



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

May 12, 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
May 12, 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 April 14, 2026 Meeting – **Page 4**
3. Staff Reports
 - A. Attorney

 - B. Engineer – Discussion of RFQ – Supervisor’s Request

 - C. Club – Monthly Report – **Page 50**

 - D. Field Manager – Monthly Report – **Page 60**

 - E. CDD Manager
4. Financial Reports
 - A. Approval of Check Register – **Page 120**

5. Supervisors Requests and Audience Comments

6. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, April 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
Shirley Mendez	Assistant Secretary
Zuzer Calero	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Steve Sanford	Bond Counsel (by phone)
Juan Alvarez	Interim District Engineer
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 10, 2026 Meeting

Ms. Duque: The next item is approval of the minutes from the March 10, 2026 meeting. The draft minutes have been distributed, and District Counsel provided several corrections to page 5 under Mr. Cochran's comments: "being" should be changed to "be," "our" should be changed to "are," and "blatant" should be changed to "latent." Are there any additional additions, corrections, or deletions to the minutes? If there are no further changes, the minutes will stand approved as corrected.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, the Minutes of the March 10, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

Proposal for Interim Engineering Consulting Services

Ms. Duque: Item 3 is the proposal from Alvarez Engineers for interim engineering consulting services. The proposal includes preparation of the engineer’s report for the expansion and financing, as well as all related services through bond validation, for a not-to-exceed amount of \$35,000 as outlined in the letter. If there are no questions, a motion from the Board to approve the proposal will be in order.

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the proposal for Interim Engineer Consulting Services from Alvarez Engineers for a not to exceed amount of \$35,000 was approved.

FOURTH ORDER OF BUSINESS

Discussion of Financing Matters (Expanded Area)

A. Ratification of Third Amended Notice of Establishment Amended by Ordinance No. 25-118

Ms. Duque: Let’s move on to the discussion of financing matters for the expanded area. The first item is the ratification of the Third Amended Notice of Establishment, as amended by Miami-Dade County Ordinance No. 25-118, which updates the District’s boundaries to reflect the expansion. This document has already been recorded with the County, and it is being presented this evening for Board ratification so that the District’s records are clear. A motion to ratify the Third Amended Notice of Establishment is requested.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, ratifying the Third Amended Notice of Establishment amended by Ordinance No. 25-118 was approved.

B. Acceptance of Fifth Supplemental Engineers Report

Ms. Duque: The next item is the acceptance of the Fifth Supplemental Engineers Report, so the supplemental engineers report describes the public infrastructure to be financed in the expansion area, and we have Juan Alvarez from Alvarez Engineers here today, and I'm going to let Juan present this item to the Board, go ahead Juan.

Mr. Alvarez: Thank you Juliana. Ok, since I understand that the District is ready to start the process for issuing bonds in order to construct the public infrastructure in the expansion area, we call the expansion area the 2026 expansion area and that name is given in all the documents that make up what's needed to begin the process of 2026 expansion area. This will require public infrastructure that consists of public roads, and the water management drainage and water and sewer. All of those systems are considered public systems, so this report what it does is it describes those system and estimates the amount of money that will be needed in order to construct those systems. The report is also meant to explain itself for anybody who reads it without me having to explain it, so the people who are going to invest in these bonds will have this engineer report to understand the project, so that's what this is, and it begins with a background. What happens is that this is an addition to the CDD and I give the history of the previous engineers report that had been issued and this in fact is the fifth engineers report that has been issued in this CDD, so that is why it's called the fifth supplemental engineers report. So, you can see it here, and I'll just give you some of the highlights of the report but, I think the first interesting item to see is on page 2 and I think you have it on tablets. So on page 2, there's a table there labeled table 1 that says who is going to own what.

Ms. Duque: Sorry to interrupt, Juan; Board if you could please turn to page 68 of your agenda.

Mr. Alvarez: Ok, so page 68 of the agenda, thank you. There's a table there that says who is going to own, or is intended to own what in terms of land within the CDD, and you can see that there are really 4 entities will own it, one of them is the CDD. The CDD is going to own the interior roads, as the table says, and the condominium association is going to own the condominium tracts, and the HOA I think is supposed to own the open tracts, the landscape tracts and all of that. So, the idea is that the CDD owns the roads themselves, and areas that are going to be drainage infrastructure within the open areas that are owned by the CDD, the CDD is going to need to have a grants of easement to have access and be able to own the pipes and all of that, and have access for

maintaining it. So, that's what's the table says, and the next thing is the description of the public infrastructure. So, there are construction plans already for the CDD, in fact the construction in the CDD has already begun, you probably are all familiar with that, and have seen the construction going on. I describe what those plans are, and those plans were prepared by Ford Engineers, and they consist of the paving, grading, and drainage, water and sewer plans, so that's under the full section. Then section #6 which would be on page 64, I guess.

Ms. Duque: I think it's pages 69 and 70.

Mr. Duque: On page 70, Table 2 identifies the parties responsible for maintenance. The onsite roads will be owned and maintained by the CDD, while the offsite main roads surrounding the expansion area are owned and maintained by Miami-Dade County. The water and sewer systems will be conveyed to the County upon completion, and the drainage system within the expansion area will be owned and maintained by the CDD. On the following page, Table 3 lists all permits that have been approved; all construction permits have been obtained. The only item still in process is the final plat: the tentative plat has been approved, and the developer is expected to record the final plat in the second quarter of 2026, at which time the tracts can be transferred to the CDD. Construction is estimated to be completed in the fourth quarter of 2026, as shown in Table 4. Table 5 presents the estimated cost of the infrastructure. Combining the roadways, stormwater management system, and water and sewer system, the total estimated cost is approximately \$12,303,000. The final page contains the engineer's certification and specifications for this project, and the appendix includes: a map showing the location of the expansion area in relation to the original CDD (Exhibit 1), a depiction of the expansion area with streets and related improvements (Exhibit 2), and additional tables detailing quantities and unit prices that support the total cost estimate of \$12,303,000. That is a brief overview of the report, and any questions from the Board are welcome.

Ms. Duque: Thank you, Juan. Do I have any questions? Not hearing any, I'll ask for a motion to accept the Fifth Supplemental Engineers Report.

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the Fifth Supplemental Engineers Report was approved.

C. Acceptance of Master Assessment Methodology

Ms. Duque: Thank you, Juan. Let's move on to the acceptance of the Master Assessment Methodology Report. This report explains how the District will allocate and levy Special Assessments within the 2026 expansion area in connection with the proposed bond issue. In summary, the report ties together four key components: the project (the public improvements to be financed in the 2026 expansion area), the costs (construction costs and related bond sizing), the benefit (how those improvements specifically benefit the villas and condos), and the allocation (per-unit par debt and annual assessments for the villas versus the condos), including the preliminary assessment roll. As noted by the Interim District Engineer, this report applies only to the 2026 expansion area, which consists of approximately 18.51 acres within the Palm Glades CDD and is planned for 97 villas and 160 condos, for a total of 257 units. The report describes how the costs of the new public infrastructure and related bond financing are allocated to the units in a manner consistent with Florida Statutes. The Fifth Supplemental Engineer's Report identifies total construction costs of \$12,303,000 for the improvements, including roadways, mobility fees, drainage, water, and sewer facilities. Based on those costs, the proposed bonds are expected to be sized at approximately \$13,835,000, which is intended to fund construction, capitalized interest, the debt service reserve fund, underwriter's discount, and issuance costs. or allocation purposes, the methodology uses Equivalent Residential Units (ERUs). The 160 condos serve as the base and are each assigned 1.0 ERU, while each of the 97 villas is assigned 0.90 ERU to reflect their slightly lower relative size and benefit, resulting in a total of approximately 247.30 ERUs across the expansion area. Using these ERUs, the project costs are allocated such that the per-unit par debt is approximately \$50,350 for each villa, with an estimated annual debt assessment of about \$3,561, and approximately \$55,944 for each condo, with an estimated annual debt assessment of about \$3,956. These figures will be adjusted slightly when placed on the County tax bill to account for the 4% early payment discount and the 2% Tax Collector fee. At this stage, the lien is shown on the overall 18.51-acre expansion area; as the property is platted into the individual villa and condo

lots, the debt will be reassigned on a first-platted, first-assigned basis using the ERU allocations. The report also includes a True-Up mechanism to address any changes in the final development program, ensuring that if fewer ERUs are developed than planned, the developer will be required to make the necessary payments so that pledged assessment revenues remain sufficient to meet debt service requirements. The preliminary assessment roll, shown in Table 6, reflects this initial allocation. In conclusion, the report confirms that the Special Assessments do not exceed, and are equal to or less than, the special and peculiar benefits conferred on the units in the 2026 expansion area, and that the allocation between the villas and condos is fair and reasonable. If there are no questions from the Board, a motion to accept the Master Assessment Methodology Report would be in order.

Mr. Pelaez: Will these numbers change if the interest rate is different?

Ms. Duque: They will. This is the Master Assessment Methodology Report, Mauricio, and you have already been involved in several of the prior expansion areas, so you are familiar with the process. As we move forward, updated bond sizing analyses will be prepared, and those will reflect different principal and interest amounts, so the numbers will change over time. However, this report establishes the framework and current estimates that will be used to allocate the construction funds and the additional costs associated with the bonds.

Mr. Pelaez: Ok, thank you.

Ms. Duque: Are there any other questions? If not, once again, a motion to accept the master assessment methodology report will take place.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the Master Assessment Methodology Report was approved.

D. Consideration of Resolution #2026-03 Declaring Special Assessments

Ms. Duque: Let's move on to the next item, which is consideration of Resolution No. 2026-03, declaring Special Assessments. Please turn to page 97 of your agenda. This resolution relates to the Special Assessments for the expansion area. It describes the expansion improvements, declares the Board's intent to levy Special Assessments to fund those improvements and the related bonds, approves the District Engineer's Report and the

Master Assessment Methodology Report, and directs the preparation of the preliminary assessment roll. This resolution does not set the final assessment amounts; rather, it formally initiates the assessment process. If there are no questions, a motion to adopt Resolution No. 2026-03 declaring Special Assessments would be in order.

Mr. Cochran: And just before you motion, it would be in substantial final form, GMS prepared these and Mike from our office had looked over them but, there's been some changes over the last several days to the master assessment methodology report in GMS' report so there just needs to be some final changes to that by updating names of the reports, and descriptions and things like that. So, it would be a motion to approve in substantial final form subject to legal review.

Ms. Duque: Ok, thank you Scott.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, Resolution #2026-03 Declaring Special Assessments in substantial final form subject to legal review was approved.

E. Consideration of Resolution #2026-04 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: Let's move on to the next item, which is consideration of Resolution No. 2026-04, calling for a public hearing to impose Special Assessments. This resolution schedules the public hearing for the expansion area Special Assessments, approves the form of the mailed and published notices, and directs staff to provide notice to all affected property owners. It also sets the date, time, and location for the Board to receive public comments and to equalize the assessments at that hearing. The suggested hearing date is at the Board's discretion; however, it is understood that the June meeting is expected to be cancelled, so the Board may wish to consider an alternate date. If there are no questions, a motion to adopt Resolution No. 2026-04 calling for a public hearing to impose Special Assessments would be in order.

Mr. Pelaez: Well, scheduled to the third week I think we said of June.

Ms. Duque: Ok, so the third week of June is what you want to move it to.

Mr. Pelaez: Yes, the 16th.

Ms. Duque: Okay, so June 16th. We also need to hold the public hearing to adopt the proposed budget, which we will be discussing later on today's agenda. Based on the statutory

60-day requirement, that deadline would fall on June 12th, so the Board could schedule the budget hearing for the next meeting date.

Mr. Pelaez: I'm ok with June 16th to do both.

Ms. Duque: Scott, are you good with June 16th?

Mr. Cochran: Yes, I'm ok.

Ms. Duque: Ok. Scott, should we also adopt this in substantial final form?

Mr. Cochran: Yes, the same.

Ms. Duque: Okay, I will now ask for a motion from the Board to consider Resolution No. 2026-04, calling for a public hearing to impose the Special Assessments and setting the public hearing for June 16, 2026, at the same time and location. The resolution will be approved in substantial final form, subject to legal review. Is there a motion?

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, Resolution #2026-04 calling for a Public Hearing to Impose Special Assessments on June 16, 2026 at 6:30 p.m. at 23770 SW 115th Avenue, Miami, Florida in substantial final form subject to legal review was approved.

**F. Consideration of Resolution #2026-05 Bond Authorizing Resolution
1) Exhibit A: Form of Supplemental Trust Indenture**

Ms. Duque: Let's move on to consideration of Resolution No. 2026-05, the bond authorizing resolution. We have bond counsel, Steve Sanford, joining us by phone this evening. Steve, please go ahead.

Mr. Sanford: Ok, thank you, can you hear me alright?

Ms. Duque: Yes.

Mr. Sanford: Ok, this is Steve Sanford from Greenberg Traurig serving as the District's bond counsel, before I introduce this resolution I just want to add to what Juliana said, because this is a new area within the District, none of the existing landowners are going to be impacted by the bonds that we're going to issue, it only pertains to the landowners within this expansion area. So, there's no burden on the existing landowners, so I just wanted to make

that point clear. Under the Statute that governs Community Development Districts any bonds that are issued by a District, the CDD, any term longer than 5 years, has to be validated in the Circuit Court. So, in order to get into Circuit Court the Board of Supervisors has to authorize a series of bonds for a particular purpose, that's what this resolution is doing, it's authorizing a principal amount of \$13,835,000 in Special Assessments Bond, to finance all or a portion of the public infrastructure that Juan describes in his report. Keep in mind that's a maximum amount of bonds, that doesn't mean the Board is committed or the District is committed to issue that amount of bonds, that's just the maximum amount that we're going to put before the court. In connection with that validation we need to is present Juan's report, as well as the master assessment methodology which Juliana just went over, so that's all the part of the process in validating the bonds. This resolution asks the Board to approve the form of supplemental trust indenture, every time the District issues bonds there's a separate supplement trust indenture between the District and the bond trustee which is only applicable to that particular Series of Bonds. You've issued a number of Series of Bonds already, under a master trust indenture dated August 1, 2017 and that will be the governing document for all bonds including these new bonds but, the supplemental indenture, once the bonds are sold, that would get finalized and would have the final terms of the bonds, the interest rates and redemption provisions, and that would get finalized down the road after we validate the bond. The issuance of these bonds will entail another meeting of the Board to approve certain documents when we know basically the size of the bond and the bonds are going to be marketed to investors. So, unless any Board member has any questions, we'd be looking for a motion to adopt resolution #2026-05.

Ms. Duque: Thank you Steve.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2026-05 the Bond Authorizing Resolution was approved.

Ms. Duque: Thank you so much, Steve.

Mr. Sanford: Ok, thank you everyone, have a good evening.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-06 Approving the Proposed Fiscal

Year 2027 Budget and Setting the Public Hearing

Ms. Duque: Let's move on to the next item, which is consideration of Resolution No. 2026-06 approving the proposed Fiscal Year 2027 budget and setting the related public hearing. This proposed budget includes the General Fund, the Debt Service Fund, and the Capital Reserve Fund, and once the Board approves it in preliminary form, it will be posted on the District's website and used for future discussions with residents. This evening we are not adopting the budget; we are approving it on a preliminary basis and scheduling the budget hearing. In general, for the Fiscal Year 2027 budget, the General Fund (O&M budget) is proposed to increase from approximately \$2.85 million to about \$3.05 million, funded preliminarily through an increase in the maintenance assessment on the tax bill from roughly \$2.59 to \$2.99 per unit, which represents an increase of about 50% in total O&M assessment revenue. The administrative budget remains essentially flat, with some adjustments for engineering, insurance, and management, while most of the increases occur in field operations and amenity operations. On the field side, higher costs are driven by labor-intensive services such as porter services, mulch, tree trimming, fertilization, refuse, and field management, and the contingency line has been increased from \$68,000 to \$100,000 to better absorb unforeseen repairs and cost escalation. Within the clubhouse budget, overall increases are driven primarily by items previously discussed with the Board: the janitorial fee increase effective October 1 (impacting FY 2027), higher equipment maintenance costs for the gym, increased insurance, and an increase in funding for residential social events to maintain the level of programming requested by the Board. The clubhouse contingency has also been increased to \$100,000, as actual expenditures to date are already around \$80,000. On a per-unit basis, for the main single-family and multi-family (townhome) product, the annual O&M assessment is proposed to increase from approximately \$1,537.14 to \$1,778.70, an increase of about \$241.57 per unit. For the annexed single-family area adjacent to the clubhouse (the 43 units associated with the Series 2020 Bonds), the proposed increase is about \$132.65 per unit, from \$1,045.65 to \$1,178.29. As a reminder, the budget has two components: the O&M assessment, which has just been described, and the debt service assessment. The debt service assessments remain unchanged, so all of the increases reflected in this proposed budget relate solely to the O&M component. If you

turn to page 190 of your agenda, you will see the Non-Ad Valorem Assessment Comparison. The first box shows the single-family and multi-family (townhome) product types; next to each category are references to the various bond series—2016, 2017, 2018A/B, 2020, and 2021, representing the five bond issues currently in place. The 2016 and 2017 issues are refunding of the original 2006 and 2007 bonds; the 2018A/B bonds relate to the clubhouse acquisition; the 2020 bonds relate to the annexed area by the clubhouse; and the 2021 bonds relate to the Silver Palms North expansion. If there are no further questions, a motion to approve Resolution No. 2026-06, approving the proposed Fiscal Year 2027 budget in preliminary form and setting the public hearing, would be in order.

Ms. Varela-Medina: And then what is the 2017?

Ms. Duque: Those are the bond series currently in place: 2016, 2017, 2018, 2020, and 2021, with a potential 2026 issue related to the 2026 expansion area. The next box on the Non-Ad Valorem Assessment Comparison is the Annual Maintenance Assessment, which compares Fiscal Year 2026 and Fiscal Year 2027. In the 2027 column, you can see the per-unit allocation for each product type, broken out between the “Admin and Field” component and the “Clubhouse” component, for a total proposed O&M assessment of \$1,778.70 per unit for most units, except for the 43 annexed units that are not part of the club land. or those 43 annexed units, the clubhouse line is zero, and the proposed total O&M assessment is \$1,178.29 per unit for Fiscal Year 2027. The next box shows the Fiscal Year 2026 amounts, followed by a column showing the increase or decrease, which reflects the difference between the FY 2026 and FY 2027 O&M assessments. The next table is the Annual Debt Assessment, which relates solely to the bond debt; because the debt service is fixed, the debt assessment per unit in 2027 remains the same as in 2026, with no changes. Below that, you will see the “Total Assessment per Unit,” which combines the O&M and debt service components for Fiscal Year 2027 and shows the total amount proposed to be billed per unit. This reflects the O&M increase of approximately \$241.57 per unit for the main product types and about \$132.65 per unit for the 43 annexed units, which do not pay for clubhouse operations. The Board has discussed the need to increase this budget for several years, and prior increases were deferred by using carry-forward surplus; in this proposed budget, no carry-forward is being used, which is another factor contributing to the increase. As noted

earlier, tonight the Board is only approving the proposed budget so it can be transmitted and the hearing date and time can be set; final adoption will occur at a duly noticed public hearing. The District is required to submit the proposed O&M budget each year to the Clerk of the Board of County Commissioners, and at least 60 days after that submittal, a public hearing must be held to adopt the budget. Sixty days from today falls on June 13, and the next scheduled meeting date has been adjusted to June 16, which is also the date previously selected for the Special Assessment public hearing for the 2026 expansion area. If the Board is in agreement and there are no additional questions, a motion to adopt Resolution No. 2026-06, approving the proposed Fiscal Year 2027 budget and setting the public hearing for June 16, 2026, at the same time and location, would be in order.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2026-06 approving the proposed Fiscal Yer 2027 Budget and setting the Public Hearing on June 16, 2026 at 6:30 p.m. at 23770 SW 115th Avenue, Miami, Florida was approved.

Ms. Duque: As mentioned earlier, because the budget is increasing, mailed notices will be required. These notices must be sent to all residents within the District and will explain the amount of the proposed increase and provide the date, time, and location of the public hearing.

SIXTH ORDER OF BUSINESS

Ratification of:

- A. Small Project Agreement (Sidewalk Replacement and Repairs 2026) with Chandler Contractors, Inc.**
- B. Small Project Agreement (Playground Repairs and Painting 2026) with Chandler Contractors, Inc.**

Ms. Duque: Let's move on to the next item, which is ratification of two agreements. I will read both agreements into the record and then request that the Board ratify them together. The first is the Small Project Agreement for sidewalk replacement and repairs (2026) with Chandler Contractors, and the second is the Small Project Agreement for playground repairs and painting (2026) with Chandler Contractors.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, ratifying the Small Project Agreement (Sidewalk replacement and repairs 2026) and the Small Project Agreement (Playground repairs and painting 2026) with Chandler Contractors, Inc. as stated on the record was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Ms. Duque: Let's move on to the discussion of procedures for the upcoming general election. The next countywide general election in Miami-Dade County is scheduled for November 3, 2026, and we will review which Board seats are up for election, the qualifying period, and the qualifying methods, as well as note that the ballot language is handled by the Supervisor of Elections. The Board is very familiar with this process, but if any Supervisor has questions, please feel free to contact me. Community residents who are interested in the election or in qualifying for a CDD Board seat are also welcome to reach out, and general election information will be provided upon request.

EIGHTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: So, unless there are any questions, let's move forward to staff reports, attorney.

A. Attorney

Mr. Cochran: I think we've covered everything in the earlier part of the meeting, the only thing I would mention is you'll probably get your Form 1 emails in the next month or so, so just a reminder that those are due by July 1st, you guys know the drill, just check the box certifying that you did your ethics training last year, and just a segway into that, that is annual requirement so again this year you'll have to complete the 4 hours of ethics training by December 31st, so you still have plenty of time to knock that out. We'll be seeing if there's any new versions, there are already multiple free options available, so if you haven't explored all of them you can check the ones you haven't but, that's all I have unless anyone had any questions.

Ms. Mendez: The due date again was?

Mr. Cochran: For the Form 1 it's July 1st, and then for ethics training it's December 31st.

Ms. Mendez: And then the Form 1 we get that in our emails?

Mr. Cochran: Yes, it will be an email from the State Commission on Ethics, it will have like a link for you go online to their site and enter your credentials, your password and login to fill it out there and the good news is it will have your fields prepopulated from the last one, so if nothing has changed, it's a pretty easy process but, if something has changed obviously you can change it but, then you just submit it electronically, so it's the same process as last year.

Mr. Pelaez: And I think GMS can send the link for the Form 1 already and we can login with our credentials and update everything.

Ms. Duque: Yes, we always do that. You will be receiving those emails, and you will also be getting reminders from me regarding the annual ethics training, which is due in December, but as you know, I like to start early. Thank you, Scott. Anything else?

Mr. Cochran: Not for me.

Ms. Duque: Ok, thank you.

B. Engineer

Ms. Duque: We don't have anything additional to report under the engineer.

C. Club - Monthly Report

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

Ms. Mendoza: Yes, so for this month I wanted to just kind of make the Board aware, the rest of the Board, the conversation that we actually had with Juliana and Mauricio in regards to the main pool, so one of the motors of the main pool has given up and it required an emergency repair, the motor or the system that circulates the water, we have two at the main pool, it requires two, so one of them gave out on us. So, due to the emergency need of having to get that repaired, we went ahead and started the repair, and Mauricio was brought up to date in regards to what was going on. So, together with E&J which is the pool vendor, and Chandler Contractors, they're both working together to get this repair done, and I don't know if you want me to give the total of each amount but, E&J the total cost to get us a new motor and conduct the necessary repairs of the motor was a total of \$8,535. Then from Chandler Contractors we got quote of \$2,925, both

together would be a total of \$11,460 and we're hoping to be able to kind of get this done by this week as it is a must and unfortunately we couldn't wait to get this done. (inaudible comment)

Ms. Duque: So, I need a motion to ratify those actions by the Board.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, ratifying the actions of staff to proceed with the emergency motor repair of the main pool in the amount of \$11,460 was approved.

Ms. Mendoza: Then other than that it's just throughout the month we conducted a few other necessary repairs within the clubhouse as well as continue to get our preventative maintenance done with the services of the pool, the gym preventative maintenance and then the A/C system. Now, together with the report I also wanted to just bring up to the Board's attention, so the New Wave Aquatics reached out to me as they wanted to bring back the swimmer classes that they were previously conducting here a few years back. I'm not sure if you recall back in 2024 they advised that they were no longer going to be conducting any swimming lessons here but, they went ahead and reached back out to me saying they wanted to bring back the service. So, I wanted to include this here, I have advised George that to go ahead and, I would think it would be best if he could go ahead and join us today at the meeting just in case you guys had any other further questions, my understanding is that perhaps we would want to enter into an updated agreement if this was to be approved again and brought back, making sure that he has all the requested documentation that we would ask for, such as the certification and insurance but he did not join and he did not provide me any confirmation if he was going to be attending. We do have currently a vendor that does perform swimming lessons here which is I Swim but to my understanding this was an additional vendor as well, so I'm not sure if you guys would like me to reach out back to George.

Mr. Pelaez: Well, the girl that does it, does she do the same age groups, like really what is the difference between the two vendors?

Ms. Mendoza: So, I can really give you much on that, that's why I also had in my email to him I was asking him for more additional information, such as exactly if there were going to be dates that he would like to do this, thinking that we already had another

vendor, if there was going to be a cost associates to those, or even if there would be a cost because I know with the other vendor we do have a set pricing. So, I did ask him a few questions and unfortunately I didn't get those responses, so I really thing to give you more information and what exactly he would be offering this time around if he was to come back. So, I'm not sure if you just want me to reach out to him again, and try to see if we want to bring him back to the next meeting.

Mr. Pelaez: I would just like to see what the difference between the two, because she's been pretty consistent to date, and he was here and then he left, so what happened with that because she's been around so I just wouldn't want a copy of two different companies if she's doing it here, that's my thought. Again, unless he offers something that she doesn't than that might be different, to smaller kids or something.

Ms. Mendoza: I know with I Swim, I've seen all of the same type of age range, from little kids, babies, to older kids, so I've seen the different age range, and so far I do see that she comes on the dates as per the agreement, and she's being consistent, she has that resident attendance, so I haven't had any issues or complaints with I Swim.

Mr. Pelaez: I know he's done like the first aid and the life guard courses which that one I don't think she does, I don't know if there's a demand for that but, I know that was pretty successful when he had some people sign up for that.

Mr. Mendoza: But I think that if you like that, I can get some additional information, see if I can reach out to him again and see if I can get something from him and then we can kind of compare, and I'll give you guys an update at the next meeting.

Mr. Pelaez: Ok.

Ms. Mendoza: Then I have one more project, so this one would be a proposal and this is with Chic. So, I asked Chic to go ahead and provide a proposal for the repainting of the wood of the porto cochere, and if you look at it, it's pretty faded, the wood to my understanding has not been treated or painted since construction ever. So, I believe it's time to do that, we had a few leaks in the past few years, so water intrusion and stuff like that, so definitely it does seem necessary to take care of. So, speaking with Chic, I asked him in regards to the color and stuff, so he did give me a color pallet that perhaps we can look into and see what color but, I think the color that it currently has, something goes with the design and what we currently have in the terrace area but, we would have other options if you would like to change it.

Mr. Chandler: I would suggest and we have the trim paint here, we have cans of it left over obviously, I would try a sample area of that up there, from the beginning, take a look at it but, I would probably stick with the same color. The stuff that's on there now, it's a polyurethane stain, and that's the stain that's starting to come off, the polyurethane part.

Ms. Varela-Medina: Chic, remind me, when was the construction again?

Mr. Chandler: About 12 years ago I think, so normally it wouldn't be bad but, we had leaks a few times over the years, the wood is still good.

Ms. Mendoza: So, the total price is \$2,750.

Ms. Varela-Medina: Do you need a motion?

Ms. Duque: I do need a motion from the Board.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors to repaint the wood at the Porto Cochere in the amount of \$2,750 was approved.

Ms. Mendoza: Other than that, I just the up and coming trivia night on April 24th, tickets go live on Friday at 8:00 p.m. so make sure you guys set your calendars for that event so you can reserve your tickets. Then we'll have more additional events for the month of May which we'll go ahead and announce in the upcoming weeks. Other than that, that would be all for me.

Ms. Duque: Thank you Jennifer, I appreciate it.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: So, before I start I know we have Chic here, and I don't know if you want to dive in really quick to the projects?

Mr. Chandler: Which one?

Mr. Lorenzo: There's no preference.

Mr. Chandler: Do we have the paperwork?

Mr. Lorenzo: Yes.

Mr. Chandler: Ok.

Mr. Lorenzo: Do you want to do the roundabout first?

Mr. Chandler: Ok.

Ms. Duque: Ok, for the roundabout, which is the roundabout lighting project with All Star.

Mr. Lorenzo: Do you want to wait until your section?

Ms. Duque: Yes.

Mr. Pelaez: The other one too in conjunction with the discussion of the roundabout with All Star.

Ms. Duque: Yes, I think we can do that.

Mr. Pelaez: So you can work it the same with the All Star discussion.

Ms. Duque: Yes, because we have it under the manager's report.

Mr. Lorenzo: So, if you want hold off on these for now then.

Ms. Duque: Yes.

Mr. Lorenzo: We'll go over the playgrounds first. So, Chic has already commenced on both projects, and the proposal you have before you is regarding the playground slide, I know we discussed possibly replacing them, he's going to do a sample area, which is behind us as you guys can see, it's not ready for use but, it's there.

Mr. Chandler: So, I guess we'll start with the first page, so if you look at playground #1, that has the one slide, which isn't terrible, this one is in pretty good shape. A few of the other things all have to be coated, there's a wall up there that should be coated. If you look at the second page with the orange sides, you can see where it's really faded and the handle parts still have a little bit of life to them, and I'll show you what the clear coat does to this fiberglass. So, you'll be able to visualize how much more orange this will be and it should bring everything back, and I'm going to explain all of that to you, so that's #1. So, the prices I tried to keep them itemized separately, so just to give you a general idea, if you look at the page that has the highlights, if we decide to replace the slides and do all of that you're looking at probably, I think it was about \$3,000 plus, or we can sealcoat them for \$900, so that's that one. The next one is the blue one and by the way, Jesus and I just took a drive through just to check a few things, this one came out absolutely gorgeous, that red paint just jumps out, between the red and the yellow it looks really good.

Mr. Lorenzo: And you can kind of see it in the picture but, it doesn't do it justice.

Mr. Chandler: Yes, I recommend just taking a look when you guys are out and about, stop by and take a look at it. Now, this one is in real bad shape, the blue is just gone.

Mr. Lorenzo: As far as the slides.

Mr. Chandler: Right, the slides, the roof, the overhang but, the rest is beautiful. So, the slides and stuff are pretty rough on this one, so I think the replacement on the slides, and those particular parts is \$5,000 and to try to get it to look like that the number is \$1,800. So, we'll go to the last one, the big one, and by the way this one really looks good too. So, if you look at the last page, this one has a lot of fiberglass parts, so to replace them it would be \$12,000 to \$15,000 to replace a lot of it, but as we looked at and as you can see they're solid, everything is still there, it's just sunburnt.

Ms. Varela-Medina: So nothing is cracked?

Mr. Chandler: Nothing is cracked, everything is very solid but, there's something I want to explain to everybody this is important. So, this material is amazing stuff, it really is, I just don't know how well it's going to hold up, I believe it's probably going to be great, I think it's going to be great, and we're putting on fiberglass coating, you put it boats and stuff like that but, I just want you guys to understand, I don't know. I worked with it 3 years ago, 4 years ago, and I go back and I go out to see how long stuff lasts, so option #1 is to, and really you need to check this out and feel it. I could put one together and couple of them in the field, and let it set out in the sun for 6 months and see how long it lasts, or how it does, or how it works out, or we just take a can of spray and go for it, you guys will have to decide. I loved to say it's going to last forever, or a 10 year warranty on it, that's what I'd love to do because I really like guaranteeing all my work, I just don't know how long it's going to last for.

Ms. Duque: But look at what we did with the one at the water park: we used chlorine, and look how well it has held up

Mr. Chandler: So we've done this, I mean back in the day, the three of us, I said we're a team, I give you all the information and collectively we make a decision, and the same thing here. I can give you the information, this stuff is very expensive, it's \$225 per gallon so it's very expensive, and it's the same stuff that goes on your car, it's called a clear coat on your car, so it's designed to take rain, pounding roads, rocks and all that.

Ms. Varela-Medina: But this one held up well, we had chlorine and all of that.

Mr. Chandler: Sure, exactly, and always, let me set the record straight, those we also painted.

Ms. Duque: Yes.

Mr. Chandler: So, there's a difference. The problem with the paint, it gives you another layer, we don't want to add layers to this because that's when you have more potential for delamination and stuff if you start to build it up. So, this and if you look at it closely, and the other ones that are here, you can take your fingernail and it will all be underneath your nail but, this has been sanded very well, and that's why we don't have the issue here but, it's very durable, and I don't think it will be over slippery, I think it will work out.

Ms. Mendez: And this is meant to be exposed to the sun.

Mr. Chandler: Oh yes.

Ms. Mendez: So this is not going to overheat to where kids lay because it retains more heat than usual?

Mr. Chandler: No, it's not going to retain more heat, I mean the bottom line is the clear coat, this will absorb more heat, it's going to hold the heat the moisture, the dirt and all of that. So, this has more of a reflective capability, to reflect it but, like I said we can try one and see, leave it for a couple of months.

Mr. Pelaez: I went to see the park as well and let's say that part, which is the middle part, the \$1,800 one, the park looks great, the slide and porthole, so it's almost like half done, so to leave this for 6 months or whatever for an inexpensive amount, I think it's worth doing this and if something really ion 6 months or a year from now, if we had to change them then we would.

Ms. Varela-Medina: I agree.

Mr. Pelaez: So, I think we should do all 3.

Ms. Varela-Medina: I agree.

Ms. Duque: Is that a motion Mauricio?

Mr. Pelaez: Yes, motion by Mauricio.

Ms. Duque: Perfect, let me restate the motion for the record: a motion was made by Mauricio to approve the playground slide and fiberglass repairs for Playgrounds 1, 2, and 3, in the total amount of \$6,000.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors for playground slide and fiberglass repairs to playground #1, #2 and #3 not to exceed \$6,000 and authorizing District staff to enter into an agreement was approved.

Mr. Pelaez: Since we're talking the parks can I just ask my question that was on our list too, so one of the residents was saying, is it possible for mulch instead of sand, is there a benefit, can it be done, can it be not done, is sand better, I don't know enough about it.

Mr. Lorenzo: So whatever is mulch is usually 3 to 4 times the cost of the regular mulch

Ms. Varela-Medina: What do you have on the #1?

Mr. Lorenzo: On #1 and #2 you have sand.

Ms. Varela-Medina: No.

Mr. Lorenzo: I'm sorry, #2 and #3 the way he numbered them, that is wood mulch.

Ms. Varela-Medina: Because that was pretty good.

Mr. Lorenzo: But it's made for playgrounds because they cut the edges, they round them.

Ms. Duque: Correct.

Mr. Pelaez: So, when I say mulch I just meant anything beside sand.

Ms. Duque: Yes.

Mr. Lorenzo: Right, so there's that, and then there's the rubber mulch, and then there's the pads.

Ms. Varela-Medina: Because the sand gets so hot in the summertime.

Mr. Lorenzo: Now going forward, it's not something that gets approved to be put down on sand so, if you guys were to do some type of modification you would have to remove the sand altogether.

Ms. Duque: We can get a proposal for that right?

Mr. Lorenzo: For what?

Ms. Duque: Mulch.

Mr. Pelaez: So, if we want to put some type of whatever we can.

Mr. Lorenzo: So, the same as #1.

Ms. Varela-Medina: Well, this one is really expensive.

Mr. Pelaez: Yes.

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

Mr. Chandler: Quick question, so the mulch that you put back there it's wood mulch.

Mr. Lorenzo: Correct, made for the playground.

Mr. Chandler: How often do you have to change it?

Mr. Lorenzo: We've replenished it twice since you guys put it in, in the last 4 years.

Mr. Chandler: So, every other year you've been doing it.

Mr. Lorenzo: I mean I don't know that you put it in, I know you replenished it.

Ms. Varela-Medina: No, they don't replace them.

Mr. Lorenzo: So, you've done it about every 2 years.

Mr. Chandler: Oh, the chips, you're talking about the red ones, the wood chips.

Ms. Varela-Medina: Yes, it's much easier, and when you fall no one really gets hurt, and it's not hot, it doesn't heat up.

Mr. Lorenzo: No it doesn't heat up.

Mr. Pelaez: And it's a clearer look.

Mr. Lorenzo: What we usually do is we replenish it and that's it, you will have no more sand around the sidewalk, and having the guys blow the sand away from the sidewalk. So, I'll get a quote for the wooden mulch.

Mr. Pelaez: For parks #2 and #3.

Mr. Lorenzo: Ok. Then I think you mention parking at the playgrounds as well, was the other item.

Ms. Varela-Medina: Yes.

Mr. Pelaez: And I know we've addressed it, I don't think it's something the county would approve but, can we explore the option for parking around the playgrounds.

Ms. Duque: Juan, may I ask you a question? I believe you have experience with this. The playgrounds within the District are owned by Miami-Dade County and are Miami-Dade County parks, but the CDD maintains them under an agreement with the County. Based on your experience, how likely is it that the County would allow additional parking spaces to be constructed within a Miami-Dade County park?

Mr. Alvarez: I'm not sure, I don't think I've had experience with that.

Ms. Duque: Okay, and just so the Board is aware, we can certainly reach out, Mauricio, there is no harm in asking. Several years ago, at Landings at Miami, which also has a Miami-Dade County park, the Board, through the then-developer-controlled Board of Supervisors, inquired about adding parking around the park in response to resident requests, and the County did not allow additional parking at that time

Ms. Varela-Medina: Did they give a reason?

Ms. Duque: I don't recall, Julie; I would need to go back and review the details, as I only remember the general situation. If the Board would like to provide that direction, I can certainly reach out, Mauricio, and look into whether there is any possibility or anything that can be done. I am happy to follow up on that.

Mr. Pelaez: Yes.

Ms. Duque: As Juan mentioned, I haven't had that experience before either, it doesn't hurt; we can ask, or I can ask.

Mr. Pelaez: Perfect, thank you.

Ms. Duque: Ok.

Mr. Alvarez: Well, I don't know, now I understand your question, it depends if that open space was considered to be part of the zoning requirement, you know that is one thing you need to understand, and see what's underneath there also because sometimes what you have is what they call the utility strips and they put these under grass area so in case they need to replace them, it's just a matter of excavating and putting the grass back instead of having to cut through asphalt or anything. So, that's something that you have to see but, I mean the question can be asked if you want to put that parking.

Ms. Duque: Ok, thank you, Juan.

Mr. Alvarez: And you have to think about the drainage also because you would be removing that curb and gutter that you have there that Jesus just showed me, and you

have to think about drainage, the slope that you have and all of that, so it could be an engineering project.

Ms. Varela-Medina: Ok, thank

Ms. Duque: Thank you Juan, I'll ask and we can go from there.

Mr. Lorenzo: Moving on to the field report, you guys will see starting on page 258 in the agenda package. Not to bore you with the details, I'm just going to go straight to some of the proposals, so if you guys go to page 262, you'll see some pictures. The first pictures on page 262 you'll see this is the corner of Publix on 112th Avenue, we continue to have trespassers, there's been grease installed, there was also a Spanish bayonet which has been removed, and I don't know how they removed it but, its was removed. You guys used to have hedges there the fence is starting to show signs of decline and needed repair again, and they're also climbing that column that's there, I've seen them do that.

Mr. Chandler: This is the one we've been fixing all along.

Mr. Lorenzo: Correct. So, you'll see a proposal on page 270 this specific area it's to install more Spanish bayonets on both sides of the fence, and you'll see the price there which is \$1,253.

Mr. Pelaez: So, Jesus

Ms. Calero: But we had Spanish bayonets there.

Mr. Lorenzo: Yes, on one side, on the outside of the fence which is the picture you see.

Mr. Pelaez: On 232nd behind the Publix at that corner, that seems to be the area where the greenery fills in it massively.

Mr. Lorenzo: Because you have the bougainvillea and Spanish bayonet.

Mr. Pelaez: So, shouldn't we fill this area in more because I don't know if what you have on here is enough plant material.

Mr. Lorenzo: So he's proposing to fill the backside, the inside part of Spanish bayonets, we can also add, if you guys want that option to put bougainvillea too, and then maybe a layer of Spanish bayonets to kind of let it grow to the point that it's a bush, like it's on 232nd and we don't see really much trespassing there. I mean you see little pockets here and there but, I don't really see any damages to the fence.

Mr. Pelaez: Because it's so heavily covered.

Ms. Duque: Yes.

Mr. Pelaez: Because I remember we started with layers there, and once we filled it in completely that was it in that corner.

Mr. Lorenzo: And then on that corner you guys put eureka palms I think, I forgot the name of them but, you guys put those palm that got filled in, and bougainvillea there as well.

Ms. Duque: They were areca palms.

Mr. Lorenzo: Right areca palms, so there it's really full and there's no more trespassing there, so I guess something similar there, or we can try this option, and this would be filling in the arboricola hedge on the outside, and then on the inside at that little berm putting a bunch of Spanish bayonets.

Ms. Duque: Spanish bayonet is very expensive.

Mr. Lorenzo: Yes, they're a little expensive they're \$156 each for 7 gallons.

Mr. Pelaez: And they're also at the corner of the Publix.

Mr. Lorenzo: Correct, now this is the opposite corner.

Mr. Pelaez: Correct where we did it.

Mr. Lorenzo: Correct.

Mr. Chandler: Yes, this is where all the transformers are.

Mr. Pelaez: Right.

Mr. Lorenzo: Correct. So, I can get it revised, include some areca palms and as a barrier as well with Spanish bayonets or even bougainvillea with Spanish bayonets, or just the Spanish bayonets.

Ms. Duque: So my concern is this: Mauricio, you may remember, some time ago, that area was planted with what I believe were areca or Christmas palms, and they created a screened-off space. That configuration led to numerous complaints from residents that the area was being used by people to get high and was attracting kids to hang out there.

Mr. Pelaez: Yes.

Ms. Duque: So, I think we should install something sturdy, but not landscaping that creates a concealed area where people can hide. I know that was a problem in the District some time ago when we had, I believe, Christmas palms there, although I don't recall the exact species right now.

Mr. Pelaez: Part of the issue is that transformer is there also to jump on that, I mean the only option is to put a 6' chain link fence, at least in that section as well could help maybe, they might still jump on it still, they might jump off it but, maybe that would help.

Mr. Chandler: Is that 5' in there now?

Mr. Lorenzo: It's 4', maybe 4' or 5'.

Mr. Chandler: Right.

Ms. Duque: But I don't know how that's going to look with the rest of the fence.

Mr. Pelaez: Well, it would only be in that little corner, from that first column to that transformer to that corner where that thing is, I mean we can try the plants and see what happens but, we may have to fill in that whole thing.

Mr. Chandler: I wouldn't go with the plants because they were cutting those fences too, we patched them many times.

Ms. Varela-Medina: How tall does the Spanish bayonet go?

Mr. Lorenzo: They're 7 gallons but they'll get big.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: Kind of like an agave, like the agaves, but they're not like the Spanish bayonet.

Ms. Duque: Let me show you a picture of the Spanish bayonet, they have a beautiful white flower too.

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

Mr. Pelaez: Over here it's all filled in already on this side, and this is all filled in, so then that would definitely help, and then you have to fill in on the side by the palm somehow too because that's where the transformer is at.

Ms. Varela-Medina: Correct.

Mr. Pelaez: Do you see Jesus, on the side by the palm there.

Mr. Lorenzo: Yes.

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

Ms. Duque: The issue with bougainvillea, which we experienced previously on the other side, is that people would jump over and damage the small plants. The problem occurs when the plants are still small and establishing, not once they are fully grown.

Mr. Lorenzo: So you could do that and then put Spanish bayonets, so it's like a constant barrier, so they grow together. So, I can revise the quote, or ask them to revise the quote.

Mr. Pelaez: I think we should get started on something or we can say not to exceed some additional funds so that way we can start this.

Ms. Duque: I think we can do that Mauricio a not to exceed amount.

Mr. Lorenzo: Ok, so right now it's at \$1,253.

Mr. Pelaez: Maybe we can do a not to exceed of \$2,000 or something.

Mr. Lorenzo: Ok, and are there specific plants you guys want, or we'll come up with a plan.

Mr. Pelaez: Yes, whatever you come up with.

Ms. Duque: So, we have a motion on the table made by Mauricio, not to exceed \$2,000 to install plant material in the area just described, 112th Avenue, by the Publix.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, authorizing a not to exceed amount of \$2,000 to install plant material to fill in the inside fence area at 112th Avenue as stated on the record was approved.

Mr. Lorenzo: Alright, then if you guys go back to page 262 where you see the barricades and then you continue to page 263, 264 and 265, you guys will see some tree roots that are growing on 113th Avenue within those parking spaces, there's four clusters on both sides of 113th from 238th, or opposite of 238th, the tree roots are growing and are growing on top of the sidewalk, so you would have to cut, on the side that you see the roots growing on the sidewalk, those shrubs need to be removed and replaced. What we were thinking is possibly instead of, it's such a small area, there's just one of the clusters like before, the barricade is like a couple of feet wide, the guardrail is a couple feet wide and they just really don't have any space to grow so we were thinking of just removing them, or the plan is to remove the roots, and then on the backside which this doesn't

include it with this proposal that I'm about to present from BrightView, and then on the backside put the hedge and then allow it to grow through the guardrail so eventually you won't see it. So, that's probably a better plan on this one section to grow it through the guardrail the back end would make more sense.

Ms. Varela-Medina: And what do you do with those plants that are being removed?

Mr. Lorenzo: They would have to be discarded.

Ms. Varela-Medina: Why not put it somewhere else?

Mr. Chandler: No by the time you try to rip that out by the roots, you won't have anything left.

Mr. Lorenzo: Because the root system is going to be compromised. This is the quote you'll see from BrightView, Chic is actually working on a price as well to do this work. Just to remove the roots and root prune is \$2,753.61.

Mr. Chandler: That's for the hedges.

Mr. Lorenzo: For the trees roots, and you guys also have some oak trees that are growing, the roots are growing into the parking spaces.

Mr. Pelaez: So is the asphalt going to be repaired.

Mr. Lorenzo: The asphalt will need to be repaired, yes, and we don't have a price, I know Chic is working on getting me a price for the root pruning, as well as the asphalt repairs, and this is just for the roots.

Mr. Pelaez: That's not those plants on the guardrail.

Mr. Lorenzo: No, this is nothing to be removed, plants won't be removed, and they won't be replaced, so that's not included.

Mr. Pelaez: Well, do we need to put something there to block the lake, is it fine just with the guardrail?

Mr. Lorenzo: You can continue with it with the guardrail, the whole reason they put that in was to just block the guardrail so you don't see it, so if you train the shrubs as you allow them to grow you can cover it.

Mr. Pelaez: Because we can also, if we remove all of this with all those roots we could just kind of see how it looks as well and if it's fine then leave it or put grass underneath it and then that's it.

Mr. Lorenzo: It's just one of the four sides have the shrubs that need to be removed, the other sides are fine and those shrubs were, from my understanding, put to block the guardrail.

Ms. Duque: It was for viewing, the look.

Mr. Lorenzo: Yes.

Mr. Pelaez: So, I mean we can analyze it but, I think that both sides in the middle, the roots and what happens is the mulch is already coming in, so I think it needs to be assessed on both sides, it might not be as bad on the other side but, if the mulch is just right there, any time it rains it goes into that sidewalk, so I think all that needs to be looked at.

Mr. Lorenzo: Ok.

Mr. Chandler: Now to do the big roots on those oaks trees is to severe the roots 12" or so inches away but, you also have a wide roots that are growing on top of that, and you can't take them out.

Mr. Lorenzo: No, you'll compromise the integrity.

Mr. Chandler: So, you could put down dirt, fill it up and resod it, don't even mess with the mulch, just talk to Nick or whoever about doing it that way.

Mr. Lorenzo: Yes.

Ms. Duque: I think we need to revise the estimate.

Mr. Pelaez: Yes.

Mr. Lorenzo: So, I just wanted to introduce it and kind of start the conversation, that's pretty much what this proposal was and the pictures, I've already discussed this with Mauricio. Then last but not least you'll see a proposal on page 268 which is to remove some cane grass and install new grass, St. Augustine, this is not the only area, I think this one also needs to be revised because there's some other areas as you get to the 119th part, so I'll work on that but, just to kind of give you guys an update on what's going on with that. The fence is done, the permit has passed, so we're done there, we received reimbursement for the accident on 232nd, so that's been received. The lakes are doing well, and the water has been tested because there's some ducks that are dying and the lake company is having to, or we're coordinating with the lake company to have them removed. We don't know what it is, they're being found in different areas, they think it's either an outbreak of pathogenic influenza or overuse of the chemical deterrent by

residents, it could be one or the other because there's a chemical that you can use to deter them but, if you use too much it will kill them, so they don't know what it is.

Ms. Duque: The lake was tested; the water was tested.

Mr. Lorenzo: Correct, the water and everything was tested it's not that, it was tested when we first originally received it and just recently so it has nothing to do with the water or anything like that. So, it's either that virus that they suggested which has been plaguing but the thing is, and this is just an isolated issue, they are not experiencing it at any other account this issue, so that's what leads them to believe it might be the deterrent but, we don't know.

Ms. Varela-Medina: I don't think this has anything to do with it but, in that area where I live there's a lake and we have a lot of turtles that are coming into this street, and we're all moving them back to the lake but, it's been happening a lot lately, so I don't know if that has anything to do with it.

Mr. Lorenzo: Ok, so I'll mention that to them just to keep an eye out and I'm just letting you guys know what's going on, and we're working with the HOA to maybe inform the residents, and they're reporting it to the HOA, and if not the HOA is reporting it to me, so that's being done. Aside from that you guys already know the playground projects have started. Chic is working on a proposal for the asphalt repairs on 113th, there's some mailbox kiosks repairs that were done, and just to let you guys know as far as the 114th flooding that we've been experiencing on that whole alleyway, we've been monitoring it and even Chic and I have gone to measure the water just to see and within 24 hours it was gone with the recent rains. We're going to continue to monitor it so it seems like the cleaning is proving to suffice. So, FPL is working on the two mailbox clusters electrical, we're still working on it with them, and that's pretty much it unless anybody has any questions for me. I'm still waiting on the revised proposal from All Star regarding the lights we discussed for the west monument, so I'm still waiting for him to revise it because it's the newer model, so hopefully I'll have that soon and we'll get it going. We received the reimbursement from one of the residents with the fence, the project with the pool has just finished, they finally close up the fence so we'll go ahead and start getting that reimbursement process for that so I'll give you an update at the next meeting.

Ms. Duque: Thank you Jesus. Any questions from the Board?

Ms. Varela-Medina: No.

E. CDD Manager

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

Ms. Duque: Let's move on to the CDD Manager's report. The next item is a discussion of the roundabout lighting project with All Star Electrical Services. As the Board may recall, this project was previously approved and staff began moving it forward, including submitting permit applications, as discussed at the last meeting. When reviewing the draft agreement that District Counsel had prepared, some of the numbers and scope details did not seem to align, so a meeting was held with Jordan, Chic, Mauricio, Jesús, and me to take a closer look at the proposal, the scope of work, and the amounts that had been presented and approved. The updated proposal for the electrical portion of the project now totals \$91,685, which reflects pricing for design, permitting, scheduling, and the light fixtures themselves. Originally, the project was structured so that all work would be under Chic/Chandler Contractors, with Jordan working as a subcontractor. Following our discussion, the direction is now to separate the work into two projects: Jordan will handle the electrical scope, including installation and the light poles, and Chic will take care of the remaining site-related work. The current amount for Jordan's project is \$91,685. Chic, do we also have your updated proposal available?

Mr. Chandler: Right here, I'll pass it out.

Mr. Pelaez: Ok.

Ms. Duque: The total project cost would now be \$91,685, plus the additional \$8,250 from Chandler Contractors. This revised amount includes the light poles that Jordan will need to order, and, if the Board wishes to proceed, a \$5,000 deposit will be required so he can begin that portion of the work. Jordan has already initiated the permitting process, as the Board knows, but there were concerns about inflation and material cost increases, and the goal was to lock in a defined not-to-exceed amount so the District has clarity on the total project cost. Rather than proceeding under an open-ended proposal, this structure fixes the price, and with Board approval, the deposit can be issued and the agreement with Jordan finalized so he can move forward with the next phase of the project.

Mr. Pelaez: So, what we had kind of started with was an approval of an amount, and we also did have the understanding that some of these light costs can go up, and so we locked in all of that. So, this is locking it in at this price but, I guess with some of the comments that we're clear about is, if anything happens we want to be sure, and this is a sticking point but, if something happens with you not being able to do it or permitting, or whatever reason, that the deposit is refundable back to the District, so we're not out \$35,000. So, to me that's important and I think a couple of the other things was permit fee to be at face value, just making sure we have a timeframe on that, and I think we will.

Mr. Lorenzo: So deposit be fully refundable which you just mentioned, the timeline that it's going to take from commencement, the jack and boring if feasible, if a credit will be applied whether or not they do the jack and boring.

Mr. Pelaez: And I know there was a discussion and I think the jack and boring is the direction that we're going but, if we don't then we have to find another alternative to bring the power to the inside. So, I just want to know what the credit would be for the jack and bore from All Star will be now because I don't want it to be later on in the project and then get a \$250 hypothetical number that this is a credit, so just to make sure, it should work with the jack and bore but, if it's not at least we know the amount.

Ms. Varela-Medina: Chic what was your concern?

Mr. Chandler: Well, because of the process here, I mean you want to get the permit approved and whatever status they're having with the permit, as you get closer and closer you know you're probably going to get it and then you can go ahead and do the underground utility location. Once you do the underground utility locations, you'll know whether or not where he has to jack and bore underneath the road and if there's anything that interferes. If there's any main sewer lines or anything down there that they're going to be close, then you can't jack and bore, you have to stop at the road which is saw cutting the asphalt, directing traffic, it's a little more involved, and it's like Maurico brought up a very good point which is, in the event that you can't jack and bore, you get a credit for the jack and bore that they're not going to do because it's going to be an additional cost for doing the trenching which is saw cutting asphalt and digging it down 24" getting under the concrete curb, so it's a little more involved.

Mr. Pelaez: But he did put that roadway, patching and all that wasn't included, so if you put that in, because that could have been an option, so that's where the jack and

bore, we just want to make sure that we're clear on the amount that would be needed to be credited back because he won't do that section so that portion of the money would need to go to whoever is going to do the cutting and patching.

Mr. Chandler: If you're really concerned about it, I mean realistically, and you're 100% right, it should be how much is it going to be for jack and boring, this is what we want to do, it's \$3,000, but if we can't jack and bore what's it going to cost for us to do the trenching and the digging and all of that good stuff.

Mr. Pelaez: And I don't know if he does that portion of it.

Ms. Duque: No.

Mr. Pelaez: Now with you, which I know you presented it at the December meeting that topic so that is why I just wanted to know the credit on the jack and bore.

Ms. Duque: Yes, correct.

Mr. Pelaez: Anything else that I had on the list here?

Mr. Lorenzo: And All Star to be fully responsible for the safety.

Mr. Pelaez: Yes, so I know you're on safety but, just on this, more people being part of the safety procedure would be great, so that they're both responsible for this.

Mr. Chandler: And security people.

Mr. Pelaez: That's as a whole but, I just make sure he is also taping his area, and all that extra would be very important, so those are my points being able to move forward.

Ms. Duque: And those are Maimi-Dade County roads, we need to make sure we comply with FDOT too.

Mr. Pelaez: Correct, there are a lot of people.

Mr. Lorenzo: Which you might need a MOT as part of the permit for that area.

Ms. Duque: Correct.

Mr. Pelaez: And those are just things we know are going to be part of it, and mine is, I know you put a sample here, and I saw a sample out there of the barricade but, in addition to that I just want to make sure he's also doing any of his trenches, if he's working a day that you're not here and he opens something up, he's also responsible for the safety as well.

Mr. Lorenzo: Ok.

Mr. Pelaez: So, that's kind of where I'm at.

Ms. Duque: That is correct, and again, the goal here is to ensure everyone is on the same page about exactly what work is being performed and what is included in the pricing. When I re-reviewed what was presented and approved at the December meeting, it raised some questions for me about what might be missing, so I wanted to confirm that we are all heading in the same direction and have a clear understanding of the scope and cost. At this point, I am asking the Board, first, whether you still wish to proceed with the project in light of the increased total cost. Second, because of the revised structure, we will need two new motions to supersede the motion made in December: one motion to approve Jordan's proposal in the amount of \$91,685, and a separate motion to approve the Chandler Contractors proposal in the amount of \$8,250, resulting in two separate agreements for those respective amounts. My recollection is that the total discussed back in December was approximately \$86,000.

Mr. Cochran: I have \$96,280 is the figure I had in my head.

Ms. Duque: Yes, \$96,000.

Mr. Pelaez: So, it's \$96,280 plus his which was how much?

Ms. Duque: Yes, it was \$96,280.

Mr. Chandler: And I think the additional cost is because of the additional prices since then of the wiring and the poles.

Mr. Pelaez: Yes, because he said the materials have gone up in pricing.

Ms. Duque: Yes, so \$96,000 back in December, now we're at \$99,935 if you put the two together.

Mr. Pelaez: So, I would be ok with that as long as all those points are covered and it's refundable, the deposit, if anything happens with permitting or anything, so if it's not then we come back to the next meeting and stop until then.

Mr. Chandler: And when you say deposit Mauricio, you talking about the \$5,000 not that one, you're talking about the big one?

Ms. Duque: Yes, he's talking about the \$35,000.

Mr. Chandler: Right, ok.

Ms. Duque: Because that's when he would request the light posts.

Mr. Lorenzo: That is correct.

Ms. Duque: Which, and don't quote me, what I recall from the meeting we had with Jordan, he said no, because those light posts are special ordered.

Mr. Pelaez: So, he said no because they are special order, but if the price goes up the quote would go up, so if the permit takes 3 months what if the poles are \$5,000.

Ms. Duque: No, because he would have already ordered the posts.

Mr. Pelaez: But if he doesn't order them, then he's going to come back to the Board 3 months and say the material is now \$5,000 more, and that's what we don't want. If he gets a deposit he would buy the posts now and lock in the price which is fine but, if anything happens with the permit or any process up to that time, then we lose the \$35,000, and that's the point that I'm not comfortable with. So, if he wants to, and I'm sure he can fluctuate his numbers and if the price goes up he can kindly eat some of his profit and the faster he pulls the permit, the faster it is but, it has to be refundable.

Mr. Lorenzo: According to what he wrote in his proposal it says due upon permit approval, material ordered.

Mr. Pelaez: Yes but you see here, this price is only good unless we lock it in with the deposit, it's only good through I think May 10th.

Ms. Duque: Yes, well he said, material deposit of, and read the read portion of it, so material deposit of \$31,674 must be received on or before April 30, 2026.

Mr. Lorenzo: But does that mean the approval of the permit is going to be obtained by April 30th.

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

Mr. Pelaez: Right, it's going to take a minimum of 60 to 90 days, I'm guessing, maybe 60 to not exaggerate but, it's a process, so that's the biggest part.

Mr. Chandler: What's the status of the permit now?

Ms. Duque: No, that is not what we agreed to. As was discussed at the meeting, when the permit was pulled, a possible violation appeared on the project. In order to find out what the alleged violation was, a payment of \$69 and some cents had to be made so that Miami-Dade County could release the information. He did not want to proceed at that point because he was unsure whether the District would move forward with the project and did not want to continue while there was an unresolved violation. I instructed him to go ahead and make the \$69 payment so we could determine exactly what was going on, in case it was something more serious. That payment was made, and we then learned that the violation notice was an error.

Mr. Lorenzo: There was a clerical error.

Ms. Duque: Yes, it turned out to be an error, so there is no issue and we can move forward with the project. However, he is not going to take any further action—such as requesting additional inspections or continuing to work the permit, because he does not know whether the Board intends to proceed. We were not fully prepared for today's meeting in terms of clear direction on the project, so, as discussed, he is not going to continue expending time on the permit if the Board may choose not to move ahead. The permit remains where it is in the process: it has been submitted, and no further steps have been taken at this time.

Mr. Chandler: But the permit right now was applied and that's really not holding up.

Mr. Pelaez: All we've done is investigate right now the folio number just to see, so make sure we had the right folio number, he was assisting in that and then he saw that error, we paid the \$69 just to make sure because if there was a violation we needed to clear it up, so that's where we're at right now, it stopped right there and because of that we got the information we needed until we had this meeting to make sure what direction we're going.

Ms. Duque: Correct.

Mr. Chandler: Ok.

Ms. Calero: So, is our decision being based on whether or not he's willing to give us the refund, is that what I'm hearing?

Ms. Varela-Medina: But he doesn't want to give us the refund.

Ms. Duque: He explained that the light poles are special-order items that he must pay for upfront and that are non-refundable. His position is that, because this is District-owned property, there should be no issue with the District installing additional lighting; the only time he typically encounters a problem is when the work is proposed on property that does not belong to the client. His concern during our earlier meeting arose solely from the apparent violation on the permit, because he was unsure whether that might prevent the project from moving forward. Once the \$69 payment was made and it was confirmed that the violation entry was an error, that concern was resolved. From his perspective, there should not be a problem proceeding with the roundabout lighting since it is District property. For context, Juan, the entry roundabout at SW 238th Street is located within a Miami-Dade County road, but the roundabout circle itself is owned and

maintained by the District. The plan is to add lighting within that roundabout area, which is currently very dark and has no existing lighting.

Mr. Alvarez: You mean streetlights on poles?

Ms. Duque: That is correct, but these are custom-made fixtures, not standard large street lights, and they are being designed specifically to light this area. We are working with Jordan from All Star Electric, who has already initiated the permitting process with the County. During that process, a supposed violation appeared on the folio, but it was later confirmed to be a County error. The folio is now confirmed to be clear—there are no violations, no open permits, and no unresolved issues. For this project, the vendor is requesting a \$31,000 deposit on a total project cost of \$91,000, because the custom light poles require a significant upfront payment. The Board's concern is that if the District pays the \$31,000 deposit and, for any reason, the County later decides not to allow the installation, those funds could be at risk due to the custom, non-refundable nature of the poles.

Mr. Alvarez: And why would the county say you cannot do it?

Ms. Duque: That is exactly the concern Jordan raised as well. His question was, what happens if the County ultimately says, 'No, even though it is your property, you cannot install this lighting?' In that scenario, the risk is that the District could lose the \$31,000 deposit, which essentially covers the cost of the custom-made light poles, since those fixtures are specially fabricated and not easily refundable or reusable elsewhere.

Mr. Alvarez: Yes but unless, I mean they would begin manufacturing after you get the approval from the county.

Mr. Chandler: Correct because in theory it says, after approval.

Ms. Duque: Correct, that's what he said.

Mr. Chandler: So it should be a non-issue.

Ms. Duque: Yes.

Mr. Chandler: In other words you're going to wait until you get your permit before you order anything.

Ms. Varela-Medina: But he's not going to order it until he has the approval and that might be more expensive, isn't that what he said?

Mr. Pelaez: And that's what he's saying as well, he's trying to lock in the pricing, so if he's not concerned about the permitting there would be no issue with the nonrefundable deposit if you can't get the materials.

Ms. Duque: Right.

Mr. Pelaez: If you're so certain then it would be fine.

Mr. Cochran: I would say, it is kind of ambiguous because it says, it's due upon permit approval and material order but, then at the bottom it says, it must be received by April 30th then it doesn't depend on permit approval, it just says it has to be received by then.

Ms. Duque: I think, Scott, that the way I see it, and I may be wrong, is that this is essentially his way of locking in the job, not necessarily the price, but his commitment to the project

Mr. Pelaez: Yes, 100%, so if that's his motive then he would be ok with him giving us, or we can give him the deposit once the price is locked in and once he gets the permit, then we can pay him, if he really wants it so bad.

Mr. Alvarez: And I guess he's doing the design, the light design and all of that.

Mr. Pelaez: Yes.

Ms. Duque: We already had the survey, engineering, and all of that was already done as well, Juan.

Mr. Alvarez: So, somebody else is doing the plans, and he's doing the installation?

Ms. Duque: Correct.

Mr. Chandler: The plans are all set.

Mr. Alvarez: Ok, because I was thinking if he was going to do the design and all of that then he probably would want to keep part of that deposit.

Mr. Pelaez: Yes, we could do it that way and it wouldn't incur any cost on him and then we could really just see this project on paper before we even got involved and all that to make sure that it would be feasible.

Mr. Alvarez: Right.

Ms. Duque: Yes, similar to how FPL and the engineer have already been involved, since we started this project back in May 2024, it has been underway for quite some time now.

Mr. Alvarez: I guess if you make conditional that the manufacturing doesn't begin until you get the permit then there's no reason why you wouldn't get the deposit back if something happens.

Ms. Duque: And that's a way of locking the price.

Mr. Pelaez: And I think he'll say that he has to give the deposit for those even though they're not manufactured to lock in their pricing with them.

Ms. Duque: It's up to the Board.

Mr. Pelaez: So however you want to word it as long as it's refundable, I'm ok with this, and if not then I don't think we can risk \$31,000 of the District and we regroup, we've gone a year and a half or two years at this project, so let's regroup, let's seek out another vendor and start from scratch if we need to, another month or two, or three months, it is what it is at this point.

Ms. Mendez: Is there a way to maybe get the permits first because he's not willing to move?

Mr. Chandler: That's what we want to do.

Ms. Duque: No, because his point is that he will be doing all of this work, and if he proceeds with all of it, he wants to know what payment he will ultimately receive.

Ms. Mendez: Right, and everything in red is like one sentence contradicts the other, so then more I read it, I'm reading the same thing and it just contradicts what I just finished reading but, I agree I think this is his way of locking in the contract and then at the back end if anything doesn't come through.

Mr. Lorenzo: And Jordan is a master electrician so he's done these projects before but, I completely understand the sentiment of the Board and I just wanted to let you guys know that. We worked with Jordan in the past but, maybe based on approval of the permit but, I understand, and I'm in agreement with you guys not giving the deposit until he gets approval but, it says it on the proposal, that's what I would say.

Mr. Pelaez: And the price has gone up from December until now.

Ms. Duque: But he did note in his email that, with respect to the light poles themselves, he is holding the same pricing

Mr. Pelaez: Correct, so what we don't want also is the prices to continue going up so we're not spending more than this.

Ms. Duque: Correct Mauricio.

Mr. Pelaez: So, we need to lock it in but, I don't know.

Ms. Mendez: So, maybe going back to him, maybe can we restructure his proposal to where maybe on his end he can work with his vendor and have assurance from their vendor that the price won't go up, I mean we understand this is a big project but maybe he can present that position to his vendor and perhaps he has an awesome relationship with his vendor, and his vendor would say, you know what, I don't want you to lose this project, this is what I'm willing to do, I'll hold this price for you for the next 60 days or 30 days or whatever, give time to regroup and come back and work on the permit but, I'm with Mauricio on the fact that the wording, it's a lot of liability, it's a lot of money.

Ms. Duque: I do not want to give the Board false expectations, and we discussed this during our meeting. His point was that, although he has a good relationship with his vendors, he cannot control pricing in an environment where inflation is causing costs to change from one month to the next. Given that reality, it would be reasonable to structure the approval along the lines Mauricio suggested: if the Board approves the project with those conditions and he is able to secure the requested pricing and materials, then we move forward. If not, considering that this project has already been underway for two years, waiting another month or exploring a different vendor is also a viable alternative.

Mr. Lorenzo: And something that he mentioned was that this is the fourth time looking at the price regarding this project because he modified it in the last 2 years four times.

Mr. Pelaez: So, it's a good District and it's a big project so that really annoyed me because there's sometimes, me personally, I have to do quotes for customers and I know it's a great comfort when I get the job at the end but, this is a process, so if he has to go back 10 times, you go back 10 times.

Ms. Mendez: Yes.

Mr. Chandler: And that's a good point.

Mr. Pelaez: And I appreciate you giving that because it's important to the conversation so there's an understanding of how we arrived at that, and we had a meeting and all that stuff so he's done a lot of work so we're trying this but, if it doesn't work now we have to put our details on this, and if not, next week, then just go for another quote for the next meeting, bring another company in and you guys work together and that's it, and then start from there.

Mr. Chandler: So, in a nutshell what you're saying is that you want to get the permit only, right now we can get the permit only.

Ms. Duque: No, Chic, that is not what Mauricio is saying. If Jordan cannot move this permit forward, then we do not approve the project at all, period, that was made very clear.

Mr. Pelaez: Which is understandable, and it's ok, we have motion, we have an agreement, all of that is perfectly clear, and this is reason we understand those points that we're talking about this but, he has to understand those key details of ours about the financial part.

Mr. Lorenzo: Right.

Ms. Duque: Is the Board willing to proceed with two separate contracts, one with Jordan and one with Chandler/Chic, with the understanding that Jordan will address the safety aspects, including the jack-and-bore work, and that if any jack-and-bore is not required, an appropriate credit will be issued? Based on past experience with him in other Districts, when work is not performed, he has provided credits accordingly. The key condition, however, is that the required deposit must be refundable and that the pricing is locked in with no increases. If the Board is comfortable with those terms, staff can move forward on that basis.

Ms. Calero: So, why are moving forward with an agreement if it's undecided?

Mr. Pelaez: So, we're approving this amount to move forward

Ms. Duque: So we lock the price, and it's contingent.

Mr. Pelaez: Right, we lock the price contingent on Jordan to say, if he says, we're going to lock this in, I'm going to get the permit, if anything happens I'll give you the refund, and other key points, then we're good to go, and if he says no, then next week you guys already start with the direction of the Board is to find another quote for the next meeting so we can start the process but, we've done all the major legwork so it should be an easier process because now we've learned from this.

Mr. Lorenzo: Yes.

Ms. Duque: So, is that a motion?

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

Ms. Duque: So, for the record, the Board is approving two separate agreements: one with Jordan, in the amount of \$91,685, subject to the contingencies and conditions

discussed, and a second agreement with Chandler Contractors in the amount of \$8,250. The total current project cost is therefore \$99,935

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the proposal from All Star Electrical Services in the amount of \$91,685, contingent upon the key points discussed and stated on the record, and also accepting the proposal with Chandler Contractors in the amount of \$8,250 for a total amount of \$99,935 for the roundabout lighting project was approved.

Ms. Duque: Scott, one question, we had a motion approved back in December 2025, does this new motion effectively supersede that prior action.

Mr. Cochran: Yes, this I think supersedes it because you're dealing with the same thing.

Ms. Duque: Yes, it's the same project, with separate agreements, so good, ok.

2) Update on:

- a. Revised Janitorial Services Proposal with All Professional Cleaning, LLC**
- b. Meters for Mailboxes**
- c. Credit from Solitude Lake Management**

Ms. Duque: The next item is an update on the revised janitorial services agreement with All Professional Cleaning. I have already spoken with Ramón and we agreed to revise the proposal to include the requested fee adjustment, which has been incorporated. That revised fee is reflected in the proposed Fiscal Year 2027 budget the Board reviewed and approved today. Next is an update on the mailbox meters. I have been in communication with Lennar; they have coordinated with FPL, met onsite, and are currently awaiting FPL's response. Lennar is actively working with FPL to address the missing meters. Finally, I want to report that the District has received a credit from Solitude Lake Management, the former lake management vendor. As you may recall, the Board terminated their agreement in August 2025 after repeated requests for reports went unanswered. That matter was escalated, and the District has now received a check in the amount of \$785, representing services that were billed but not provided. That concludes the CDD Manager's report, unless there are any questions from the Board.

Mr. Pelaez: No questions.

NINTH ORDER OF BUSINESS **Financial Reports**

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

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

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

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

Ms. Duque: Are there any Supervisor's requests? Not hearing any, there is no audience present today, or anyone joining on the phone either. I do think Jesus has an additional item to discuss.

Mr. Lorenzo: Yes, I'm sorry, the associate reached out to see if we could add another doggie station in this area, and I don't know if you guys want to revisit the whole area, because I could see spots that could use those, and all the red dots are where you currently have stations.

Ms. Varela-Medina: And you want to put another one where?

Mr. Lorenzo: Towards the front somewhere on 238th people are leaving the used bags with feces in them right by the column, there's no station in that area.

Mr. Pelaez: So, it's close to the monument at the main entrance.

Mr. Lorenzo: Correct, we can strategically place it.

Mr. Pelaez: Maybe one on each side?

Mr. Lorenzo: We can do that, I mean this is the map.

Ms. Varela-Medina: How much are they?

Mr. Lorenzo: The station I want to say is like \$600 I think at the time that I bought it, \$500 or \$600, just the station.

Mr. Pelaez: It was like \$1,000 to install it.

Ms. Duque: Yes, well, \$1,200, I think.

Mr. Lorenzo: So, I think if you put one in this area I think it will serve the best for both sides, I mean they would have to cross the street here but, I don't know if you want to put one back here, another one right here.

Mr. Pelaez: So, this area seems to be the issue that you see the bags and all that?

Mr. Lorenzo: Correct.

Mr. Pelaez: Do you see it in any other areas that you know of to be issues?

Mr. Lorenzo: I don't but, I don't know if you want to put one maybe around this area, Jennifer.

Ms. Mendoza: Let's see, which one was that?

Mr. Lorenzo: This is 232nd.

Ms. Mendoza: I don't know about this one, it's just so small here, where you're at the median with the cars.

Mr. Lorenzo: Right, and you have to be strategic because you don't want to put in between the holes.

Ms. Mendoza: Right.

Mr. Pelaez: So, I think in those other areas, I think you guys just need to really drive it and assess it just to make sure and maybe just walk it, where they walk.

Mr. Lorenzo: Ok, so you guys are ok with this.

Mr. Pelaez: I think in the front we probably need something because a lot of people do walk in that little area.

Mr. Lorenzo: Ok, so I'll get with Chic to get it installed.

Ms. Duque: I think you have clear direction, and this can be handled as part of the existing maintenance and repairs line in our budget, so I do not believe a separate not-to-exceed amount is necessary, unless the Board prefers to establish one.

Mr. Pelaez: Do you know if we have like one or two of those?

Mr. Chandler: I don't remember.

Mr. Lorenzo: I know we ordered a couple extra ones, at the time a couple of years ago when we had installed some of them.

Mr. Pelaez: Ok, so maybe you guys can just assess it, because I know a lot of people walk in that area, but really both sides, but a lot on this side especially with this

grassy area here, so just kind of assess on both just to make sure, in case we need one on each side.

Mr. Lorenzo: Ok, perfect.

Mr. Duque: Ok, thank you Jesus.

ELVENTH ORDER OF BUSINESS Adjournment

Ms. Duque: Not hearing anything else, a motion to adjourn will take place.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

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

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



KW PROPERTY MANAGEMENT & CONSULTING

Club Silver Palms
Monthly Manager's Report

April 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

Table of Contents

Table of Contents..... 2

FACILITIES MANAGEMENT..... 3

 WORK ORDERS SUMMARY..... 3

SUPPLEMENTAL REPORTS..... 4

 PREVENTATIVE MAINTENANCE SUMMARY 4

 ACTION PLAN/PROJECT SUMMARY..... 4

 VALUE OPTIMIZATION & RECOMMENDATIONS 5

HOSPITALITY/ SOCIAL EVENTS 5

 PAST SOCIAL EVENTS 5





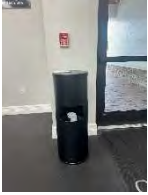

 UPCOMING SOCIAL EVENTS..... 5





FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms
From: 04/06/2026 – 4/30/2026

Main Pool	Pump	Chandler Contractor / E&J Pool	Completed	
Rear Clubhouse	Garbage Steel Dome Lid Replacement	In-house Maintenance	Completed	
Freezer	Clean Inside/Outside	In-house Maintenance	Completed	
Shed Area	Remove Dead Branches	Tony Landscape	Completed	
Gym	Wipes Dispenser	In-house Maintenance	Completed	
Gazebo	Clean and Paint Bar Area	In-house Maintenance	Completed	


Porto Cochere	Repaint Ceiling	Chandler Contractor	Completed	
Club Entrance	Repainting of Benches	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 April.
- Indoor pest control has been completed for March.

ACTION PLAN/PROJECT SUMMARY

Location	Issue Summary	Assigned To:	Progress	Photos
Main Pool	Burned Lights	Chandler Contractor	In-Progress	

Gym	New Equipment	Manager	In-Progress	
Pool Deck/Terrace & Gazebo	Paint Pool Furniture	Chandler Contractor	Pending	
Back of Clubhouse	Addition of electrical outlets	Chandler Contractor	Pending	
Bathrooms / Kitchen	Light Upgrade	Chandler Contractor	Pending	

VALUE OPTIMIZATION & RECOMMENDATIONS

- Equipment Upgrade for the Fitness Center.
- Upgrade for the Fitness Center Bathrooms and Locker Rooms.

HOSPITALITY/ SOCIAL EVENTS

PAST SOCIAL EVENTS

April

- Spring Food Truck – 04/10/2026
- National Banana Day - 04/15/2026
- Trivia Night – 04/24/2026
- National Gummy Bear Day – 4/27/2026

UPCOMING SOCIAL EVENTS

May

- Mother’s Day Fiesta BYOB – 05/08/2026
- Family Scavenger Hunt – 05/29/2026

SPRING FOOD TRUCK

APRIL 10TH



National BANANA DAY!

April 15th



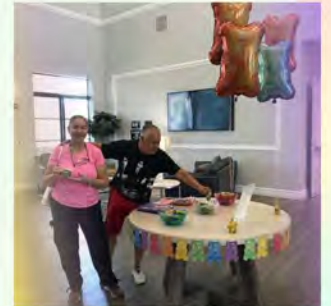
TRIVIA NIGHT

APRIL 24



National GUMMY BEAR Day

April 27



Playground Safety Checklist

SURFACING

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

DRAINAGE

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

GENERAL HAZARDS

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

SIGNAGE

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

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

SECURITY OF HARDWARE

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

DURABILITY OF EQUIPMENT

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

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: J. Ricardo Rivas Plata

DATE OF INSPECTION: 04/09/2026

**Clubhouse Playground
Safety Checklist Picture
April 9, 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

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GENERAL UPKEEP OF PLAYGROUNDS

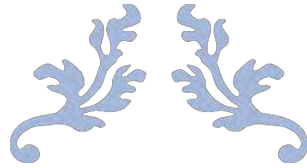
- ✓ There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
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- ✓ There are no missing trash receptacles.

INSPECTION BY: J. RICARDO RIVOSPATA

DATE OF INSPECTION: 4/23/2026

Clubhouse Playground Safety Checklist Picture April 23, 2026





PALM GLADES CDD



FIELD REPORT

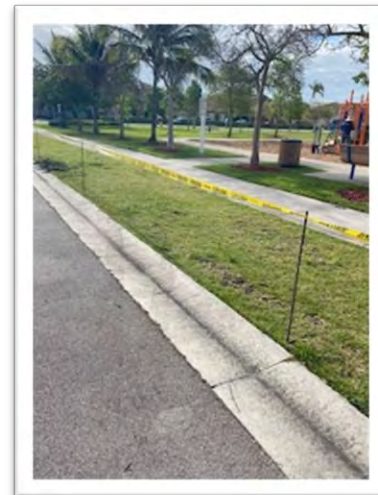


Meeting Date: Tuesday, May 12, 2026

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

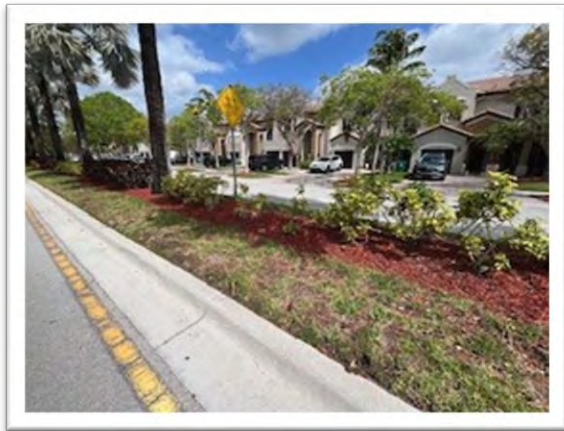
LANDSCAPING

- Brightview (BV) completed the landscaping services as indicated within the April schedule. Please see the attached May schedule for more information.
- The Quality Site Assessment survey was completed on April 22nd. Please see the attached report for more information.
- The mulch project was completed.
- The pesticide applications were completed, please see the attached report for more details.
- The new Pentas were installed and are looking great.
- BV is working on a comprehensive package for the replacement Bahia turf project for the parks throughout the District.



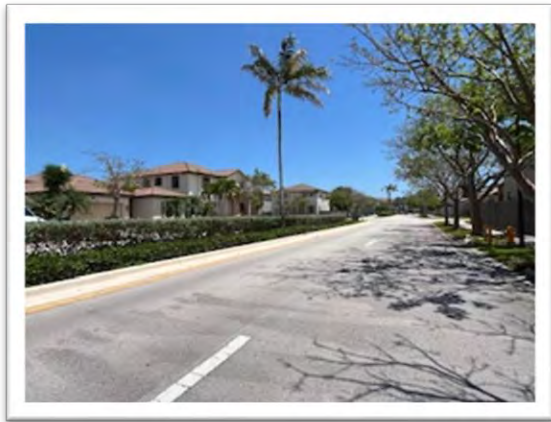
Governmental Management Services-South Florida, LLC

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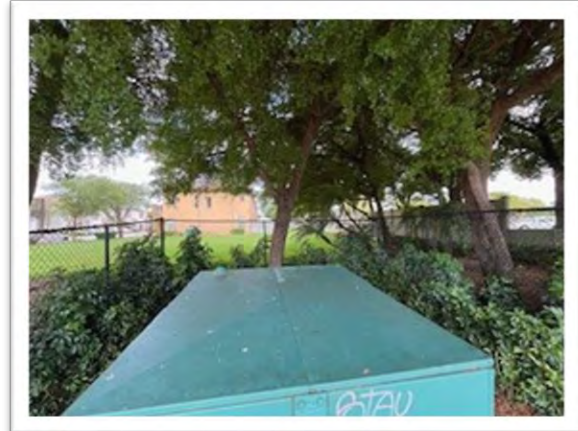
Governmental Management Services-South Florida, LLC

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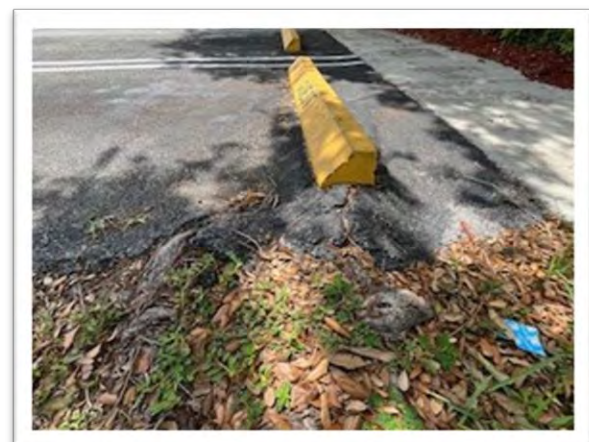
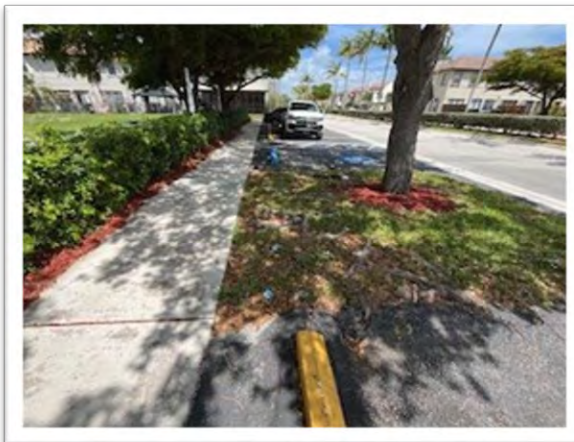
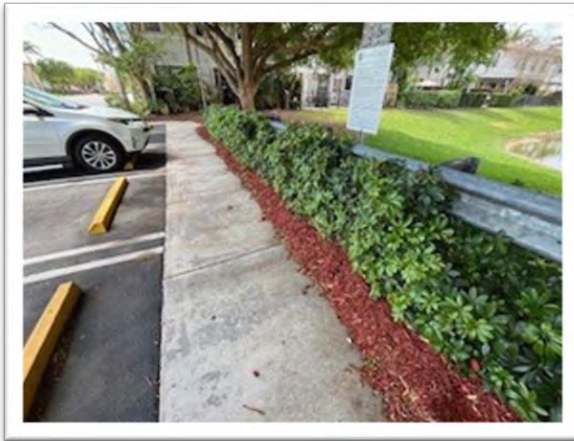


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- BV will be providing a revised proposal for the corner of 112nd Avenue next to Publix.
 - BV will be commencing the removal cane grass clusters along the Westside of 240th Street sidewalks.

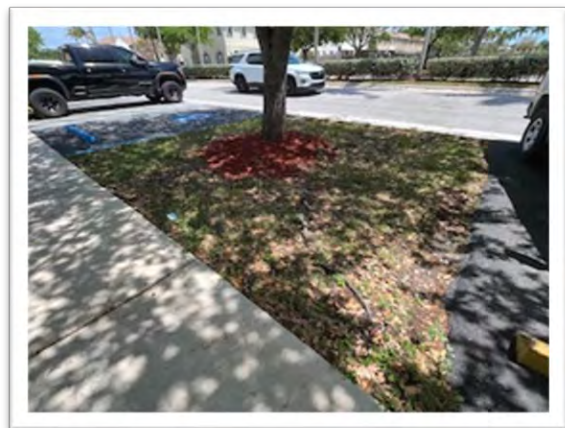
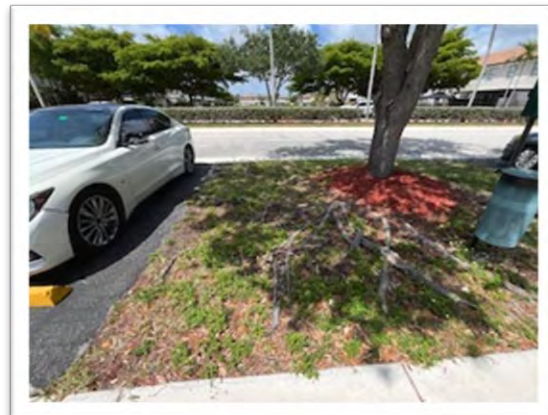


- CC will be providing an estimate for the (4) 113th Avenue parking and sidewalk tree root pruning and hedge removal. CC will also be providing an estimate to restore the asphalt and any necessary sidewalk repairs.
 - BV will be proving an estimate to replace the hedges and install them behind the guardrails.



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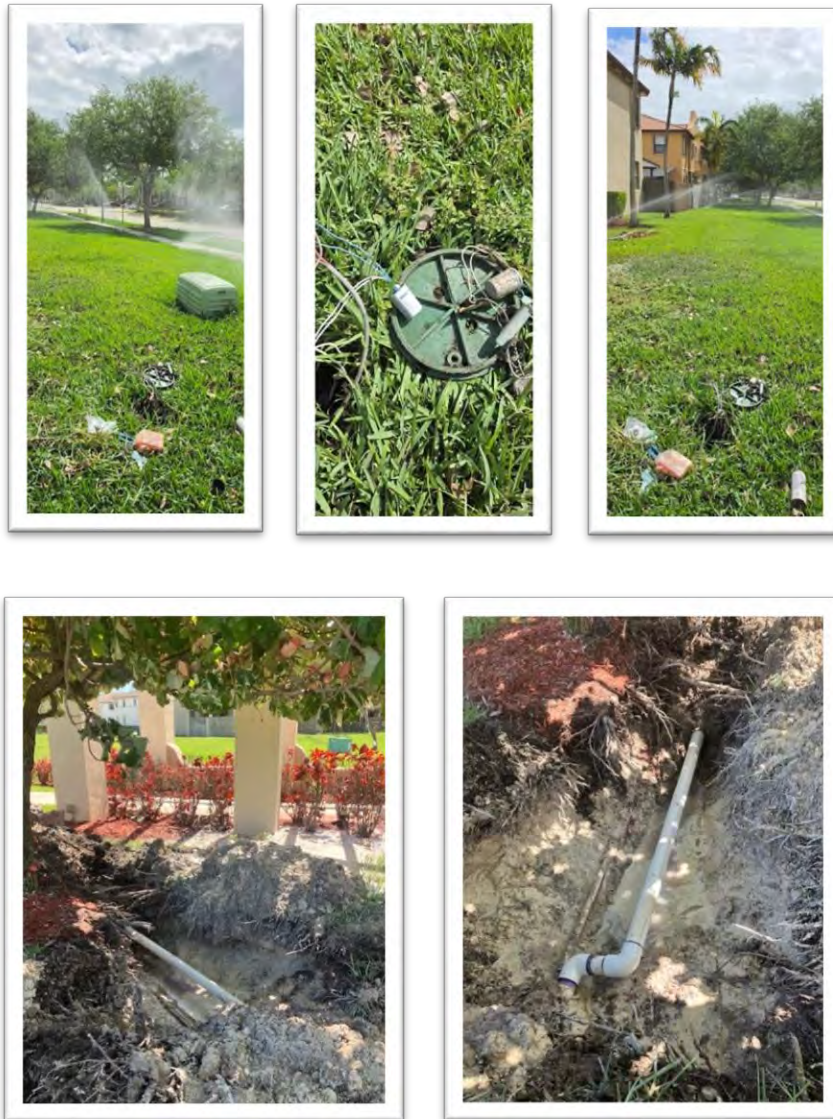


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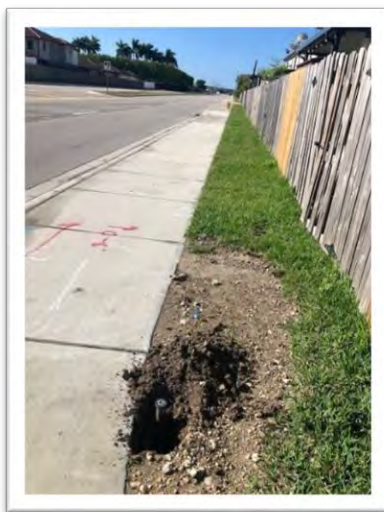
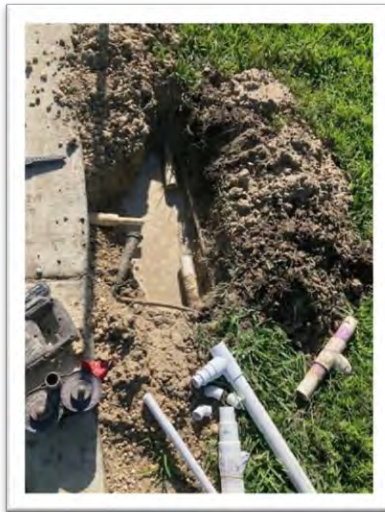
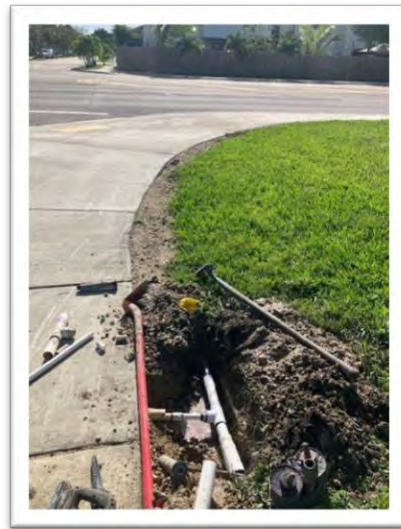
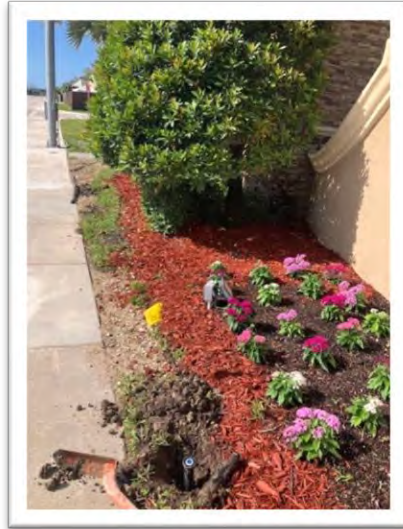
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- The April wet check repairs were completed. Please refer to the attached report for more information.



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

Date: **April 6, 2026**

Time: **2:00pm**

Job Name: **Palm Glades CDD**
 Job Address: **23800 S.W 112 Ave**

Water Management:
 Program A:

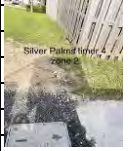
Serviceing Tech: April Wet Check Report TIMERS 1-4



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
 Need to repair broken mainline caused by roots. \$995.00
 Zone6,8and42: Replaced 5 clogged nozzles.
 Zone10,14,19and43: Lifted and straightened 7 rotors and 1 pop-ups for proper water distribution.
 Zone13,29and33: Replaced 3 rotors not turning.
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
 Zone8: Straightened tilted pop-up in turf. BV
 Zone12,17,21 and 27: Replaced 5 clogged nozzles. BV
 Zone20: Replaced rotor not turning. BV
 Zone35: Straightened tilted riser. BV
 Zone40-41: Replaced broken pop-up and replaced 2 clogged nozzles. BV
 Zone48: Adjusted 2 rotors overspraying fence. BV
 Zone51: Need to replace bad decoder to restore zone. \$385.00
 Zone56,61and63: Replaced 4 clogged nozzles. BV
 Zone67: replaced broken pop-up. BV
Rest of Zones Ok



Timer #3 Schedule: Mon Wed and Sat @ 12:00am
 Zone12: Replaced clogged nozzle and broken nozzle. BV
Rest of Zones Ok



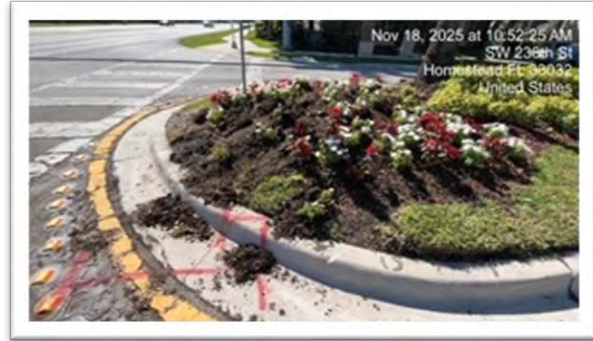
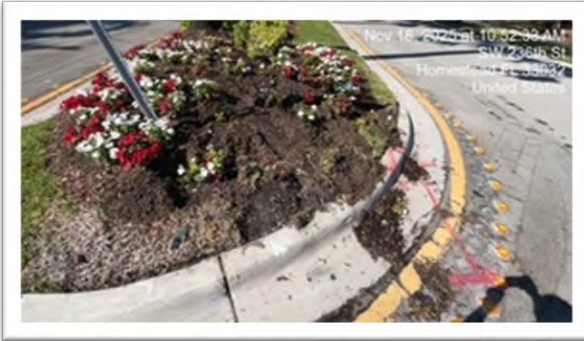
Timer #4 Schedule: Pro A Mon Wed and Fri @ 8pm/ Pro B: Tues Thurs and Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals
 Zone2: Need to repair leaks caused by others trenching in area (electrical box installed) \$475.00
 Zone11: Need to replace 2 broken heads caused by trenching in area. \$90.00
 Zone23-24: Adjusted 2 rotor heads and lifted too deep in turf. BV
 Zone29-30: Straightened 2 rotors for proper water distribution. BV
 Replaced 6 pop-ups clogged in flower area for better water coverage. BV
 Zone38and50: Replaced 3 clogged nozzles. BV
 Zone44: Replaced bad rotor head. BV
 Zone48and53: Replaced 2 broken pop-ups. BV
 Zone56: Need to replace bad decoder to restore zone. \$385.00
Rest of Zones Ok



Total Labor & Materials

\$2,330.00

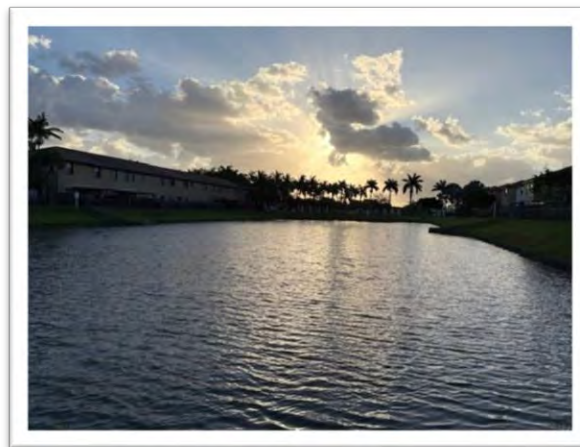
- We have received the reimbursement payment for the accident at the 236th Street main entrance median.



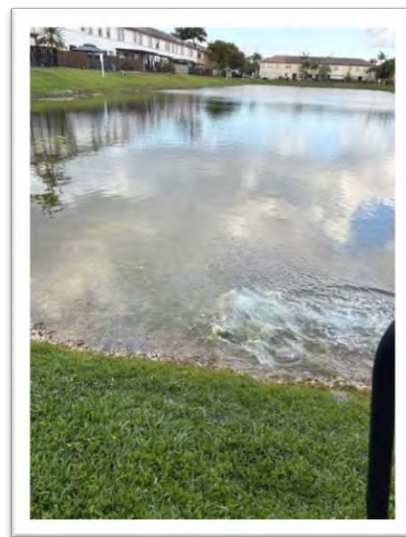
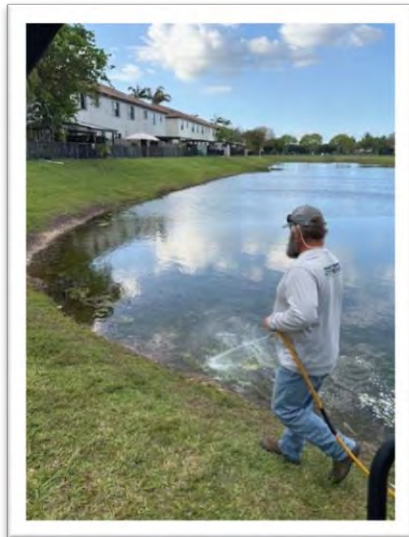
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5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Southeast Land and Water Management (SLW) completed the lake maintenance services on April 9th and 22nd.
- The May maintenance services are scheduled for the 6th and 20th.
 - The cattails and shoreline weeds are being treated.
 - The dead ducks behind 23581 SW 114th Place were removed. SLW informed us it could be an outbreak of pathogenic Avian Influenza or overuse of a chemical deterrent by residents.



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General Information:

Date	4/22/2026
Location	Silver palms

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	73	Wind Speed	15-25	Wind Direction	NE
--------------------	----	-------------------	-------	-----------------------	----

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓			✓						N
2	✓			✓						N
3	✓	✓		✓		✓		✓		N
4	✓			✓						N
5	✓			✓						N
6	✓	✓		✓		✓				N
7	✓			✓						N
8/9	✓			✓						N

Wildlife Observations:

Fish, Birds, Ducks, Turtles

Comments:

Today we inspected all the lakes and picked up trash. We treated lake 3 for traces of algae and submersed weeds and lake 6 for traces of algae. Please feel free to contact us if you have any questions. Thank you.

FIELD MAINTENANCE

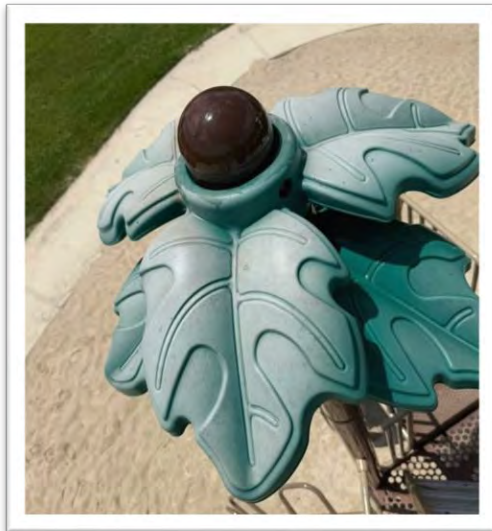
- Please see the attached playground checklists for more information.
 - Chandler Construction (CC) completed the playground restoration project.



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

- Playground #1 SW 240th Lane.
 - BV will be providing quotes to remove the sand and install new rubber mulch or wooden mulch at the playground.

Before



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5385 N. Nob Hill Road Sunrise, FL 33351

After



Governmental Management Services-South Florida, LLC
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- Sample of clear coat for platforms

Before



After



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- Playground #2 SW 113th Place.
 - BV will be providing quotes to remove the sand and install new rubber mulch or wooden mulch at the playground.

Before



After



Governmental Management Services-South Florida, LLC

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- Playground #3 SW 233rd Terrace.

Before



After



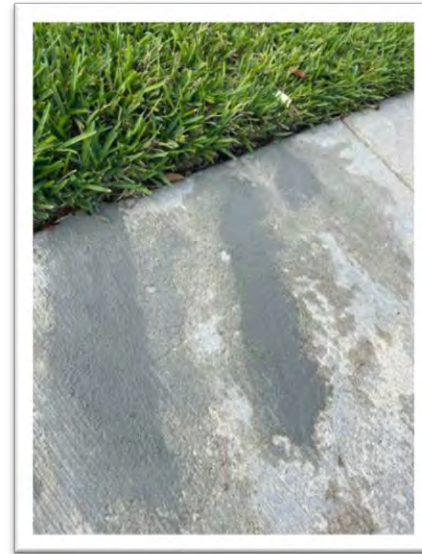
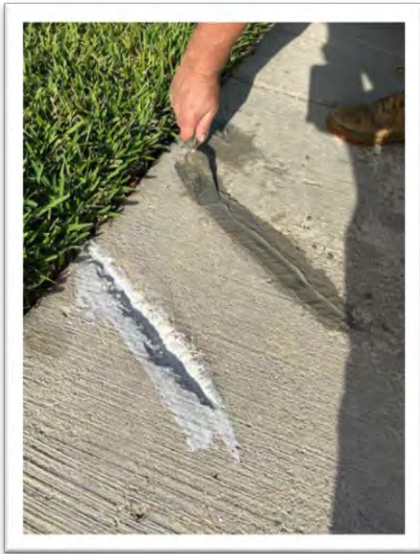
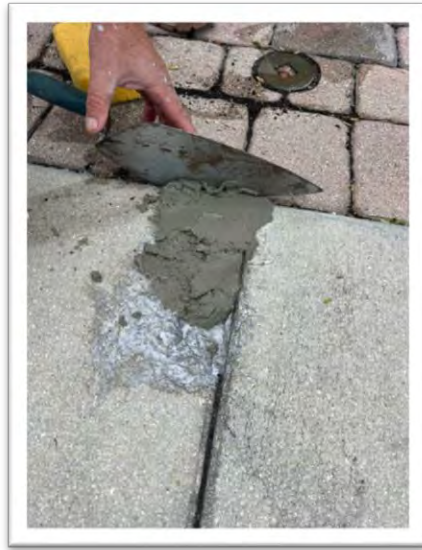
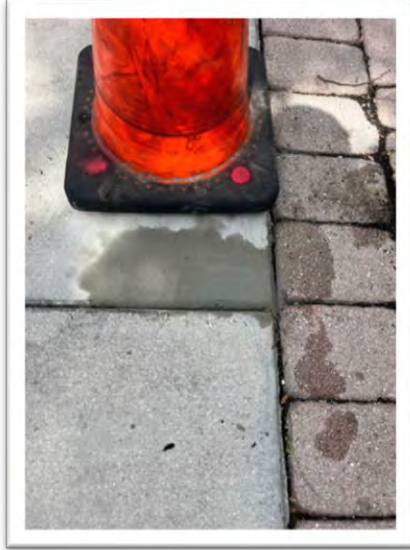
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- CC completed the East Sidewalk repairs and replacements.
 - Small asphalt repairs were completed.
 - Tree roots were removed.
 - An additional (5) slabs at Playground #2 were annexed to the project.
 - Will be meeting soon with CC to review the West Sidewalk repairs and replacements.

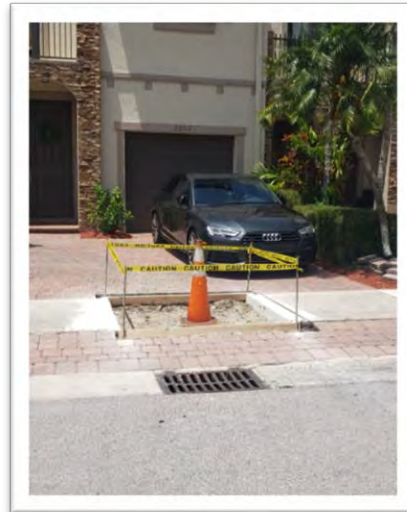
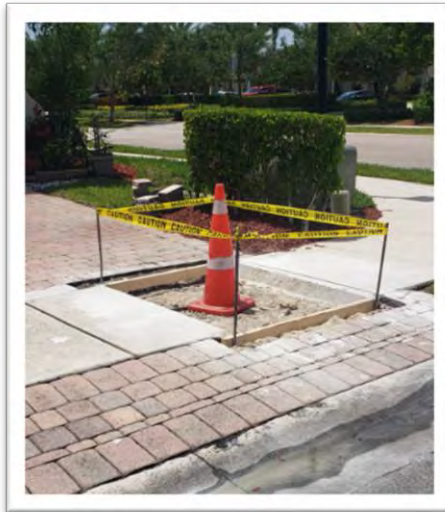


Governmental Management Services-South Florida, LLC

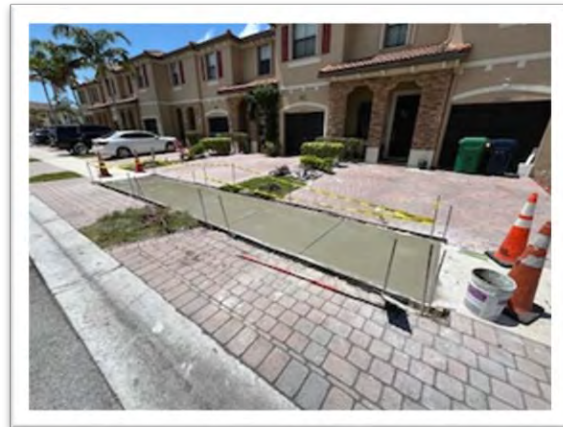
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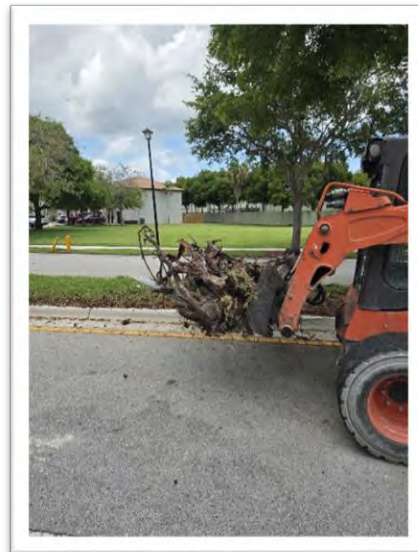
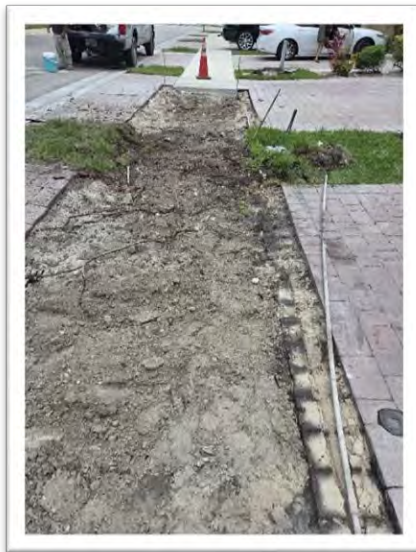
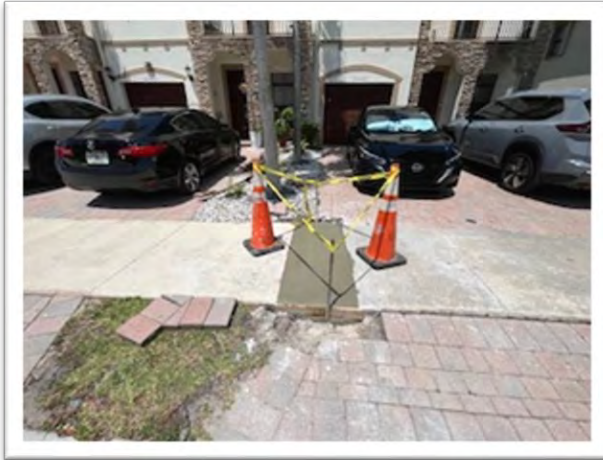


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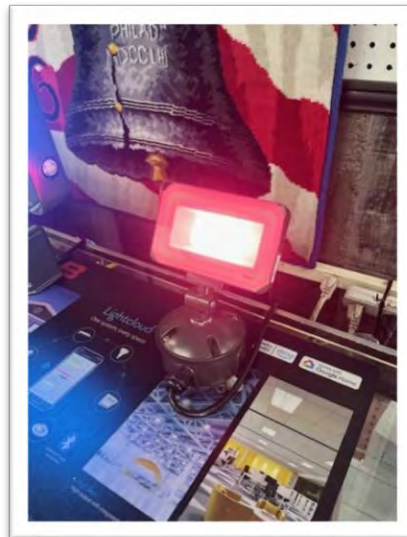
Governmental Management Services-South Florida, LLC

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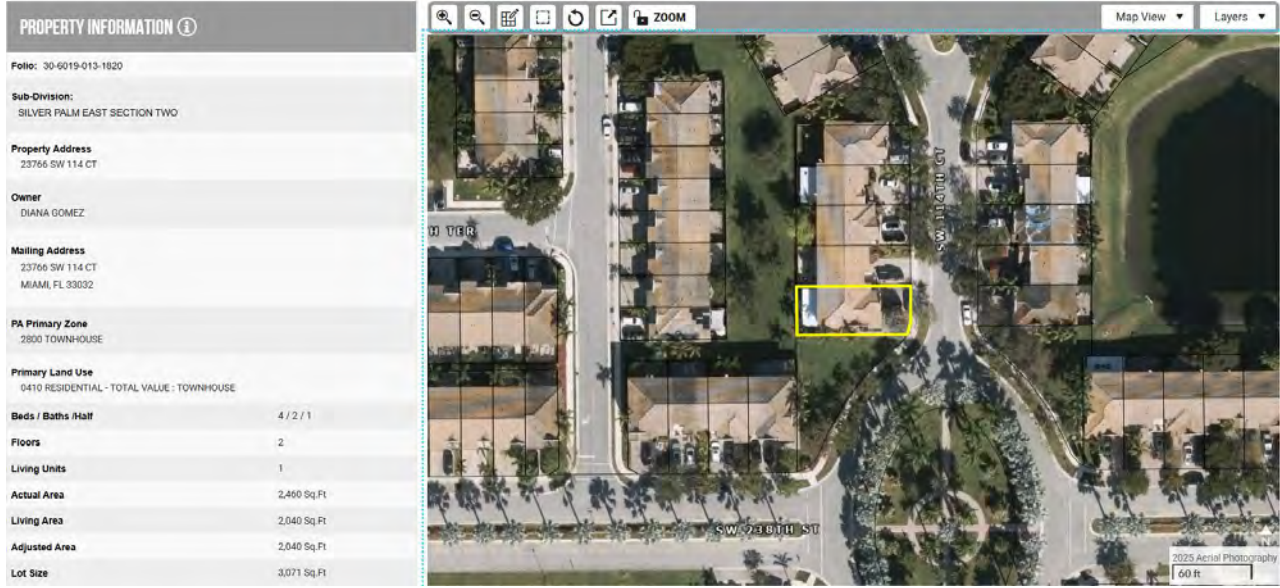
- New color changing lights to reflect the same model at the 238th Street Main Entrance with Allstar Electric (AE) are pending.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- The alleyway behind 23766 SW 114th Court seems to be draining properly. We will continue to monitor the area throughout the rainy season.



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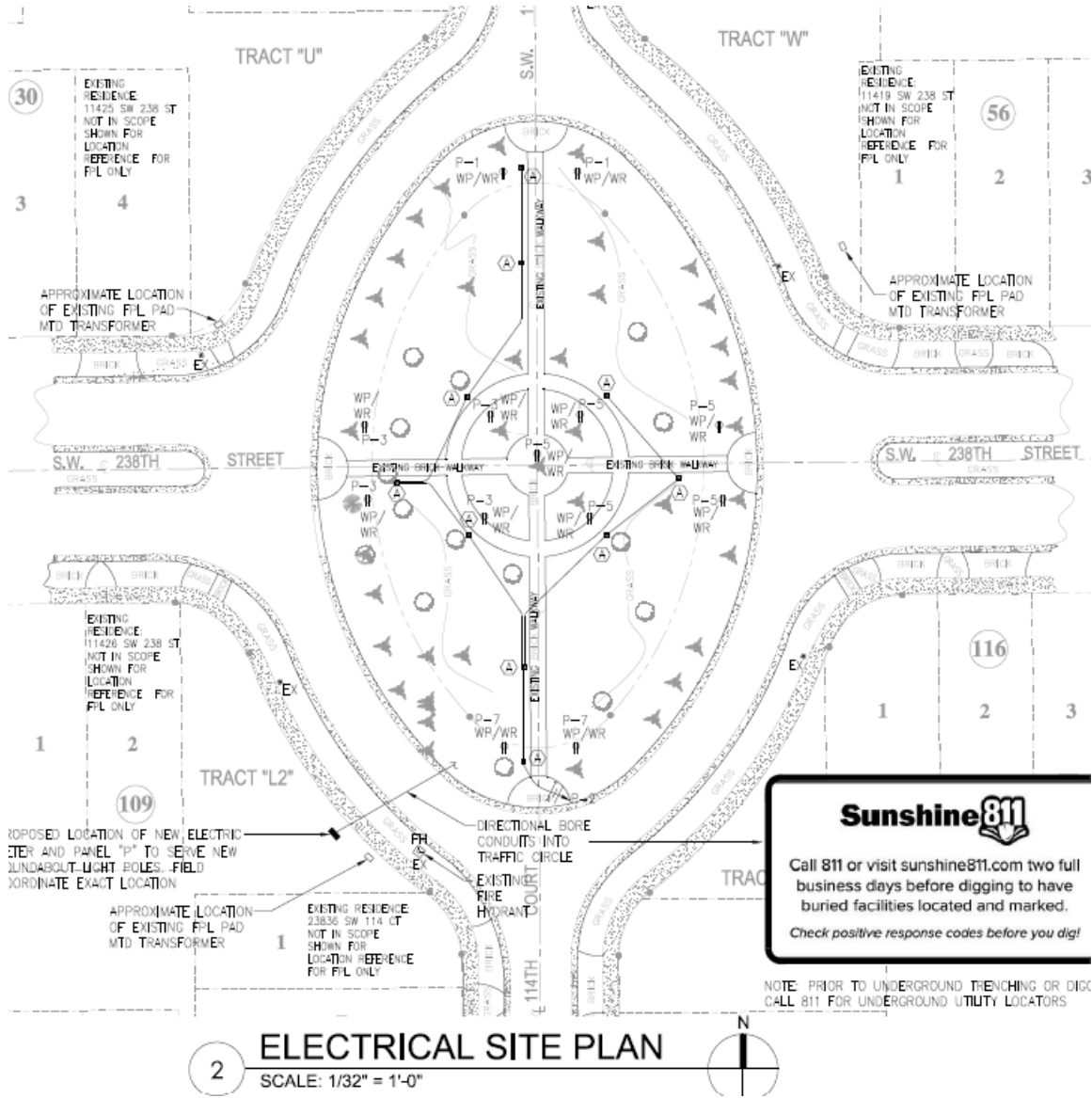


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

- Working with Lennar and FPL to finalize the installation of electrical meters at 118th Place and 237th Terrace mailbox kiosks.
 - The meter at 118th Place was installed.
 - The meter at 237th Terrace is pending.



- The contracts with AE and CC for the roundabout lamppost project have been carried out. The deposit to AE has been processed and received, the materials order has been received, and AE is working to finalize the permit.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBITS



-  The Royal Collection
-  The Majesty Collection
-  The Sable Collection
-  Future Residential Homesites



May 2026

May 2026							June 2026									
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
18						1	2	23								
19	3	4	5	6	7	8	9	24	7	8	9	10	11	12	13	
20	10	11	12	13	14	15	16	25	14	15	16	17	18	19	20	
21	17	18	19	20	21	22	23	26	21	22	23	24	25	26	27	
22	24	25	26	27	28	29	30	27	28	29	30					
23	31															

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 18	Apr 26	27	28	29	30	May 1 detail Palm Glades CDD	2 porter
WEEK 19	3	4 detail porter wet check	5 detail porter wet check	6 detail mow 1 porter wet check	7 detail mow 1	8 detail mow 1 porter	9 porter
WEEK 20	10	11 detail insect control porter weed control	12 detail mow 2 porter weed control	13 detail mow 2 porter	14 detail weed control	15 detail porter weed control	16 porter
WEEK 21	17	18 detail porter weed control	19 detail porter weed control	20 detail porter weed control	21 detail weed control	22 detail porter weed control	23 porter
WEEK 22	24	25 Memorial Day (OFF)	26 detail porter	27 detail mow 3 porter	28 detail mow 3	29 detail porter	30 porter
WEEK 23	31	Jun 1	2	3	4	5	6



Quality Site Assessment

Prepared for: Silver Palms - Palm Glades CDD

General Information

DATE: Thursday, Apr 23, 2026
NEXT QSA DATE: Monday, Jul 20, 2026
CLIENT ATTENDEES: Jesus Lorenzo
BRIGHTVIEW ATTENDEES: Nicolas Quiroz

Customer Focus Areas

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



1 Overall hedges are looking nice on medians.

2 Change trash bags on trash cans located on parks.

3 Spray for weeds on parks.

4 Raise up any low hanging tree branches.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Recommendations for Property Enhancements



1 To remove sand and install 6" of playground mulch.

2 To remove sand and install 6" of playground mulch.

3 To remove sand and install 6" of playground mulch.

4 Recommend to remove sand out of playgrounds and install 6" of playground mulch.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Recommendations for Property Enhancements



5



6



7

5 Measure the center area of park located on 118 place and 240 st. To remove all bad area full of weeds and install Bahia grass.

6 Propose other plants to install on 112 Avenue fence area.

7 Lab results will determine on how to move forward with turf located on 238 St median.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



1 Park located on 240 lane has big areas infected by virus but also has lots of good floritam grass.

2 Playground park located on 236 st has the most damaged grass due to virus.

3 Croton hedges are looking good and filling in nice.

4 Will gather a few grass samples and take to lab. Grass may be damaged due to dog poop or virus present. Located on 238 St.



Pesticide Application

352102013

Tracking: jYzBzLNByuQ



Property & Applicator

Estimated Time

Date of Application

Start Time

End Time

04/27/2026

8:10 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

Medians and parks throughout

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
Crosscheck Plus	279-3206-10404	Bifenthrin	Ants and Chinch bug
Rate Of Application	Total Product Applied	Unit	
Normal	15	Ounces	

Application

Crop/Commodity Treated

Turfgrass

Size of Area Treated (1)	Unit	Total Dry Weight or Liquid Volume Applied (1)	Unit
2	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	85	5	N/A

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 'J. Garcia', with a horizontal line extending from the end of the signature.

Supervising Certified Applicator and Certification Number

Same as the Applicator



Pesticide Application

352102013

Tracking: tlooQTqJnjRzn



Property & Applicator

Estimated Time

Date of Application

Start Time

End Time

04/29/2026

8:10 AM

2:40 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

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

Application Location

All Medians on club house house

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
Lesco Bandit 2F	432-1312	Imidacloprid	Chinch bug
Rate Of Application	Total Product Applied	Unit	
Normal	3	Ounces	

Application

Crop/Commodity Treated

Turfgrass

Size of Area Treated (1)

Unit

Total Dry Weight or Liquid Volume Applied (1)

Unit

2

Acres

150

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

85

9

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', with a small dot at the end of the final stroke.

Supervising Certified Applicator and Certification Number

Same as the Applicator

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: 4.14.26

Playground Safety Checklist

Park #2
113 Place

SURFACING

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

DRAINAGE

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

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- There are no missing trash receptacles.

INSPECTION BY:

SESUS

DATE OF INSPECTION:

4.14.26

Playground Safety Checklist

Park #3
233 Terrace

SURFACING

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

DRAINAGE

- 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 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.
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- All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: *Sebus*

DATE OF INSPECTION: *4.14.26*

Playground Safety Checklist

Park #1

240 Lane

SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
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- Loose-fill surfacing materials are not compacted.
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DRAINAGE

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- There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: 4.27.26

Playground Safety Checklist

Park #2
113 Place

SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
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DRAINAGE

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

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INSPECTION BY: Jesus

DATE OF INSPECTION: 4.27.26

Playground Safety Checklist

SURFACING

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- 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.

Park #3
233 Ferris

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.
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- 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: 4.27.26

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	Damaged Grass 23788 sw 117 Place		
Project Description	Repair Grass Due to Tire Ruts		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
45.00	PIECE	St. Augustine Grass	\$4.11	\$185.01
3.00	HOUR	Labor to pick up and deliver grass, prep area, install grass and water in 1x	\$60.55	\$181.65

Images

damaged grass 23788 sw 117 place



For internal use only

SO# 8901342
JOB# 352102013
Service Line 130

Total Price \$366.66

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

	Property Manager
Signature	Title
Juliana Duque	April 21, 2026
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
	Associate Acct Mgr Enhancement
Signature	Title
Nicolas Quiroz	April 21, 2026
Printed Name	Date
Job #:	352102013
SO #:	8901342
Proposed Price:	\$366.66

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	Damaged Grass 23821 sw 118 Place		
Project Description	Repair 272 SQ FT OF Grass Due To Pool Construction Damages		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
120.00	PIECE	St. Augustine Grass	\$4.11	\$493.36
5.00	HOUR	Labor to pick up and deliver grass, prep area, install grass and water in 1x	\$60.55	\$302.75

Images

23821



For internal use only

SO# 8901347
JOB# 352102013
Service Line 130

Total Price \$796.11

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

	Property Manager
Signature	Title
Juliana Duque	April 22, 2026
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
	Associate Acct Mgr Enhancement
Signature	Title
Nicolas Quiroz	April 22, 2026
Printed Name	Date
Job #:	352102013
SO #:	8901347
Proposed Price:	\$796.11

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	Damaged Grass 23811 sw 118 Place		
Project Description	Repair 142 SQ FT OF Grass Due To Pool Construction Damages		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
56.00	PIECE	St. Augustine Grass	\$4.11	\$230.23
3.00	HOUR	Labor to pick up and deliver grass, prep area, install grass and water in 1x	\$60.55	\$181.65

Images

23811



For internal use only

SO# 8901351
JOB# 352102013
Service Line 130

Total Price \$411.88

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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	Property Manager
Signature	Title
Juliana Duque	April 22, 2026
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
	Associate Acct Mgr Enhancement
Signature	Title
Nicolas Quiroz	April 22, 2026
Printed Name	Date
Job #:	352102013
SO #:	8901351
Proposed Price:	\$411.88

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT

Check Register

04/01/26 - 04/30/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
04/01/26 - 04/30/26	5145-5183	\$269,399.81
TOTAL		\$ 269,399.81

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26	00323	3/06/26	58206039	202603	320-	54100-	49300		50% DEP EASTER EVENT ALL STAR EXPERIENCE LLC	V	6,817.50-	6,817.50-	005113
4/06/26	00292	3/18/26	1AGS1057	202603	320-	57200-	49100		CAN LINERS/DOGGIE WASTE ALL GREEN CHEMICAL, INC.	*	930.05	930.05	005145
4/06/26	00065	4/01/26	2271	202604	320-	54100-	46600		APR 26 - JANITORIAL SVC	*	6,000.00		
		4/01/26	2280	202603	320-	54100-	49300		SPECIAL SERV. CLN 3/28/26 ALL PROFESSIONAL CLEANING LLC	*	187.50	6,187.50	005146
4/06/26	00323	3/06/26	58206039	202603	320-	54100-	49300		50% DEP EASTER EVENT ALL STAR EXPERIENCE LLC	*	6,817.50	6,817.50	005147
4/06/26	00055	3/24/26	9717825	202603	320-	57200-	46200		MAR 26 - LANDSCAPE MAINT	*	15,907.50		
		3/24/26	9717825	202603	320-	57200-	46300		MAR 26 - IRRIGATION	*	1,900.00		
		3/24/26	9717825	202603	320-	57200-	46270		PEST CONTR & FERT	*	3,629.83		
		3/24/26	9717825	202603	300-	20500-	10000		LESS 10% RETAINAGE	*	2,143.73-		
		3/24/26	9717826	202603	320-	57200-	46210		MAR 26 - PORTER SERVICES	*	5,967.00		
		3/25/26	9727090	202603	320-	57200-	46290		INST GRASS ALONG FENCE	*	225.38		
		3/25/26	9727099	202603	320-	57200-	46290		ST. AUGUSTINE GRASS	*	353.54		
		3/25/26	9727115	202603	320-	57200-	46290		ST. AUGUSTINE GRASS BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	821.13	26,660.65	005148
4/06/26	00301	4/01/26	7966	202604	320-	54100-	47000		APR 26 - POOL SERVICE E&J QUALITY POOL SERVICE	*	3,790.00	3,790.00	005149
4/06/26	00006	3/24/26	9-226-02	202603	310-	51300-	42000		DELIVERIES THRU 3/6/26 FEDEX	*	25.75	25.75	005150
4/06/26	00067	3/26/26	71482	202603	320-	54100-	46800		PARTS-LAT PULL DOWN THE FITNESS SOLUTION, INC.	*	1,321.30	1,321.30	005151

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26	00310	3/20/26	1008	202604 320-54100-49300			*	700.00		
			APR 26	- FITNESS CLASSES						
						FIT FOR L.Y.F.E			700.00	005152
4/06/26	00001	4/01/26	468	202604 320-57200-34000			*	2,087.83		
			APR 26	- FIELD SERVICES						
		4/01/26	469	202604 310-51300-34000			*	4,641.83		
			APR 26	- MGMT FEES						
		4/01/26	469	202604 310-51300-31300			*	229.17		
			APR 26	- DISSEMINATION						
		4/01/26	469	202604 310-51300-35110			*	275.00		
			APR 26	- WEBSITE ADMIN						
		4/01/26	469	202604 310-51300-51000			*	.15		
			APR 26	- OFFICE SUPPLIES						
		4/01/26	469	202604 310-51300-42000			*	33.62		
			APR 26	- POSTAGE						
		4/01/26	469	202604 310-51300-42500			*	5.55		
			APR 26	- COPIES						
						GOVERNMENTAL MANAGEMENT SERVICES -			7,273.15	005153
4/06/26	00217	4/02/26	IN166832	202604 320-54100-41000			*	105.44		
			APR 26	- PHONE SERVICE						
						IPHONE			105.44	005154
4/06/26	00312	4/01/26	18361	202604 320-54100-41500			*	208.00		
			APR 26	- IT SERVICES						
						IT WORKS NETWORK GROUP, INC			208.00	005155
4/06/26	00193	3/25/26	ZZXKW2	202603 320-54100-34000			*	9,421.80		
			PPE 3/22/26							
						KW PROPERTY MANAGEMENT			9,421.80	005156
4/06/26	00244	3/31/26	O18113	202603 320-54100-49300			*	6,430.00		
				CORP DJ/SHOW SING & DANCE						
						MEGA PARTY EVENTS, INC.			6,430.00	005157
4/06/26	00243	1/09/26	IV009088	202601 320-54100-34520			*	100.00		
			JAN 26	- MONTHLY BILLING						
						PYE BARKER FIRE & SAFETY, LLC			100.00	005158
4/06/26	00273	3/26/26	28188	202603 320-57200-34500			*	21,344.83		
				SECURITY SVCS 03/13-03/26						
		3/26/26	28189	202603 320-54100-34500			*	3,481.50		
				SECURITY SVCS 03/13-03/26						
						SEACOAST BUSINESS FUNDING			24,826.33	005159
						PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26	00184	3/25/26	60592680	202603	320	54100	51000		STECH OPP MP/WR COMBO	*	6.59		
		3/25/26	60592680	202603	320	54100	51000		AIRWICK/COLDCUP TRANS	*	293.78		
		3/25/26	60592680	202603	320	54100	51000		SUGAR/BATTERIES/CRCT TAPE	*	69.97		
		3/25/26	60592680	202603	320	54100	51000		GREEN TEA/COFFEE/SUGAR	*	78.36		
		3/25/26	60592680	202603	320	54100	51000		PAPER PLATES/WATER	*	106.44		
		3/25/26	60592680	202603	320	54100	51000		COFFEE/SUGAR/LEMON TEA	*	63.37		
		3/25/26	60592680	202603	320	54100	51000		GLOVES/PAPER TWLS/PENS	*	117.85		
									STAPLES BUSINESS CREDIT			736.36	005160
4/06/26	00186	3/31/26	15033126	202603	320	54100	46220		GRASS PALLET/HEDGE RMVL	*	1,680.00		
		4/01/26	15040126	202604	320	54100	46200		APR 26 - LANDSCAPE SVC	*	1,960.00		
									TONY'S NURSERY & GARDEN			3,640.00	005161
4/10/26	00301	4/10/26	8007	202604	320	54100	47100		DEPOSIT - NEW POOL MOTOR	*	4,267.50		
									E&J QUALITY POOL SERVICE			4,267.50	005162
4/16/26	00007	3/31/26	198086	202603	310	51300	31500		MAR 26 - ATTORNEY FEES	*	3,692.50		
									BILLING COCHRAN, P.A.			3,692.50	005163
4/16/26	00190	4/02/26	84956006	202604	320	54100	41010		APR 26 - CABLE	*	222.28		
									COMCAST			222.28	005164
4/16/26	00190	4/06/26	84956006	202604	320	54100	41010		APR 26 - INTERNET	*	222.81		
									COMCAST			222.81	005165
4/16/26	00259	4/13/26	2543433	202604	310	51300	32300		PALM GLADES CDD BDS 2020	*	3,500.00		
									COMPUTERSHARE TRUST COMPANY,N.A.			3,500.00	005166
4/16/26	00301	4/09/26	8006	202604	320	54100	47100		GRIDS FOR MAIN POOL FILTR	*	6,329.02		
									E&J QUALITY POOL SERVICE			6,329.02	005167
									PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/26	00271	4/03/26	5569 399	202603	320	54100	51000		MAR 26 - CREDIT CARD CHGS	*	1,271.21		
		4/03/26	5569 399	202603	320	54100	46700		MAR 26 - CREDIT CARD CHGS	*	249.78		
		4/03/26	5569 399	202603	320	54100	49300		MAR 26 - CREDIT CARD CHGS	*	3,456.19		
		4/03/26	5569 399	202603	320	54100	46910		MAR 26 - CREDIT CARD CHGS	*	517.06		
		4/03/26	5569 399	202603	320	54100	47100		MAR 26 - CREDIT CARD CHGS	*	65.18		
									ELITE CARD PAYMENT CENTER			5,559.42	005168
4/16/26	00006	3/31/26	9-235-42	202603	310	51300	42000		DELIVERIES THRU 3/24/26	*	25.30		
		4/07/26	9-245-27	202603	310	51300	42000		DELIVERIES THRU 3/27/26	*	48.00		
									FEDEX			73.30	005169
4/16/26	00024	4/15/26	APR 26	202604	320	57200	43000		APR 26 - ELECTRIC	*	3,218.21		
		4/15/26	APR 26	202604	320	54100	43000		APR 26 - ELECTRIC CLUBH	*	3,600.98		
									FPL			6,819.19	005170
4/16/26	00193	4/10/26	ZZXKW2	202604	320	54100	34000		PPE 04/05/26	*	10,542.31		
		4/10/26	ZZXKW2	202604	320	54100	34000		TEMP SPECIAL EVENT 3/28	*	5,060.00		
		4/10/26	ZZXKW2	202604	320	54100	34000		TEMP SVCS 3/30-4/03	*	132.00		
									KW PROPERTY MANAGEMENT			15,734.31	005171
4/16/26	00269	4/16/26	04162026	202604	300	20700	10600		TRANSFER OF TAX RECEIPTS	*	711.84		
									PALM GLADES CDD C/O WELLS FARGO			711.84	005172
4/16/26	00010	4/16/26	04162026	202604	300	20700	10100		TRANSFER OF TAX RECEIPTS	*	22,281.05		
									PALM GLADES CDD C/O WELLS FARGO			22,281.05	005173
4/16/26	00025	4/16/26	04162026	202604	300	20700	10300		TRANSFER OF TAX RECEIPTS	*	16,825.08		
									PALM GLADES CDD C/O WELLS FARGO			16,825.08	005174
4/16/26	00209	4/16/26	04162026	202604	300	20700	10400		TRANSFER OF TAX RECEIPTS	*	7,307.79		

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		4/16/26 04162026	202604 300-20700-10400	TRANSFER OF TAX RECEIPTS PALM GLADES CDD C/O WELLS FARGO	*	9,075.65	16,383.44 005175
4/16/26 00240		4/16/26 04162026	202604 300-20700-10500	TRANSFER OF TAX RECEIPTS PALM GLADES CDD C/O WELLS FARGO	*	1,179.89	1,179.89 005176
4/16/26 00243		4/03/26 IV010487	202604 320-54100-34520	APR 26 - MONTHLY BILLING PYE BARKER FIRE & SAFETY, LLC	*	100.00	100.00 005177
4/16/26 00273		4/09/26 28281	202604 320-57200-34500	SECURITY SVCS 03/27-04/09	*	21,276.14	
		4/09/26 28282	202604 320-54100-34500	SECURITY SVCS 03/27-04/09 SEACOAST BUSINESS FUNDING	*	3,961.53	25,237.67 005178
4/16/26 00326		4/15/26 2007	202604 320-57200-46600	APR 26 - LAKE MAINT SOUTHEAST LAND AND WATER	*	750.00	750.00 005179
4/16/26 00221		2/12/26 21226	202602 320-54100-47100	KIDDY POOL PAVER REPAIRS	*	8,000.00	
		2/17/26 21726	202602 320-54100-49200	CLUB STUCCO REPAIRS CHANDLER CONTRACTORS, INC.	*	1,525.00	9,525.00 005180
4/16/26 00015		4/01/26 30601901	202604 320-54100-49000	2025 PROPERTY TAXES MIAMI DADE TAX COLLECTOR	*	793.06	793.06 005181
4/16/26 00024		4/15/26 APR 26	202604 320-54100-43000	APR 26 CLUBHOUSE BALANCE FPL	*	162.12	162.12 005182
4/30/26 00241		2/04/26 5326	202602 320-57200-49100	CENTER MEDIAN LIGHTING ALL STAR ELECTRICAL SERVICES, INC.	*	36,674.00	36,674.00 005183
TOTAL FOR BANK A						269,399.81	
TOTAL FOR REGISTER						269,399.81	

PLMG -PALM GLADES- ACOOPER

Palm Glades
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1-2	<u>Balance Sheet</u>
3-5	<u>General Fund</u>
6	<u>Capital Reserve Fund</u>
7	<u>Debt Service Fund Series 2016</u>
8	<u>Debt Service Fund Series 2017</u>
9	<u>Debt Service Fund Series 2018A1&A2</u>
10	<u>Debt Service Fund Series 2020</u>
11	<u>Debt Service Fund Series 2021</u>
12	<u>Capital Project Fund Series 2018</u>
13	<u>Capital Project Fund Series 2021</u>
14-16	<u>Month to Month</u>
17-19	<u>Long Term Debt Report</u>
20-21	<u>Assessment Receipt Schedule</u>

Palm Glades
Community Development District
Combined Balance Sheet
April 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:					
Cash:					
Operating Account	\$ 5,414	\$ -	\$ -	\$ -	\$ 5,414
Capital Reserve	-	-	25,556	-	25,556
Investments:					
State Board of Administration (SBA)	1,481,933	-	602,650	-	2,084,582
Series 2016					
Reserve	-	556,427	-	-	556,427
Revenue	-	667,552	-	-	667,552
Interest	-	152,081	-	-	152,081
Sinking	-	580,000	-	-	580,000
Principal	-	72	-	-	72
Series 2017					
Reserve	-	125,461	-	-	125,461
Revenue	-	299,398	-	-	299,398
Interest	-	179,050	-	-	179,050
Sinking	-	375,000	-	-	375,000
Series 2018A1					
Reserve	-	337,370	-	-	337,370
Interest	-	164,183	-	-	164,183
Revenue	-	648,638	-	-	648,638
Principal	-	6	-	-	6
Series 2018A2					
Reserve	-	32,285	-	-	32,285
Interest	-	42,534	-	-	42,534
Principal	-	72	-	-	72
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,954	2,954
Series 2020					
Reserve	-	30,027	-	-	30,027
Interest	-	15,300	-	-	15,300
Revenue	-	35,046	-	-	35,046
Sinking	-	20,000	-	-	20,000
Series 2021					
Reserve	-	3,532	-	-	3,532
Interest	-	3	-	-	3
Revenue	-	37,824	-	-	37,824
Sinking	-	4	-	-	4
Acq. & Construction - Series 2021	-	-	-	92	92
Deposits	6,874	-	-	-	6,874
Total Assets	\$ 1,494,220	\$ 4,301,877	\$ 628,205	\$ 3,046	\$ 6,427,349

Palm Glades
Community Development District
Combined Balance Sheet
April 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	\$ 77,590	-	\$ 22,250	\$ -	\$ 99,840
Retainage Payable - Landscape	2,144	-	-	-	2,144
Total Liabilities	\$ 79,856	\$ -	\$ 22,250	\$ -	\$ 102,106
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	4,301,877	-	-	4,301,877
Capital Project	-	-	-	3,046	3,046
Assigned for:					
Capital Reserve Fund	-	-	605,955	-	605,955
Unassigned	1,407,491	-	-	-	1,407,491
Total Fund Balances	\$ 1,414,364	\$ 4,301,877	\$ 605,955	\$ 3,046	\$ 6,325,243
Total Liabilities & Fund Balance	\$ 1,494,220	\$ 4,301,877	\$ 628,205	\$ 3,046	\$ 6,427,349

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,585,061	\$ 2,551,689	\$ (33,372)
Interest Income	42,500	24,792	30,623	5,832
Guess Passes	-	-	230	230
Party Rental Fees	13,000	7,583	6,955	(628)
Non-Residential Memberships	-	-	11,040	11,040
Key Card/Replacements	-	-	1,020	1,020
Landscape Replacement Damage	-	-	1,624	1,624
Resident Events	-	-	94	94
Total Revenues	\$ 2,640,561	\$ 2,617,436	\$2,604,060	\$ (13,376)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,400	\$ 600
PR-FICA	918	536	490	46
Engineering	10,000	5,833	22,745	(16,912)
Attorney	45,000	26,250	28,769	(2,519)
Annual Audit	7,300	4,900	4,900	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	-	-	-
Dissemination Agent	2,750	1,604	1,604	(0)
Trustee Fees	24,000	11,000	11,000	-
Management Fees	55,702	32,493	32,493	(0)
Website Maintenance	3,300	1,925	1,925	-
Telephone	100	58	-	58
Postage & Delivery	1,000	583	643	(59)
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	1,266	165	1,100
Legal Advertising	2,600	1,517	-	1,517
Other Current Charges	1,050	613	412	201
Office Supplies	260	152	10	142
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	146	-	146
Total General & Administrative	\$ 184,505	\$ 109,580	\$ 125,298	\$ (15,718)

Palm Glades

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Landscape Maintenance	\$ 200,435	\$ 116,920	\$ 95,445	\$ 21,475
Porter Service	79,560	46,410	39,780	6,630
Mulch	65,050	37,946	35,938	2,008
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	25,591	21,779	3,812
Annuals	15,000	8,750	4,700	4,050
Plants Replacement	50,000	29,167	42,129	(12,962)
Irrigation System	23,940	13,965	11,400	2,565
Irrigation Repairs	30,000	17,500	20,400	(2,900)
Electricity	40,000	23,333	22,647	686
Refuse	18,500	10,792	12,036	(1,244)
Entrance Maintenance & Repairs	29,000	16,917	10,265	6,652
Janitorial Supplies	4,200	2,450	-	2,450
Lake Maintenance	13,500	7,875	5,320	2,555
Lake Debris Removal	3,600	2,100	-	2,100
Cleaning of Drainage System	22,000	12,833	5,500	7,333
Pressure Cleaning - Sidewalk	20,000	20,000	20,650	(650)
Field Management	25,054	14,615	14,615	(0)
Security Services	661,128	385,658	319,336	66,322
Holiday Decorations	45,000	39,865	39,865	-
Sidewalk Repairs	50,000	29,167	25,100	4,067
Contingency	60,000	35,000	77,168	(42,168)
Capital Reserves	157,325	157,325	157,325	-
Subtotal Field Expenditures	\$ 1,696,162	\$ 1,088,223	\$ 1,015,442	\$ 72,781
Clubhouse Expenditures				
Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 2,917	\$ 4,609	\$ (1,692)
Air Conditioning Maintenance	7,000	4,083	915	3,168
Basketball Court Repairs and Maintenance	10,000	5,833	7,950	(2,117)
Cable & Internet Service	5,000	2,917	3,059	(143)
IT Services	2,500	1,458	1,668	(209)
Circuit Training Equipment Maintenance	6,350	3,704	4,636	(931)
Sauna Equipment Maintenance	3,500	2,042	225	1,817
Electricity	51,000	29,750	25,494	4,256
Fire Alarm & Building Alarm Monitoring	8,000	4,667	2,322	2,345
Gazebo and Trellis Repairs and Maintenance	11,000	6,417	-	6,417
Holiday Decorations	14,100	11,395	11,395	-
Insurance	69,300	63,194	63,194	-
Flood Insurance	14,000	12,515	12,515	-
Irrigation Repairs and Maintenance	5,000	2,917	-	2,917
Janitorial	72,000	42,000	42,200	(200)
Janitorial Supplies	5,200	3,033	1,894	1,139
Landscape Maintenance	30,540	17,815	13,720	4,095
Landscape Replacement (Includes Mulching)	26,176	26,176	50,390	(24,214)
Management Fees	260,000	151,667	164,052	(12,385)
Office Equipment Maintenance	9,000	5,250	-	5,250
Office Supplies/Clubhouse Supplies	18,000	10,500	13,810	(3,310)
Pest Control - Exterior	8,300	4,842	641	4,201

Palm Glades

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Clubhouse Expenditures (continued)				
Pest Control - Interior	\$ 3,500	\$ 2,042	\$ 1,139	902
Pool, Spa and Waterpark Maintenance	45,000	26,250	26,530	(280)
Pool, Spa and Waterpark Repairs	32,500	18,958	65,504	(46,546)
Printing & Postage	2,400	1,400	-	1,400
Property Taxes	500	292	793	(501)
Repairs/Maintenance & Supplies (General)	50,000	29,167	16,324	12,842
Residential Social Expenses	70,000	40,833	53,986	(13,153)
Security	76,545	44,651	54,876	(10,225)
Telephone	900	525	709	(184)
Trash Collection/Recycling	6,500	3,792	-	3,792
Water & Sewer	8,000	4,667	5,351	1,503
Window Cleaning/Pressure Cleaning	4,000	2,333	-	2,333
Contingency	31,783	18,540	83,145	(64,605)
Subtotal Clubhouse Expenditures	\$ 972,594	\$ 608,541	\$ 733,047	\$ (122,318)
Total Operations & Maintenance	\$ 2,668,756	\$ 1,696,763	\$ 1,748,489	\$ (49,538)
Total Expenditures	\$ 2,853,261	\$ 1,806,343	\$ 1,873,787	\$ (65,256)
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$ 811,093	\$ 730,273	\$ (78,632)
Net Change in Fund Balance	\$ (212,700)	\$ 811,093	\$ 730,273	\$ (78,632)
Fund Balance - Beginning	\$ 212,700		\$ 684,091	
Fund Balance - Ending	\$ 0		\$ 1,414,364	

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Capital Reserve Contributions	\$ 157,325	\$ 157,325	\$ 157,325	\$ -
Interest Income	5,000	5,000	12,226	7,226
Total Revenues	\$ 162,325	\$ 162,325	\$ 169,551	\$ 7,226
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 44,500	\$ (44,500)
Bank Charges	500	292	\$ 414	(122)
Total Expenditures	\$ 500	\$ 292	\$ 44,914	\$ (44,622)
Excess (Deficiency) of Revenues over Expenditures	\$ 161,825		\$ 124,637	
Net Change in Fund Balance	\$ 161,825	\$ -	\$ 124,637	\$ (44,622)
Fund Balance - Beginning	\$ 476,787		\$ 481,318	
Fund Balance - Ending	\$ 638,612		\$ 605,955	

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 899,599	\$ 899,599	\$ 885,324	\$ (14,275)
Interest Income	15,000	8,750	32,077	23,327
Total Revenues	\$ 914,599	\$ 908,349	\$ 917,401	\$ 9,052
Expenditures:				
Interest Expense - 11/1	\$ 152,081	\$ 152,081	\$ 152,081	\$ -
Principal Expense - 5/1	580,000	-	-	-
Interest Expense - 5/1	152,081	-	-	-
Total Expenditures	\$ 884,163	\$ 152,081	\$ 152,081	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 30,436	\$ 756,267	\$ 765,319	\$ 9,052
Net Change in Fund Balance	\$ 30,436	\$ 756,267	\$ 765,319	\$ 9,052
Fund Balance - Beginning	\$ 685,776		\$ 1,190,813	
Fund Balance - Ending	\$ 716,212		\$ 1,956,132	

Palm Glades

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,253	\$ 727,253	\$ 720,031	\$ (7,221)
Interest Income	10,000	10,000	13,230	3,230
Total Revenues	\$ 737,253	\$ 737,253	\$ 733,261	\$ (3,992)
Expenditures:				
Interest Expense - 11/1	\$ 179,050	\$ 179,050	\$ 179,050	\$ -
Principal Expense - 5/1	375,000	-	-	-
Interest Expense - 5/1	179,050	-	-	-
Total Expenditures	\$ 733,100	\$ 179,050	\$ 179,050	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,153	\$ 558,203	\$ 554,211	\$ (3,992)
Net Change in Fund Balance	\$ 4,153	\$ 558,203	\$ 554,211	\$ (3,992)
Fund Balance - Beginning	\$ 278,235		\$ 424,698	
Fund Balance - Ending	\$ 282,388		\$ 978,909	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 682,304	\$ 682,304	\$ 673,353	\$ (8,951)
Interest Income	20,000	11,667	21,152	9,485
Total Revenues	\$ 702,304	\$ 693,971	\$ 694,505	\$ 534
Expenditures:				
Series 2018A1				
Interest Expense - 11/1	\$ 167,945	\$ 167,945	\$ 167,945	\$ -
Principal Expense - 11/1	215,000	215,000	215,000	-
Interest Expense - 5/1	164,183	-	-	-
Series 2018A2				
Interest Expense - 11/1	43,434	43,434	43,434	-
Principal Expense - 11/1	40,000	40,000	40,000	-
Interest Expense - 5/1	42,534	-	-	-
Total Expenditures	\$ 673,096	\$ 466,379	\$ 466,379	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,208	\$ 227,591	\$ 228,125	\$ 534
Net Change in Fund Balance	\$ 29,208	\$ 227,591	\$ 228,125	\$ 534
Fund Balance - Beginning	\$ 634,459		\$ 996,975	
Fund Balance - Ending	\$ 663,667		\$ 1,225,100	

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 51,000	\$ 51,000	\$ 50,494	\$ (506)
Interest Income	1,000	1,000	1,631	631
Total Revenues	\$ 52,000	\$ 52,000	\$ 52,125	\$ 125
Expenditures:				
Interest Expense - 11/1	\$ 15,300	\$ 15,300	\$ 15,300	\$ -
Principal Expense - 5/1	20,000	-	-	-
Interest Expense - 5/1	15,300	-	-	-
Total Expenditures	\$ 50,600	\$ 15,300	\$ 15,300	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 36,700	\$ 36,825	\$ 125
Net Change in Fund Balance	\$ 1,400	\$ 36,700	\$ 36,825	\$ 125
Fund Balance - Beginning	\$ 34,884		\$ 63,548	
Fund Balance - Ending	\$ 36,284		\$ 100,373	

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 30,769	\$ 30,769	\$ 30,463	\$ (306)
Interest Income	500	500	752	252
Total Revenues	\$ 31,269	\$ 31,269	\$ 31,216	\$ (53)
Expenditures:				
Interest Expense - 12/15	\$ 8,836	\$ 8,836	\$ 8,836	\$ -
Principal Expense - 12/15	13,000	13,000	13,000	-
Interest Expense - 6/15	8,693	-	-	-
Total Expenditures	\$ 30,530	\$ 21,836	\$ 21,836	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 739	\$ 9,433	\$ 9,380	\$ (53)
Net Change in Fund Balance	\$ 739	\$ 9,433	\$ 9,380	\$ (53)
Fund Balance - Beginning	\$ 28,487		\$ 31,983	
Fund Balance - Ending	\$ 29,226		\$ 41,363	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 64	\$ 64
Total Revenues	\$ -	\$ -	\$ 64	\$ 64
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 64	\$ 64
Net Change in Fund Balance	\$ -		\$ 64	
Fund Balance - Beginning	\$ -		\$ 2,891	
Fund Balance - Ending	\$ -		\$ 2,954	

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

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	\$ 2
Net Change in Fund Balance	\$ -		\$ 2	
Fund Balance - Beginning	\$ -		\$ 90	
Fund Balance - Ending	\$ -		\$ 92	

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 205,808	\$ 2,198,701	\$ 41,964	\$ 25,026	\$ 17,757	\$ 62,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,551,689
Interest Income	2,091	1,574	2,992	7,208	6,211	5,698	4,849	-	-	-	-	-	30,623
Guess Passes	50	-	-	-	-	50	130	-	-	-	-	-	230
Party Rental Fees	695	-	-	2,525	-	3,340	395	-	-	-	-	-	6,955
Non-Residential Memberships	8,280	1,380	-	-	-	-	1,380	-	-	-	-	-	11,040
Miscellaneous	-	-	-	-	-	-	785	-	-	-	-	-	785
Key Card/Replacements	170	90	-	230	120	100	310	-	-	-	-	-	1,020
Landscape Replacement Damage	-	393	-	-	-	300	932	-	-	-	-	-	1,624
Resident Events	94	-	-	-	-	-	-	-	-	-	-	-	94
Total Revenues	\$ 11,380	\$ 209,245	\$ 2,201,693	\$ 51,927	\$ 31,357	\$ 27,245	\$ 71,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,604,060

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,400
PR-FICA	77	77	77	77	61	61	61	-	-	-	-	-	490
Engineering	2,925	17,500	2,200	-	120	-	-	-	-	-	-	-	22,745
Attorney	9,980	4,150	3,163	3,769	4,015	-	3,693	-	-	-	-	-	28,769
Annual Audit	-	-	-	-	2,000	2,900	-	-	-	-	-	-	4,900
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	229	229	229	229	229	229	229	-	-	-	-	-	1,604
Trustee Fees	7,500	-	-	-	-	-	3,500	-	-	-	-	-	11,000
Management Fees	4,642	4,642	4,642	4,642	4,642	4,642	4,642	-	-	-	-	-	32,493
Website Maintenance	275	275	275	275	275	275	275	-	-	-	-	-	1,925
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	77	25	148	111	-	-	-	-	-	643
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	0	3	10	6	-	-	-	-	-	165
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	109	66	23	-	16	93	105	-	-	-	-	-	412
Office Supplies	5	5	-	-	-	-	0	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 40,659	\$ 28,068	\$ 11,737	\$ 10,068	\$ 12,187	\$ 9,158	\$ 13,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,298

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Landscape Maintenance	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,445
Porter Service	5,967	7,956	5,967	5,967	7,956	5,967	-	-	-	-	-	-	39,780
Mulch	-	32,040	-	-	3,898	-	-	-	-	-	-	-	35,938
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	3,630	3,630	3,630	3,630	3,630	-	-	-	-	-	-	21,779
Annuals	-	4,700	-	-	-	-	-	-	-	-	-	-	4,700
Plants Replacement	2,399	13,727	3,002	5,307	16,294	1,400	-	-	-	-	-	-	42,129
Irrigation System	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	-	-	-	11,400
Irrigation Repairs	3,125	3,165	-	5,160	3,320	3,300	2,330	-	-	-	-	-	20,400
Electricity	3,027	3,037	3,284	3,456	3,482	3,142	3,218	-	-	-	-	-	22,647
Refuse	1,577	1,734	1,760	1,734	1,734	1,734	1,760	-	-	-	-	-	12,036
Entrance Maintenance & Repairs	1,640	-	-	6,750	1,875	-	-	-	-	-	-	-	10,265
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	750	750	750	750	-	-	-	-	-	5,320
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	-	-	-	-	-	14,615
Security Services	42,099	42,335	65,281	42,257	42,389	42,298	42,677	-	-	-	-	-	319,336
Holiday Decorations	-	-	39,865	-	-	-	-	-	-	-	-	-	39,865
Sidewalk Repairs	-	-	-	1,950	-	-	23,150	-	-	-	-	-	25,100
Contingency	9,772	1,679	3,910	7,361	43,699	4,397	6,350	-	-	-	-	-	77,168
Capital Reserves	-	-	-	-	157,325	-	-	-	-	-	-	-	157,325
Subtotal Field Expenditures	\$ 127,961	\$ 134,685	\$ 167,994	\$ 109,717	\$ 306,248	\$ 86,513	\$ 82,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015,442

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,609
Air Conditioning Maintenance	-	-	-	915	-	-	-	-	-	-	-	-	915
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	-	-	7,950
Cable & Internet Service	420	420	439	445	445	445	445	-	-	-	-	-	3,059
IT Services	208	420	208	208	208	208	208	-	-	-	-	-	1,668
Circuit Training Equipment Maintenance	-	210	1,677	150	1,103	1,496	-	-	-	-	-	-	4,636
Sauna Equipment Maintenance	-	-	-	-	225	-	-	-	-	-	-	-	225
Electricity	3,876	3,998	3,706	3,602	2,827	3,722	3,763	-	-	-	-	-	25,494
Fire Alarm & Building Alarm Monitoring	1,080	500	100	100	342	100	100	-	-	-	-	-	2,322
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	-	-	-	-	-	42,200
Janitorial Supplies	260	260	375	250	500	250	-	-	-	-	-	-	1,894
Landscape Maintenance	1,960	1,960	1,960	1,960	1,960	1,960	1,960	-	-	-	-	-	13,720
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	1,680	-	-	-	-	-	-	50,390
Management Fees	10,272	38,513	23,630	22,426	22,264	20,464	26,484	-	-	-	-	-	164,052
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,669	1,816	1,339	1,213	2,227	-	-	-	-	-	13,810
Pest Control - Exterior	90	90	90	93	93	93	93	-	-	-	-	-	641
Pest Control - Interior	160	160	160	165	165	165	165	-	-	-	-	-	1,139
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	7,580	3,790	-	3,790	-	-	-	-	-	26,530
Pool, Spa and Waterpark Repairs	250	635	-	17,385	32,875	837	13,522	-	-	-	-	-	65,504
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	793	-	-	-	-	-	793
Repairs/Maintenance & Supplies (General)	1,700	769	525	2,200	7,602	2,311	1,217	-	-	-	-	-	16,324
Residential Social Expenses	19,011	5,876	1,735	736	1,519	20,953	4,156	-	-	-	-	-	53,986
Security	7,427	7,854	11,589	6,583	6,876	6,894	7,651	-	-	-	-	-	54,876
Telephone	76	105	105	105	105	105	105	-	-	-	-	-	709
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	1,094	-	1,839	-	1,094	-	-	-	-	-	5,351
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	13,125	15,515	22,330	25,070	1,525	-	-	-	-	-	83,145
Subtotal Clubhouse Expenditures	\$ 124,809	\$ 96,923	\$ 124,386	\$ 88,369	\$ 129,025	\$ 94,101	\$ 75,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733,047
Total Operations & Maintenance	\$ 252,771	\$ 231,608	\$ 292,380	\$ 198,087	\$ 435,274	\$ 180,614	\$ 157,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,748,489
Total Expenditures	\$ 293,430	\$ 259,675	\$ 304,117	\$ 208,155	\$ 447,460	\$ 189,772	\$ 171,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,873,787
Excess (Deficiency) of Revenues over Expenditures	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (162,527)	\$ (99,964)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,273
Net Change in Fund Balance	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (162,527)	\$ (99,964)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,273

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	556,427	
Bonds Outstanding at - 9/30/22		\$9,490,000
Less: Principal Payment - 05/01/23		(\$530,000)
Less: Principal Payment - 05/01/24		(\$550,000)
Less: Principal Payment - 05/01/25		(\$565,000)
Current Bonds Outstanding		\$7,845,000

Special Assessment Refunding Bonds, Series 2017		
Original Issue Amount: 08/31/2017		\$9,755,000
Term 1:	\$1,085,000.00	
Interest Rate:	3.500%	
Maturity Date:	5/1/2021	
Term 2:	\$2,120,000.00	
Interest Rate:	4.000%	
Maturity Date:	5/1/2027	
Term 3:	\$6,550,000.00	
Interest Rate:	5.000%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	125% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$125,000	
Reserve Fund Balance	125,461	
Bonds Outstanding at - 9/30/22		\$8,350,000
Less: Principal Payment - 05/01/23		(\$330,000)
Less: Principal Payment - 05/01/24		(\$345,000)
Less: Principal Payment - 05/01/25		(\$360,000)
Current Bonds Outstanding		\$7,315,000

Palm Glades
Community Development District
Long Term Debt Report

Senior Special Assessment Bonds, Series 2018 A-1		
Original Issue Amount: 05/31/2018		\$9,455,000
Term 1:	\$1,165,000	
Interest Rate:	3.000%	
Maturity Date:	11/1/2024	
Term 2:	\$910,000	
Interest Rate:	3.500%	
Maturity Date:	11/1/2028	
Term 3:	\$2,960,000	
Interest Rate:	4.000%	
Maturity Date:	11/1/2038	
Term 4:	\$4,420,000	
Interest Rate:	4.200%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$276,720	
Reserve Fund Balance	337,370	
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	32,285	
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	30,027	
Bonds Outstanding - 04/29/2020		\$845,000
Less: Principal Payment - 05/1/21		(\$15,000)
Less: Principal Payment - 05/1/22		(\$15,000)
Less: Principal Payment - 05/1/23		(\$15,000)
Less: Principal Payment - 05/1/24		(\$15,000)
Less: Principal Payment - 05/1/25		(\$20,000)
Current Bonds Outstanding		\$765,000

Special Assessment Bonds, Series 2021		
Original Issue Amount: 10/25/2021		\$550,000
Term 1:	\$62,000	
Interest Rate:	2.200%	
Maturity Date:	12/15/2026	
Term 2:	\$69,000	
Interest Rate:	2.700%	
Maturity Date:	12/15/2031	
Term 3:	\$174,000	
Interest Rate:	3.125%	
Maturity Date:	12/15/2041	
Term 4:	\$245,000	
Interest Rate:	4.000%	
Maturity Date:	12/15/2051	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$3,077	
Reserve Fund Balance	3,532	
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 35.30%	\$459,543.15 16.59%	\$946,946.02 34.19%	\$385,715.55 13.93%	\$2,769,887.47 100.00%
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
TOTAL		\$2,718,294.63	\$105,151.09	\$26,131.44	\$2,804.27	\$2,589,816.37	\$914,238.38	\$429,638.63	\$885,324.03	\$360,615.32	\$2,589,816.37

98%	Percent Collected
\$ 51,592.84	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
TOTAL		\$2,435,892.74	\$93,428.51	\$23,424.64	\$2,498.13	\$2,321,537.72	\$835,214.77	\$372,596.96	\$720,031.35	\$312,737.65	\$50,493.58	\$30,463.41	\$2,321,537.72

99%	Percent Collected
\$ 32,106.11	Balance Remaining to Collect