399	202605	320-54100	-51000				*	879.71		
			MAY 26 - CREDIT CARD CHGS										
		6/03/26	5569 399	202605	320-54100	-46700				*	254.70		
			MAY 26 - CREDIT CARD CHGS										
		6/03/26	5569 399	202605	320-54100	-46910				*	78.58		
			MAY 26 - CREDIT CARD CHGS										
		6/03/26	5569 399	202605	320-54100	-49300				*	400.26		
			MAY 26 - CREDIT CARD CHGS										
									ELITE CARD PAYMENT CENTER			1,613.25	005257
6/18/26	00006	6/02/26	9-321-07	202605	310-51300	-42000				*	106.66		
			DELIVERIES THRU 5/28/26										
		6/09/26	9-331-66	202606	310-51300	-42000				*	25.94		
			DELIVERIES THRU 6/04/26										
									FEDEX			132.60	005258
6/18/26	00067	6/16/26	72579	202606	320-54100	-46800				*	393.34		
			PARTS-HOIST HI/LO PULLEY										
									THE FITNESS SOLUTION, INC.			393.34	005259
6/18/26	00024	6/16/26	JUN 26	202606	320-57200	-43000				*	3,286.31		
			JUN 26 - ELECTRIC										
		6/16/26	JUN 26	202606	320-54100	-43000				*	3,898.47		
			JUN 26 - ELECTRIC CLUBH										
									FPL			7,184.78	005260
6/18/26	00314	10/01/25	I-092509	202510	320-54100	-49200				*	2,244.23		
			BALANCE SOFTWARE INTEGRAT										
		6/01/26	I-062604	202606	320-54100	-34510				*	135.00		
			1 YEAR GALAXY PREV MAINT										
									IDEAL TECH SOLUTIONS LLC			2,379.23	005261
6/18/26	00254	6/08/26	4620	202606	320-54100	-49300				*	3,498.00		
			FATHERS DAY EVENT										
		6/08/26	4620	202606	320-54100	-49300				V	3,498.00-		
			FATHERS DAY EVENT										
									IN-FOCUS EVENT LLC			.00	005262
6/18/26	00193	5/06/26	05062026	202605	320-54100	-34000				*	9,609.23		
			PPE 5/03/26										
		6/04/26	060426-R	202605	320-54100	-34000				*	8,762.77		
			PPE 5/31/26										
									KW PROPERTY MANAGEMENT			18,372.00	005263
6/18/26	00243	6/04/26	IV011582	202606	320-54100	-34520				*	100.00		
			JUN 26 - MONTHLY BILLING										
									PYE BARKER FIRE & SAFETY, LLC			100.00	005264
									PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/18/26	00273	6/04/26 28651	202606 320-57200-34500		*	22,051.24	
		SECURITY SVCS 05/22-06/04					
		6/04/26 28652	202606 320-54100-34500		*	4,533.86	
		SECURITY SVCS 05/22-06/04					
				SEACOAST BUSINESS FUNDING			26,585.10 005265
6/18/26	00326	6/11/26 2147	202606 320-57200-46600		*	750.00	
		JUN 26 - LAKE MAINT					
				SOUTHEAST LAND AND WATER			750.00 005266
6/18/26	00327	6/08/26 4620	202606 320-54100-49300		*	3,498.00	
		FATHERS DAY EVENT					
				INFOCUS AUDIO VISUAL LLC.			3,498.00 005267
6/26/26	00292	5/11/26 1AGS1141	202605 320-57200-49100		*	941.85	
		CAN LINERS/DOGGIE WASTE					
				ALL GREEN CHEMICAL, INC.			941.85 005268
6/26/26	00055	6/12/26 9818921	202606 320-57200-46290		*	700.48	
		RMV/INST CLUSTER CANE GRSS					
		6/12/26 9818922	202606 320-57200-46290		*	366.66	
		RP GRASS DUE TO TIRE RUTS					
		6/12/26 9818923	202606 320-57200-46290		*	796.11	
		ST. AUGUSTINE GRASS					
		6/12/26 9818924	202606 320-57200-46290		*	411.88	
		RP GRASS POOL CNSTRCT DMG					
		6/12/26 9818925	202606 320-57200-46290		*	1,000.00	
		CUT DOWN SELECTED PALMS					
		6/12/26 9818926	202606 320-57200-46290		*	781.86	
		STUMP GRIND 7 DEAD PALMS					
		6/25/26 9825672	202606 320-57200-46350		*	1,550.00	
		IRR REPAIRS JUNE CHECK					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			5,606.99 005269
6/26/26	00276	6/16/26 INV61221	202606 320-54100-51000		*	379.28	
		QTRLY MAINT 03/13-6/12/26					
				EBS COPIERS			379.28 005270
6/26/26	00006	6/16/26 9-340-51	202606 310-51300-42000		*	27.65	
		DELIVERIES THRU 6/11/26					
				FEDEX			27.65 005271
6/26/26	00067	6/16/26 72536	202606 320-54100-46800		*	437.00	
		UPHOLSTERY AND PARTS					
				THE FITNESS SOLUTION, INC.			437.00 005272
				PLMG -PALM GLADES- ACOOPER			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/26/26	00193	6/01/26	MGMT 202606 320-54100-34000 JUN 26 - MGMT FEE		*	1,500.00	
		6/16/26	06162026 202606 320-54100-34000 PPE 6/14/26		*	8,784.46	
		6/16/26	06162026 202606 320-54100-34000 TEMP SERVICES EVENT		*	1,219.00	
KW PROPERTY MANAGEMENT							11,503.46 005273
6/26/26	00200	6/15/26	47116247 202605 320-54100-43100 FIRELINE 3/13-6/8/26		*	23.10	
		6/15/26	87343981 202605 320-54100-43100 WATER 3/13-6/8/26		*	1,326.56	
MIAMI-DADE WATER AND SEWER DEPARTME							1,349.66 005274
6/26/26	00243	6/23/26	IV011894 202606 320-54100-34520 FIRE ALARM/DISPATCH&COMP		*	1,450.70	
PYE BARKER FIRE & SAFETY, LLC							1,450.70 005275
6/26/26	00273	6/18/26	28745 202606 320-57200-34500 SECURITY SVCS 06/05-06/18		*	21,289.36	
		6/18/26	28746 202606 320-54100-34500 SECURITY SVCS 06/05-06/18		*	3,449.85	
SEACOAST BUSINESS FUNDING							24,739.21 005276
TOTAL FOR BANK A						192,768.85	
TOTAL FOR REGISTER						192,768.85	

PLMG -PALM GLADES- ACOOPER

Palm Glades
Community Development District

Unaudited Financial Reporting
June 30, 2026



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Palm Glades
Community Development District
Combined Balance Sheet
June 30, 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	\$ 81,595	\$ -	\$ -	\$ -	\$ 81,595
Capital Reserve	-	-	3,117	-	3,117
Clubhouse Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due From General Fund - S2016	-	18,153	-	-	18,153
Due From General Fund - S2017A	-	10,225	-	-	10,225
Due From General Fund - S2018	-	11,835	-	-	11,835
Due From General Fund - S2020	-	717	-	-	717
Due From General Fund - S2021	-	433	-	-	433
<u>Investments:</u>					
State Board of Administration (SBA)	1,004,588	-	606,503	-	1,611,091
<u>Series 2016</u>					
Reserve	-	559,694	-	-	559,694
Revenue	-	673,488	-	-	673,488
Interest	-	15	-	-	15
Sinking	-	56	-	-	56
Principal	-	72	-	-	72
<u>Series 2017</u>					
Reserve	-	126,200	-	-	126,200
Revenue	-	302,678	-	-	302,678
Interest	-	18	-	-	18
Sinking	-	37	-	-	37
<u>Series 2018A1</u>					
Reserve	-	339,351	-	-	339,351
Interest	-	16	-	-	16
Revenue	-	652,978	-	-	652,978
Principal	-	6	-	-	6
<u>Series 2018A2</u>					
Reserve	-	32,492	-	-	32,492
Interest	-	4	-	-	4
Principal	-	72	-	-	72
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,972	2,972
<u>Series 2020</u>					
Reserve	-	30,203	-	-	30,203
Interest	-	2	-	-	2
Revenue	-	35,349	-	-	35,349
Sinking	-	2	-	-	2
<u>Series 2021</u>					
Reserve	-	3,553	-	-	3,553
Interest	-	3	-	-	3
Revenue	-	29,351	-	-	29,351
Sinking	-	4	-	-	4
Acq. & Construction - Series 2021	-	-	-	92	92
Deposits	6,874	-	-	-	6,874
Total Assets	\$ 1,093,056	\$ 2,827,022	\$ 609,620	\$ 3,064	\$ 4,532,763

Palm Glades
Community Development District
Combined Balance Sheet
June 30, 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	\$ 124,934	-	\$ -	\$ -	\$ 124,934
Due to DS - Series 2016	18,153	-	-	-	18,153
Due to DS - Series 2017A	10,225	-	-	-	10,225
Due to DS - Series 2018	11,836	-	-	-	11,836
Due to DS - Series 2020	717	-	-	-	717
Due to DS - Series 2021	433	-	-	-	433
Total Liabilities	\$ 168,912	\$ -	\$ -	\$ -	\$ 168,912
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	2,827,022	-	-	2,827,022
Capital Project	-	-	-	3,064	3,064
Assigned for:					
Capital Reserve Fund	-	-	609,620	-	609,620
Unassigned	917,271	-	-	-	917,271
Total Fund Balances	\$ 924,145	\$ 2,827,022	\$ 609,620	\$ 3,064	\$ 4,363,851
Total Liabilities & Fund Balance	\$ 1,093,056	\$ 2,827,022	\$ 609,620	\$ 3,064	\$ 4,532,763

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,585,061	\$ 2,596,390	\$ 11,329
Interest Income	42,500	31,875	38,279	6,404
Guess Passes	-	-	460	460
Party Rental Fees	13,000	9,750	10,955	1,205
Non-Residential Memberships	-	-	12,420	12,420
Key Card/Replacements	-	-	1,640	1,640
Landscape Replacement Damage	-	-	3,199	3,199
Resident Events	-	-	200	200
Total Revenues	\$ 2,640,561	\$ 2,626,686	\$2,664,328	\$ 37,642

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,400	\$ 600
PR-FICA	918	689	643	46
Engineering	10,000	7,500	24,425	(16,925)
Attorney	45,000	33,750	40,631	(6,881)
Annual Audit	7,300	4,900	4,900	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	600	600	-
Dissemination Agent	2,750	2,063	2,063	(0)
Trustee Fees	24,000	24,000	24,000	-
Management Fees	55,702	41,776	41,776	(0)
Website Maintenance	3,300	2,475	2,475	-
Telephone	100	75	-	75
Postage & Delivery	1,000	750	3,633	(2,883)
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	1,628	444	1,183
Legal Advertising	2,600	1,950	4,423	(2,473)
Other Current Charges	1,050	788	697	91
Office Supplies	260	195	299	(104)
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	188	-	188
Total General & Administrative	\$ 184,505	\$ 146,030	\$ 173,153	\$ (27,123)

Palm Glades
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Operations & Maintenance

Field Expenditures

Landscape Maintenance	\$ 200,435	\$ 150,326	\$ 143,167.5	\$ 7,159
Porter Service	79,560	59,670	59,670	-
Mulch	65,050	65,050	67,979	(2,929)
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	32,903	32,668	234
Annuals	15,000	11,250	14,100	(2,850)
Plants Replacement	50,000	37,500	46,424	(8,924)
Irrigation System	23,940	17,955	17,100	855
Irrigation Repairs	30,000	22,500	24,385	(1,885)
Electricity	40,000	30,000	29,271	729
Refuse	18,500	13,875	15,677	(1,802)
Entrance Maintenance & Repairs	29,000	21,750	11,125	10,625
Janitorial Supplies	4,200	3,150	-	3,150
Lake Maintenance	13,500	10,125	6,820	3,305
Lake Debris Removal	3,600	2,700	-	2,700
Cleaning of Drainage System	22,000	16,500	5,500	11,000
Pressure Cleaning - Sidewalk	20,000	20,000	20,650	(650)
Field Management	25,054	18,790	18,790	(0)
Security Services	661,128	495,846	427,058	68,788
Holiday Decorations	45,000	39,865	39,865	-
Sidewalk Repairs	50,000	50,000	85,650	(35,650)
Contingency	60,000	60,000	85,282	(25,282)
Capital Reserves	157,325	157,325	157,325	-

Subtotal Field Expenditures	\$ 1,696,162	\$ 1,371,125	\$ 1,342,551	\$ 28,573
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Clubhouse Expenditures

Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 3,750	\$ 4,879	\$ (1,129)
Air Conditioning Maintenance	7,000	5,250	2,990	2,260
Basketball Court Repairs and Maintenance	10,000	7,500	7,950	(450)
Cable & Internet Service	5,000	3,750	3,948	(198)
IT Services	2,500	1,875	2,084	(209)
Circuit Training Equipment Maintenance	6,350	4,763	5,676	(913)
Sauna Equipment Maintenance	3,500	2,625	225	2,400
Electricity	51,000	38,250	34,118	4,132
Fire Alarm & Building Alarm Monitoring	8,000	6,000	4,322	1,678
Gazebo and Trellis Repairs and Maintenance	11,000	8,250	-	8,250
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	3,750	-	3,750
Janitorial	72,000	54,000	54,200	(200)
Janitorial Supplies	5,200	3,900	2,895	1,005
Landscape Maintenance	30,540	22,905	17,640	5,265
Landscape Replacement (Includes Mulching)	26,176	26,176	52,388	(26,212)
Management Fees	260,000	195,000	216,360	(21,360)
Office Equipment Maintenance	9,000	6,750	-	6,750
Office Supplies/Clubhouse Supplies	18,000	13,500	19,527	(6,027)
Pest Control - Exterior	8,300	6,225	826	5,399

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Clubhouse Expenditures (continued)				
Pest Control - Interior	\$ 3,500	\$ 2,625	\$ 1,469	1,156
Pool, Spa and Waterpark Maintenance	45,000	33,750	34,110	(360)
Pool, Spa and Waterpark Repairs	32,500	32,500	82,693	(50,193)
Printing & Postage	2,400	1,800	-	1,800
Property Taxes	500	375	793	(418)
Repairs/Maintenance & Supplies (General)	50,000	37,500	22,847	14,653
Residential Social Expenses	70,000	52,500	71,261	(18,761)
Security	76,545	57,409	73,423	(16,014)
Telephone	900	675	924	(249)
Trash Collection/Recycling	6,500	4,875	-	4,875
Water & Sewer	8,000	6,000	7,795	1,486
Window Cleaning/Pressure Cleaning	4,000	3,000	-	3,000
Contingency	31,783	31,783	96,124	(64,340)
Subtotal Clubhouse Expenditures	\$ 972,594	\$ 766,115	\$ 908,570	\$ (139,174)
Total Operations & Maintenance	\$ 2,668,756	\$ 2,137,239	\$ 2,251,121	\$ (110,601)
Total Expenditures	\$ 2,853,261	\$ 2,283,269	\$ 2,424,274	\$ (137,724)
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$ 343,417	\$ 240,053	\$ (100,082)
Net Change in Fund Balance	\$ (212,700)	\$ 343,417	\$ 240,053	\$ (100,082)
Fund Balance - Beginning	\$ 212,700		\$ 684,091	
Fund Balance - Ending	\$ 0		\$ 924,145	

Palm Glades
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Capital Reserve Contributions	\$ 157,325	\$ 157,325	\$ 157,325	\$ -
Interest Income	5,000	5,000	16,080	11,080
Total Revenues	\$ 162,325	\$ 162,325	\$ 173,405	\$ 11,080
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 44,500	\$ (44,500)
Bank Charges	500	500	602	(102)
Total Expenditures	\$ 500	\$ 500	\$ 45,102	\$ (44,602)
Excess (Deficiency) of Revenues over Expenditures	\$ 161,825		\$ 128,302	
Net Change in Fund Balance	\$ 161,825	\$ -	\$ 128,302	\$ (44,602)
Fund Balance - Beginning	\$ 476,787		\$ 481,318	
Fund Balance - Ending	\$ 638,612		\$ 609,620	

Palm Glades
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 899,599	\$ 899,599	\$ 903,477	\$ 3,878
Interest Income	15,000	15,000	41,351	26,351
Total Revenues	\$ 914,599	\$ 914,599	\$ 944,828	\$ 30,230
Expenditures:				
Interest Expense - 11/1	\$ 152,081	\$ 152,081	\$ 152,081	\$ -
Principal Expense - 5/1	580,000	580,000	580,000	-
Interest Expense - 5/1	152,081	152,081	152,081	-
Total Expenditures	\$ 884,163	\$ 884,163	\$ 884,163	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 30,436	\$ 30,436	\$ 60,666	\$ 30,230
Net Change in Fund Balance	\$ 30,436	\$ 30,436	\$ 60,666	\$ 30,230
Fund Balance - Beginning	\$ 685,776		\$ 1,190,813	
Fund Balance - Ending	\$ 716,212		\$ 1,251,479	

Palm Glades
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,253	\$ 727,253	\$ 730,257	\$ 3,004
Interest Income	10,000	10,000	17,304	7,304
Total Revenues	\$ 737,253	\$ 737,253	\$ 747,561	\$ 10,308
Expenditures:				
Interest Expense - 11/1	\$ 179,050	\$ 179,050	\$ 179,050	\$ -
Principal Expense - 5/1	375,000	375,000	375,000	-
Interest Expense - 5/1	179,050	179,050	179,050	-
Total Expenditures	\$ 733,100	\$ 733,100	\$ 733,100	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,153	\$ 4,153	\$ 14,461	\$ 10,308
Net Change in Fund Balance	\$ 4,153	\$ 4,153	\$ 14,461	\$ 10,308
Fund Balance - Beginning	\$ 278,235		\$ 424,698	
Fund Balance - Ending	\$ 282,388		\$ 439,158	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 682,304	\$ 682,304	\$ 685,188	\$ 2,884
Interest Income	20,000	20,000	27,701	7,701
Total Revenues	\$ 702,304	\$ 702,304	\$ 712,890	\$ 10,586
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	164,183	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	42,534	42,534	-
Total Expenditures	\$ 673,096	\$ 673,096	\$ 673,096	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,208	\$ 29,208	\$ 39,794	\$ 10,586
Net Change in Fund Balance	\$ 29,208	\$ 29,208	\$ 39,794	\$ 10,586
Fund Balance - Beginning	\$ 634,459		\$ 996,975	
Fund Balance - Ending	\$ 663,667		\$ 1,036,769	

Palm Glades
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 51,000	\$ 51,000	\$ 51,211	\$ 211
Interest Income	1,000	1,000	2,114	1,114
Total Revenues	\$ 52,000	\$ 52,000	\$ 53,324	\$ 1,324
Expenditures:				
Interest Expense - 11/1	\$ 15,300	\$ 15,300	\$ 15,300	\$ -
Principal Expense - 5/1	20,000	20,000	20,000	-
Interest Expense - 5/1	15,300	15,300	15,300	-
Total Expenditures	\$ 50,600	\$ 50,600	\$ 50,600	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 1,400	\$ 2,724	\$ 1,324
Net Change in Fund Balance	\$ 1,400	\$ 1,400	\$ 2,724	\$ 1,324
Fund Balance - Beginning	\$ 34,884		\$ 63,548	
Fund Balance - Ending	\$ 36,284		\$ 66,273	

Palm Glades
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 30,769	\$ 30,769	\$ 30,896	\$ 127
Interest Income	500	500	994	494
Total Revenues	\$ 31,269	\$ 31,269	\$ 31,890	\$ 621
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	8,693	8,693	-
Total Expenditures	\$ 30,530	\$ 30,530	\$ 30,530	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 739	\$ 739	\$ 1,360	\$ 621
Net Change in Fund Balance	\$ 739	\$ 739	\$ 1,360	\$ 621
Fund Balance - Beginning	\$ 28,487		\$ 31,983	
Fund Balance - Ending	\$ 29,226		\$ 33,344	

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 81	\$ 81
Total Revenues	\$ -	\$ -	\$ 81	\$ 81
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 81	\$ 81
Net Change in Fund Balance	\$ -		\$ 81	
Fund Balance - Beginning	\$ -		\$ 2,891	
Fund Balance - Ending	\$ -		\$ 2,972	

Palm Glades
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	\$ 3
Net Change in Fund Balance	\$ -		\$ 3	
Fund Balance - Beginning	\$ -		\$ 90	
Fund Balance - Ending	\$ -		\$ 93	

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	\$ 62,433	\$ 7,691	\$ 37,010	\$ -	\$ -	\$ -	\$ 2,596,390
Interest Income	2,091	1,574	2,992	7,208	6,211	5,698	4,849	4,257	3,398	-	-	-	38,279
Guess Passes	50	-	-	-	-	50	130	30	200	-	-	-	460
Party Rental Fees	695	-	-	2,525	-	3,340	395	2,730	1,270	-	-	-	10,955
Non-Residential Memberships	8,280	1,380	-	-	-	-	1,380	1,380	-	-	-	-	12,420
Miscellaneous	-	-	-	-	-	-	785	-	-	-	-	-	785
Key Card/Replacements	170	90	-	230	120	100	310	270	350	-	-	-	1,640
Landscape Replacement Damage	-	393	-	-	-	300	932	1,163	412	-	-	-	3,199
Resident Events	94	-	-	-	-	-	-	106	-	-	-	-	200
Total Revenues	\$ 11,380	\$ 209,245	\$ 2,201,693	\$ 51,927	\$ 31,357	\$ 27,245	\$ 71,214	\$ 17,627	\$ 42,640	\$ -	\$ -	\$ -	\$ 2,664,328

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,400
PR-FICA	77	77	77	77	61	61	61	77	77	-	-	-	643
Engineering	2,925	17,500	2,200	-	120	-	-	1,500	180	-	-	-	24,425
Attorney	9,980	4,150	3,163	3,769	4,015	3,693	5,595	3317.5	2,950	-	-	-	40,631
Annual Audit	-	-	-	-	2,000	2,900	-	-	-	-	-	-	4,900
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	600	-	-	-	600
Dissemination Agent	229	229	229	229	229	229	229	229	229	-	-	-	2,063
Trustee Fees	7,500	-	-	-	-	-	3,500	13,000	-	-	-	-	24,000
Management Fees	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	-	-	-	41,776
Website Maintenance	275	275	275	275	275	275	275	275	275	-	-	-	2,475
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	77	25	148	111	123	2,868	-	-	-	3,633
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	0	3	10	6	1	278	-	-	-	444
Legal Advertising	-	-	-	-	-	-	-	4,423	-	-	-	-	4,423
Other Current Charges	109	66	23	-	16	93	105	170	115	-	-	-	697
Office Supplies	5	5	-	-	-	-	0	-	289	-	-	-	299
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 40,659	\$ 28,068	\$ 11,737	\$ 10,068	\$ 12,187	\$ 12,851	\$ 15,324	\$ 28,758	\$ 13,502	\$ -	\$ -	\$ -	\$ 173,153

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	\$ 15,908	\$ 15,908	\$ 15,908	\$ -	\$ -	\$ -	\$ 143,168
Porter Service	5,967	7,956	5,967	5,967	7,956	5,967	5,967	7,956	5,967	-	-	-	59,670
Mulch	-	32,040	-	-	3,898	-	32,040	-	-	-	-	-	67,979
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	3,630	3,630	3,630	-	-	-	32,668
Annuals	-	4,700	-	-	-	-	4,700	-	4,700	-	-	-	14,100
Plants Replacement	2,399	13,727	3,002	5,307	16,294	1,400	-	238	4,057	-	-	-	46,424
Irrigation System	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	17,100
Irrigation Repairs	3,125	3,165	-	5,160	3,320	3,300	2,330	2,435	1,550	-	-	-	24,385
Electricity	3,027	3,037	3,284	3,456	3,482	3,142	3,218	3,338	3,286	-	-	-	29,271
Refuse	1,577	1,734	1,760	1,734	1,734	1,734	1,760	1,907	1,734	-	-	-	15,677
Entrance Maintenance & Repairs	1,640	-	-	6,750	1,875	-	-	-	860	-	-	-	11,125
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	750	750	750	750	750	750	-	-	-	6,820
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	2,088	2,088	2,088	-	-	-	18,790
Security Services	42,099	42,335	65,281	42,257	42,389	42,298	42,677	43,129	64,593	-	-	-	427,058
Holiday Decorations	-	-	39,865	-	-	-	-	-	-	-	-	-	39,865
Sidewalk Repairs	-	-	-	1,950	-	-	23,150	26,050	34,500	-	-	-	85,650
Contingency	9,772	1,679	3,910	7,361	43,699	4,397	6,350	6,182	1,932	-	-	-	85,282
Capital Reserves	-	-	-	-	157,325	-	-	-	-	-	-	-	157,325
Subtotal Field Expenditures	\$ 127,961	\$ 134,685	\$ 167,994	\$ 109,717	\$ 306,248	\$ 86,513	\$ 146,468	\$ 115,509	\$ 147,455	\$ -	\$ -	\$ -	\$ 1,342,551

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	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ 4,879
Air Conditioning Maintenance	-	-	-	915	-	-	-	2,075	-	-	-	-	2,990
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	-	-	7,950
Cable & Internet Service	420	420	439	445	445	445	445	443	445	-	-	-	3,948
IT Services	208	420	208	208	208	208	208	208	208	-	-	-	2,084
Circuit Training Equipment Maintenance	-	210	1,677	150	1,103	1,496	-	210	830	-	-	-	5,676
Sauna Equipment Maintenance	-	-	-	-	225	-	-	-	-	-	-	-	225
Electricity	3,876	3,998	3,706	3,602	2,827	3,722	3,763	4,725	3,898	-	-	-	34,118
Fire Alarm & Building Alarm Monitoring	1,080	500	100	100	342	100	100	450	1,551	-	-	-	4,322
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	6,000	6,000	6,000	-	-	-	54,200
Janitorial Supplies	260	260	375	250	500	250	246	255	500	-	-	-	2,895
Landscape Maintenance	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	-	-	-	17,640
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	1,680	-	-	1,997	-	-	-	52,388
Management Fees	10,272	38,513	23,630	22,426	22,264	20,464	26,484	29,361	22,947	-	-	-	216,360
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,669	1,816	1,339	2,484	1,826	2,578	2,269	-	-	-	19,527
Pest Control - Exterior	90	90	90	93	93	93	93	93	93	-	-	-	826
Pest Control - Interior	160	160	160	165	165	165	165	165	165	-	-	-	1,469
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	7,580	3,790	-	3,790	3,790	3,790	-	-	-	34,110
Pool, Spa and Waterpark Repairs	250	635	-	17,385	32,875	837	13,522	13,174	4,015	-	-	-	82,693
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	793	-	-	-	-	-	793
Repairs/Maintenance & Supplies (General)	1,700	769	525	2,200	7,602	2,828	2,580	969	3,674	-	-	-	22,847
Residential Social Expenses	19,011	5,876	1,735	736	1,519	24,409	3,759	1,900	12,315	-	-	-	71,261
Security	7,427	7,854	11,589	6,583	6,876	6,894	7,651	6,908	11,639	-	-	-	73,423
Telephone	76	105	105	105	105	105	105	105	110	-	-	-	924
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	1,094	-	1,839	-	1,094	1,350	1,094	-	-	-	7,795
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	13,125	15,515	22,330	25,070	1,525	3,384	9,594	-	-	-	96,124
Subtotal Clubhouse Expenditures	\$ 124,809	\$ 96,923	\$ 124,386	\$ 88,369	\$ 129,025	\$ 99,345	\$ 76,244	\$ 80,238	\$ 89,230	\$ -	\$ -	\$ -	\$ 908,570
Total Operations & Maintenance	\$ 252,771	\$ 231,608	\$ 292,380	\$ 198,087	\$ 435,274	\$ 185,858	\$ 222,712	\$ 195,747	\$ 236,685	\$ -	\$ -	\$ -	\$ 2,251,121
Total Expenditures	\$ 293,430	\$ 259,675	\$ 304,117	\$ 208,155	\$ 447,460	\$ 198,709	\$ 238,036	\$ 224,504	\$ 250,188	\$ -	\$ -	\$ -	\$ 2,424,274
Excess (Deficiency) of Revenues over Expenditures	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (171,463)	\$ (166,822)	\$ (206,877)	\$ (207,548)	\$ -	\$ -	\$ -	\$ 240,053
Net Change in Fund Balance	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (171,463)	\$ (166,822)	\$ (206,877)	\$ (207,548)	\$ -	\$ -	\$ -	\$ 240,053

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	559,694	
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)
Less: Principal Payment - 05/01/26		(\$580,000)
Current Bonds Outstanding		\$7,265,000

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	126,200	
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)
Less: Principal Payment - 05/01/26		(\$375,000)
Current Bonds Outstanding		\$6,940,000

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	339,351	
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	32,492	
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	30,203	
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)
Less: Principal Payment - 05/1/26		(\$20,000)
Current Bonds Outstanding		\$745,000

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	3,553	
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
04/14/26	03/01/26 - 03/31/26	\$52,085.43	\$0.00	\$520.86	\$0.00	\$51,564.57	\$18,200.66	\$8,554.91	\$17,628.47	\$7,180.53	\$51,564.57
04/14/26	03/01/26 - 03/31/26	\$13,746.64	\$0.00	\$137.47	\$0.00	\$13,609.17	\$4,803.61	\$2,257.85	\$4,652.59	\$1,895.12	\$13,609.17
04/22/26	Interest	\$0.00	\$0.00	\$0.00	\$177.80	\$177.80	\$177.80	\$0.00	\$0.00	\$0.00	\$177.80
05/13/26	04/01/26 - 04/30/26	\$8,863.13	(\$174.76)	\$90.37	\$0.00	\$8,947.52	\$3,158.19	\$1,484.45	\$3,058.90	\$1,245.97	\$8,947.52
06/12/26	05/01/26 - 05/31/26	\$3,652.16	(\$109.56)	\$37.62	\$0.00	\$3,724.10	\$1,314.49	\$617.85	\$1,273.16	\$518.59	\$3,724.10
06/26/26	06/01/26 - 06/15/26	\$39,077.55	(\$1,758.48)	\$408.36	\$0.00	\$40,427.67	\$14,269.69	\$6,707.23	\$13,821.07	\$5,629.68	\$40,427.67
TOTAL		\$2,769,887.47	\$103,108.29	\$26,667.79	\$2,804.27	\$2,642,915.66	\$932,980.76	\$438,448.17	\$903,477.17	\$368,009.57	\$2,642,915.66

100.00%	Percent Collected
\$ -	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						
							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%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	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
04/14/26	03/01/26 - 03/31/26	\$46,669.22	\$28.74	\$466.40	\$0.00	\$46,174.08	\$16,609.15	\$7,411.45	\$14,322.38	\$6,220.77	\$1,004.38	\$605.96	\$46,174.08
04/14/26	03/01/26 - 03/31/26	\$8,195.76	\$45.78	\$81.50	\$0.00	\$8,068.48	\$2,902.29	\$1,295.08	\$2,502.70	\$1,087.02	\$175.51	\$105.89	\$8,068.48
04/22/26	Interest	\$0.00	\$0.00	\$0.00	\$220.27	\$220.27	\$220.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.27
05/13/26	04/01/26 - 04/30/26	\$5,747.02	(\$172.41)	\$59.20	\$0.00	\$5,860.23	\$2,107.97	\$940.63	\$1,817.74	\$789.51	\$127.47	\$76.91	\$5,860.23
06/12/26	05/01/26 - 05/31/26	\$8,035.72	(\$195.29)	\$82.31	\$0.00	\$8,148.70	\$2,931.15	\$1,307.96	\$2,527.58	\$1,097.83	\$177.25	\$106.94	\$8,148.70
06/26/26	06/01/26 - 06/15/26	\$18,323.37	(\$824.57)	\$191.48	\$0.00	\$18,956.46	\$6,818.77	\$3,042.72	\$5,879.96	\$2,553.89	\$412.34	\$248.77	\$18,956.46
TOTAL		\$2,467,998.85	\$92,236.24	\$23,757.63	\$2,498.13	\$2,354,503.11	\$847,072.66	\$377,888.27	\$730,256.63	\$317,178.88	\$51,210.65	\$30,896.03	\$2,354,503.11

100.00%		Percent Collected
\$	-	Balance Remaining to Collect