



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

March 10, 2026



E. CDD Manager

7. Financial Reports

A. Approval of Check Register – **Page 180**

B. Acceptance of Unaudited Financials – **Page 187**

8. Supervisors Requests and Audience Comments

9. 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, February 10, 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 (by phone)
Zuzer Calero	Assistant Secretary

Also present were:

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

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
January 13, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes from the January 13, 2026 meeting. This is the time to present any additions, corrections, or deletions. I did receive one correction from the District Attorney: on page 9, in the middle of the page under Mr. Cochran, it should read, “were those bolts, were they just like cut through to level it?” Are there any other comments, changes, deletions, or corrections? Hearing none, we will entertain a motion to approve the minutes with that change

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, the Minutes of the January 13, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS Ratification of:

- A. Small Project Agreement (Main Pool and Kids Splash Pool Paver Deck and Coping Repairs- 2026) with Chandler Contractors, Inc.**
- B. Small Project Agreement (Pressure Cleaning 2025) with Chandler Contractors, Inc.**
- C. Small Project Agreement (Clubhouse Projects 2026) with Chandler Contractors, Inc.**
- D. Small Project Agreement (Kids Splash Pool Repairs and Painting – 2026) with Chandler Contractors, Inc.**
- E. First Amendment to Amended and Restated Preventative Maintenance Agreement with The Fitness Solution, Inc.**
- F. Temporary Access Easement Agreement by and between The Palm Glades Community Development District and Mauricio Tellez and Patricia Lazo**

Ms. Duque: The next item is ratification of a couple of agreements that were already approved by the Board of Supervisors and we just ratify them so they are part of the records of today’s meeting, so I’m going to read them all and towards the end I will ask the Board for a motion to ratify. The first one is the small project agreement for the main pool and kids splash pool paver deck and coping repairs with Chandler, the second one is the small project agreement, pressure cleaning 2025 with Chandler, the next one is the small project agreement for the clubhouse projects 2026 with Chandler, the next one is the small project agreement for the kids splash pool repairs and painting 2026 with Chandler, the next one is the first amendment to amended and restated preventative maintenance agreement with The First Solution, and the last one is temporary access easement agreement by and between The Palm Glades Community Development District and Mauricio Tellez and Patricia Lazo, a motion to ratify them all will take place.

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

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, the next item is the attorney and this the discussion and the approval of District counsel fee, so go ahead Scott.

A. Attorney – Discussion and Approval of District Counsel Fee

Mr. Cochran: Thanks, so obviously this is the uncomfortable conversation we never want to have but, we do have in your book, I think it's on page 131 our letter. So, we haven't increased rates here since 2018, it was in September, I looked back, it was actually the third meeting/month I had ever been with this District, so basically since I've been here, the first time increase more or less. So, just to keep in mind, this would not be effective until the beginning of the next fiscal year, so it would start October 1, 2026. The rates are currently \$275 and \$225, it just bumps each one up \$25 for partners and associates, so again, we're just asking for approval before the next fiscal year. If you need more time to consider it, that's fine, or if you have any questions you can direct them to me or Mike in our office but, we would just ask for an approval if the Board is willing.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, approving the increase in District Counsel fee effective October 1, 2026 was approved.

Mr. Cochran: Other than that, I'm still working on the license agreement for the clusia hedge at the one resident's property that we discussed at the prior meeting, I should have that finished tomorrow, and other than that nothing specific to report.

Ms. Duque: Thank you Scott, we appreciate it.

B. Engineer

Ms. Duque: Let's move forward, under the engineer's report, I know there's an item that we will discuss later, so we will take care of that during the field report.

C. Club – Monthly Report

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

Ms. Mendoza: Yes, so for this month I would like kind of just give an update in regards to the few projects that we had Chandler Contractors. So, the paver leveling on both the main pool area and the kids splash area have been completed, and that included paver leveling and coping work that needed to be done throughout the whole pool area, as well as the repainting of the kids splash area which was also another project that was approved and has already been completed together with the kids playground which as you guys saw an update on it, and it looks wonderful, it's beautiful and I think definitely the residents will be very happy with the improvements of both areas. Together the office side door concrete leveling that was approved also at a prior meeting, that has already been completed which we hope that now we're coming up on the rainy season it does help out with the flooding issue that we were having by the side doors. So, other than that we were thinking to do some other projects and any projects that we have presented at the other meetings and that's something that I will give you guys throughout the upcoming months. Other than that, preventative maintenance work for the clubhouse, we'll continue to do our regular scheduled pool maintenance, as well as the gym preventative maintenance and our A/C conditioning maintenance.

Mr. Pelaez: Are the full band repairs done?

Ms. Mendoza: That's being done.

Mr. Pelaez: So, still in process.

Ms. Mendoza: Correct, it's still in process, I know some areas were worked on, and some areas were repaired in the terrace but, there are some other ones in the front of the clubhouse that need to be done, so that is in the works, definitely.

Mr. Pelaez: Ok.

Ms. Mendoza: Now, I just want to finish up my side really quickly before I just hand you guys over to a few other projects that I would like to present to you with Chic. So, something else that I included in the report is an emergency action plan that was created as part of our renewal with the Miami-Dade Fire Department. So basically, that emergency action plan shows an evacuation and the different type of scenarios and how exactly we will be conducting any type of evacuation or any type of emergency that would require us to go ahead and take care of or call the emergency service. Aside from this, which this has been presented to Miami-Dade Fire Rescue Department and

they have approved this plan, also this will be something that will be displayed primarily the evacuation plan will be something that will be displayed throughout the clubhouse, just so that the residents and the staff are aware in case of any emergencies what areas will be for evacuation.

Ms. Duque: Jennifer, a question, did you include the comments that I sent?

Ms. Mendoza: Yes, I did do the majority of the comments that you included I have there, I actually included also the form for whenever we conduct a fire drill, that form is there so we can go ahead and monitor those fire drills. Together with that I have scheduled a training with the fire department, they're going to be coming out at the beginning of next month to do a staff training for like that in case of an emergency we kind of know exactly, and confirm the evacuation routes, how to handle an emergency, basic training on how to use a fire extinguisher, how to identify an emergency, so that's something that we're going to be doing, conducting with the staff and perhaps we will also be doing an actual fire drill with the residents that are here.

Ms. Varela-Medina: So, on page 141, under owner information, there is a phone number that is missing a digit.

Ms. Mendoza: Ok, let me see, on page 141.

Ms. Varela-Medina: Yes, under the phone number.

Ms. Mendoza: Ok, that's the Palm Glades office number, ok, I'll go ahead and I'll type in that number, so thank you Julie for noticing that.

Ms. Varela-Medina: You're welcome.

Ms. Mendoza: And also now, after I go ahead and I meet with the fire department we are going to be creating also like more of a cheat sheet or something that we're going to be putting at the front desk, again, this is the evacuation route that I presented to the fire department but, perhaps when they come and they're actually onsite they might change it around, maybe they might suggest a different type of evacuation or different ways of handling things, so I'm waiting for that so that I can actually create something to have at the front desk but, again other than that we are complying with the fire department and we have received our annual renewal with them. So, next I do have a two projects with Chandler Contractors, one of them is and let me just pass this around. So, this project that we're presenting is now that we have contracted, and we

will finalized the paver work in both areas, as well as the repainting, we need to still go ahead and pressure clean those paver areas on both sides together with the terrace, and the entrance of the clubhouse, so this specific proposal is for this work, so we can go ahead and get this finalized and be able to go ahead and open up that whole area.

Mr. Chandler: So, what I'd really like to do this time around is do the absolutely the most we can to clean these pavers up, there's a lot of areas that have the subterranean, you see the tiles that are darker and so we're going to try a little bit harder on that. We also want to do a chemical wash, a soft wash with chlorinated mix to clean them the best we can and that is every single paver, all around the deck, everywhere, that's including the front. I guess we opted out not to seal them, which I understand, also we're going to have to do the furniture again, all the furniture is going to have to be from one side to pressure clean and wash, and then we'll have to move them back, clean them up, so it will take a little while. So, hopefully we can start the first of the week and that way we can get the pool opened up by next week, and maybe it will get warmer. Also, this includes the kiddy splash, the whole inside of the kiddy splash, the diamond brite all has to be washed and cleaned out.

Mr. Pelaez: Did you say it includes this terrace area as well?

Mr. Chandler: All of it, everything.

Ms. Mendoza: The gazebo too, so the terrace, and the gazebo, the walkways and the back of the clubhouse, those pavers, they are included as well.

Mr. Chandler: Oh no, that's a separate one, the drapes.

Ms. Mendoza: Yes, that's a different one.

Ms. Duque: Those pavers at the clubhouse are included in the proposal in the amount of 9,500 dollars. Do I have a motion from the Board, or is there any further discussion?

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors in the amount of \$9,500 to pressure clean the pavers around the clubhouse, terrace, gazebo areas, including all pavers was approved.

Ms. Mendoza: I am also passing out another proposal, and this one is for the drain cleaning for the pool, spa and patio areas.

Mr. Chandler: So, we did a sample area, and as I was thinking about doing this I realized that we hadn't cleaned those drains since my son was here, like 4 ½ years ago. So, you can see how much dirt is in it if you look at page 2. (inaudible comment) So, all around the whirl pool, what we also need to do is, back then you created a french drain because the water had no place to go, so we'll have to clean those out, check and see how each end is draining and so far that system that we built, I don't know if you remember Julie when we put in the french drain and it held up very well, so I'm impressed. We had no drainage on the other end, the other one didn't even work, and instead of draining like this, it was draining like this. So, they were full of water so we had to modify the drain system, and it help up not even any backup, and that was probably 5 years ago. So, the french drains that we did so far where ok, so that's it.

Ms. Duque: So, I need direction from the Board and this proposal is for \$3,500.

Mr. Chandler: So, we should be able to take them all up and reuse the covers, when I did them last time I replaced all these covers, I bought, put all new drain covers but, these are in pretty good shape so I think we'll be fine but, I might have to replace a cover, no big deal.

Ms. Varela-Medina: And then you will add the cost.

Mr. Chandler: Correct.

Ms. Varela-Medina: Ok.

Mr. Chandler: I don't think we're going to have a problem to be honest with you.

Ms. Varela-Medina: Ok.

Ms. Duque: Thank you, Chic, so do I have a motion from the Board?

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors in the amount of \$3,500 for the drain cleaning the pool, spa and patio areas was approved.

Ms. Mendoza: And then last I do have an additional proposal and that would be presented by Anelis.

Ms. Esquijarosa: Alright, so this is a proposal for our grand room area and the terrace, the sound system, so the speakers are connected under one amp, so basically if I go to turn off the grand room it also turns off the terrace and vice versa, if I want to turn off the terrace, it will turn off the grand room. So, that kind of came about when we were having meetings that we were basically turning it off, and the terrace is still available for the residents and they're not really listening to music, so vice versa, when the clubhouse is having their own event then we don't want them to be hearing our music on the outside of our terrace. So, I went ahead and contacted the same company who did the whole system when we did the renovation and then they gave me a proposal, I discussed it over with Mauricio and Juliana, and it had already been approved so we're just bringing it to you guys so you guys can see the amount and what we're doing to better enhance the clubhouse. So, the proposal is for \$1,038.99, so I will get in contact with the company to go ahead and get it done as soon as possible, so once it's done we'll let you guys know.

Mr. Chandler: Who is the company?

Ms. Esquijarosa: It's Comtech Solutions Group, LLC.

Ms. Duque: Yes, so just to ratify those options I will need a motion from the Board.

On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, ratifying the proposal from Comtech Solutions Group, LLC in the amount of \$1,038.99 to separate the sound systems for the grand room and terrace speakers was approved.

Ms. Duque: Thank you so much, Anelis.

Ms. Mendoza: So, that would be all for the club report.

Ms. Duque: Thank you Jennifer, let's move forward.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: I'm going to try to keep this as short and sweet as I can unless you guys have questions regarding anything, feel free to stop me. To give you an update regarding the alleyway on 14th Court, the percolation tests, they were completed you'll the results, I printed them out but they're in your report but, let me just pass out a couple of these to you guys. You'll see an email there from your engineer just to kind of give us an idea, I tried to more information because the pricing that he put in this email is not going to sum up what are the engineer fees, there's a lot of little integral parts that go into this, do we need a permit, we need to find a contractor, we may need a survey, we may not and they need to develop plans, price out how much the admin portion is going to be, the project management, and what not. The trench alone they're saying is going to be \$8,000 but we don't know exactly.

Ms. Duque: So, just to take one step back: they inspected the area and needed to perform certain calculations on what are called the exfiltration trenches. According to the original plans, these must meet specific standards, which are described in the email from the District Engineer. They require 25 linear feet of trench at each inlet, for a total of 50 linear feet. He notes that there are currently 25 linear feet in place, but those trenches appear to be pre-located and loaded, meaning they are percolating little by little. He believes he can address this and has provided attached calculations, though I am not sure if we have those available here.

Mr. Lorenzo: Yes, it's in the agenda package.

Ms. Duque: Ok.

Mr. Lorenzo: It's on page and I just printed out a copy for you guys to look at, it's on page 224 of your agenda packages.

Ms. Duque: So, he is indicating that the cost for the trench work alone would be around 8,000 dollars, and that he can begin moving into the construction phase. However, as Jesús mentioned, there is still a significant amount of information missing, and we do not want to commence any work until we have a complete understanding of the entire project and what actually needs to be done.

Mr. Lorenzo: Correct.

Ms. Duque: And my question to him was whether this is actually urgent or if it can be deferred, because based on the calculations he provided, it appears they are currently meeting the required 25 linear feet. What I asked him, in practical terms, is what that really means; how long it would be before that capacity is lost again after being cleaned. I also suggest that we monitor performance through this upcoming rainy season, because the drains may function properly now that they have been cleaned.

Mr. Pelaez: This is the area with the drain in the middle of the area, right?

Ms. Duque: Yes in the alley.

Mr. Pelaez: So, just to understand they're going to trench and exactly do what?

Mr. Lorenzo: Add to your existing french drain.

Ms. Duque: They need to expand it a bit further, make it effective.

Mr. Lorenzo: Expand it more, correct.

Ms. Calero: Because we just cleaned it.

Ms. Duque: Yes, we did.

Ms. Calero: So the width of it needs to be expanded because.

Mr. Lorenzo: 25 feet.

Ms. Duque: Yes, 25 feet.

Ms. Calero: And what is it now?

Ms. Duque: It appears to be 25, but according to his calculations that is not accurate; the size is not adequate, so its effectiveness is gradually decreasing over time.

Ms. Calero: What causes it to shrink?

Ms. Duque: Well, Sediment and fine soil gradually fill the voids, reducing how quickly water can pass through, roots from nearby trees or shrubs grow into the trench and pipe, physically blocking flow. The system isn't literally shrinking; its effective capacity is reduced by clogging, roots, loss of slope, or being undersized for current condition.

Mr. Pelaez: So what is it, it's a drain straight down?

Mr. Chandler: I don't know.

Ms. Duque: It's essentially a structure that allows water to drain, Mauricio. It is supposed to provide 25 feet of effective trench, but root systems and other factors can

impact how well that drain system functions. That is why I raised the question, especially considering it was recently cleaned.

Ms. Calero: Right, I saw the photos.

Ms. Duque: Yes, correct.

Ms. Calero: There was some sediment in the bottom but, other than that, it looked pretty good.

Ms. Duque: That is correct. Go ahead Chic.

Mr. Chandler: So, this is a system that's to catch water.

Ms. Duque: Yes.

Mr. Chandler: And it's supposed to percolate with a french drain but, it's filling up so that means it's not percolating, is that correct, I'm just asking.

Ms. Duque: I don't know.

Mr. Lorenzo: He's going to get with his manager to get more information, this is just preliminary, if the test results are back and it seems like we do need to expand but, they still need to do a lot more homework and get more information.

Ms. Duque: Yes, but in order to develop the construction plans, he is asking the Board to approve moving forward, with an estimated cost of approximately 8,000 dollars. My concern is that, I am not clear about what needs to be done.

Mr. Pelaez: Right because we don't even understand in layman terms what all that means.

Ms. Duque: Correct.

Mr. Lorenzo: Correct, and I've been trying to get information and this is as much as I've been able to get between the results and this meeting. So, it's really just been a couple of weeks.

Mr. Pelaez: Because I know the area it kind of dips down into this area, so I understand where the water goes but, to me, the entire area is saturated, like I even know if it's even going into the drain properly, so we need to understand that.

Mr. Lorenzo: Well, you see on page 186, you'll see a picture, and that water that's sitting there is covering the drain.

Mr. Pelaez: Yes, I see it there.

Mr. Lorenzo: You can see it there.

Ms. Duque: And that was before we cleaned it.

Mr. Lorenzo: Yes, correct.

Mr. Pelaez: So, I think we need to wait until it rains a lot and in the meantime, we need to really have an understanding of this.

Mr. Lorenzo: And they're still working on it.

Mr. Pelaez: And in layman terms tell us what this means and what they're going to do here.

Mr. Lorenzo: Correct.

Mr. Chandler: When you get a heavy rain, you go out there and you watch it, and say, ok now it's full, and then you back in time and see how long it takes to drain. Then here's the other thing, if there's a water issue that's standing water, and where does this peak, like a lot of it now does it flow this way but, instead it flows that way.

Ms. Duque: Correct.

Mr. Chandler: And if it does flow away then it takes a certain amount of time for it to drain like a couple of hours.

Mr. Lorenzo: And that's why we did the testing, and you'll see the pictures on page 187 and per the results he's suggesting that we expand but, again, a lot of information is still pending, now the soil testing from back in the day compared to this is a little bit different, they were good back then, now it's a little different.

Ms. Calero: Well back then it was 2004.

Mr. Lorenzo: Just to give you guys more information I just wanted to kind of touch on it just so you guys know what's going on, and hopefully by the next meeting I'll have more information.

Mr. Pelaez: And I think with things like this George has to be on the call and just explain it because he puts all this stuff in the agenda.

Ms. Duque: The concern is that having George on the call will generate additional cost to the District. I do not want him to begin extra work when, in many other drainage systems, both in this community and others, we have seen that once the system is cleaned, the water flow improves significantly, and we do not yet know if conditions have changed in the last eight months. My question back to him, based on his email, is what it truly means when he says each drainage basin has 25 linear feet

but the trenches are percolating slowly, and whether that alone justifies moving into design, plan preparation, and potential modifications to the French drain system. I believe we first need to confirm whether the system is functioning after cleaning, since the original issue was that it needed maintenance. I can certainly follow up with him again by email to ask for further explanation, but I want to avoid incurring any unnecessary additional cost to the District.

Mr. Pelaez: Right, I mean if he's charging for that.

Ms. Duque: He has already billed the District for the work that has been completed.

Mr. Pelaez: The testing, which is fine right.

Ms. Duque: When he participates on the phone and provides information to the Board by teleconference, the District is also being billed for that time. We have a specific line item in our budget for his services, for example, if we budget 5,000 dollars for the year, that amount is drawn down each time we use George. If, just as an example, a call costs 200 dollars, that 200 is deducted from that budget line. Any additional work he performs, including review and follow-up, is also charged against that amount. So, if we do not need to use those services, we should avoid incurring that expense, but when we do, it definitely generates additional costs to the District.

Ms. Calero: So asking him for additional information is also billable, is what you're say.

Ms. Duque: That's why I would prefer that he respond to me directly rather than joining the call and providing additional information there, since this is already an active project for him. If we request further work or additional detail beyond what he is already doing, it may result in additional charges.

Ms. Calero: Ok.

Ms. Duque: So, he already worked on this and I'm asking him to clarify this information.

Ms. Calero: Got it, ok.

Ms. Duque: Ultimately, it is up to the Board, if you would like him to attend the meeting, we can certainly arrange that

Mr. Pelaez: No, I don't want to spend the money, I think you guys can find out some more information, we have to wait for rainy season anyway, so do the work to find out what this exactly means without charging.

Ms. Duque: And we want to make sure that any work being done is clearly defined so that we can properly approve it.

Mr. Chandler: What's the cause, I mean if it's a french drain system, you have the catch basin, and you saw the sediment, the sediment that's in that trench, that's just the trench is clean so you can imagine the sediment that gets into those french drain system, you have a catch basin and you're sucking it out of the catch basin but, you also have the percolation system that branches off on that. Does anybody know the design of that, did they tell you what its design is, and what it consists of because if your percolation system is now full of sediment, that's why it's not working.

Mr. Lorenzo: And that's another thing that was explained to me by Raptor Vac which is that drain is porous and that maybe gets clogged over.

Mr. Chandler: Oh, it's full of sand.

Mr. Lorenzo: Correct, so they cleaned out the catch basin but, remember it goes into the french drain, which to my understanding is a bunch of rocks, and then it has holes to percolate into the water table, those little holes will get clogged over time because of sediment.

Mr. Chandler: Correct.

Mr. Lorenzo: And that's not something you can clean, you would have to add to it or replace it.

Mr. Chandler: Right, and you can't clean them out when they're in there but, is that a corrugated pipe, because a lot of times those catch basins, and that will be a pipe with all holes drilled in through it and then that's covered with rocks and you're supposed to have cheese cloth to prevent sediment from getting into it but, it all depends on the design of the system that's there. Does anybody know what the design of that is, and if he explains to you, this is the design, this is what we have, and you won't even know until you get that next rain and you watch, and now it fills up.

Ms. Duque: Right,, and we need further clarification on what he sent. The email was dated February 6, which was this past Friday, so we still need additional information.

Mr. Lorenzo: Right, so we'll have to bring more information to you guys just to give that to you.

Ms. Duque: Right to be able to provide additional information to the Board.

Mr. Lorenzo: Moving along, Chic has filed a permit for roundabout for the lamp post project so that is moving along there. The sidewalk repairs that were initially discussed at the last meeting have already been taken of. The playgrounds repairs we're reviewing with Chic, and I've already met with Chic to kind of come up with a game plan and see where we can save money, what needs to be done, what items need to be replaced, what items don't need to be replaced, and go from there, and we've also reviewed the additional lamp post in the dark areas so we're trying to see what we can do there. I'm still waiting on reimbursement for the accident on 236th as far as seeking reimbursement, so I continue to follow up but, I'm not hearing anything back from Progressive, I believe it was about \$500 or \$600 for the repairs, so I'm still working on that. I'm still working on regarding the 112th Avenue replacement, it's been a challenge but I continue to follow up, and I'm following up directly with them again.

Ms. Varela-Medina: What is that, what's 112th?

Mr. Lorenzo: The grass over there where they put the markings, I'm still working on it, I haven't received a response from FDOT, so I'm trying.

Mr. Pelaez: Do we need to maybe send a more aggressive letter, like maybe from Scott's office or something to the DOT? I mean we're talking about a \$12,000 or \$15,000 price tag, so it might be worth it.

Mr. Lorenzo: \$13,000 to be exact and that was when they quoted us back months ago.

Mr. Pelaez: So, I think we should try that next.

Mr. Cochran: It's up to the Board, whatever the Board wants to do.

Mr. Lorenzo: Ok.

Ms. Duque: So, Jesus, let's send the information to Scott.

Mr. Lorenzo: Ok.

Mr. Chandler: I think I'm good to go, Jesus, you don't need me.

Mr. Lorenzo: I don't think I need you, no, I do not.

Ms. Duque: What about this?

Mr. Chandler: Oh good point Juliana, oh no that was just for the Board members.

Ms. Duque: Yes, I know but, we want to make sure it is part of the record.

Mr. Pelaez: You can keep going, or do we need a motion for Scott, or just direction?

Ms. Duque: No, I think we have the direction Mauricio which is we're going to provide all of the information to Scott, so that Scott can send the letter.

Mr. Lorenzo: Ok, so the fence on 114th Place, as you guys will see on page 190, you guys recall the fence that we installed, the permit should be filed sometime next week, unfortunately, the contractor FCC was trying to avoid having to remove the fence but, because they need to file their permit and they had to take it off of the posts, so the fence was removed, it's a shame but, he was able to salvage most of the wood.

Ms. Varela-Medina: So, now the lady of the neighbor can walk through there again.

Mr. Lorenzo: So, temporarily it's been removed but they went ahead and added this, to show the depth of the posts they had to removed the fence but, I suggested putting up orange tape to separate it. I'm not going to go into the details because hopefully by next week their permit should be filed and it shouldn't be too complicated, the homeowner is getting an updated survey which he's going to use to submit the permit so that's going to be helpful with that whole process. The outfall cleaning project was completed which we discussed at the last meeting, I had just received it that night before the last meeting and you'll see that on page 216, the results. You'll see the report regarding the outfall cleaning the before and after, and what they took out, you'll see some of the items on page 217 all the way down through 223, and this is just for informational purposes of what it looked like before and after. On page 220 you'll see the sediment at the top part of the drain and then at the bottom you'll see it all cleared, and they had to go inside the water so it's a challenge but, thankfully the water was a little bit lower and they had to come with a little excavator which you can see on page

221, so that's been done. The only thing pending was the drain on 114th, one of the drains that they missed which hopefully will get done this week. Aside from that I have nothing else unless you guys have any questions, I mean there's a lot going on as you guys know. Does anybody have any questions? Then last but not least, I regretfully pass this out regarding 232nd Street, there's some additional bismarcks that need to be removed, or should be removed eventually that are still on the power lines, there's diagram as you can see on the first page, totally 19 trees, you'll see the proposal on the second page, that still need to be removed.

Ms. Duque: Those are the bismarck palms.

Mr. Lorenzo: Correct, because they're palms we don't need a permit, just to kind of give you some perspective on the issue here, here's some pictures. So, here is a tiered look, you have like 3 or 4 palms and then you have 3 or 4 more palms, there are still 19 palms on the first tier that are still up against the power lines on 232nd.

Mr. Pelaez: This is everywhere, these are the last count?

Mr. Quiroz: That's just 232nd Street because from 117th west that where the power lines are, those power lines I believe 2 or 3 years ago were installed, I guess because of the new houses that were coming in, and we didn't have power lines there. Now that they're there, their palms have grown underneath them.

Mr. Pelaez: So, there's more than the 19 that we need to remove.

Mr. Quiroz: There's two tiers, the lower tier is the one that's right below the power line, the other one that's further away that it's expanded far enough that it's not touching the lines.

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

Mr. Quiroz: Right.

Ms. Calero: So, the 19 are the only ones affecting the power lines.

Mr. Quiroz: Yes.

Ms. Calero: The other ones may eventually, or will not?

Mr. Quiroz: They're at the height of the cables but, they have already expanded the size they should be at, and they're not touch the lines.

Ms. Varela-Medina: And the 19 palms we don't need to replace them?

Mr. Quiroz: Right.

Mr. Lorenzo: The original price that they provided and this will be the third and the last time we revisit this is the goal, the first time we did it was \$750 per tree, the second time we did it I think it was \$720 or \$710, and now it's \$575 per tree, so down to \$575 versus the \$750 originally quoted which is a savings of \$3,325 roughly.

Mr. Pelaez: So, I think we should just get it done.

Ms. Varela-Medina: Yes.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from BrightView for the removal of 19 bismarck palms under the power lines at SW 232nd Street in the amount of \$575 per palm for a total of \$10,925.82 was approved.

Mr. Quiroz: Thank you, and most likely it may be at the end of the month or the beginning of next month.

Mr. Pelaez: It's at the corner by the school closer to the school on your map?

Mr. Quiroz: Just at that intersection, west of that at the school.

Mr. Pelaez: Will it affect anything with the school traffic and all of that because we do not want to do it on spring break in March, if it's going to affect the traffic.

Mr. Quiroz: Is it by the four-way stop?

Mr. Pelaez: Right.

Mr. Quiroz: No, but there's 3 really close to the stop sign, the other ones are further out.

Mr. Pelaez: So, just something to think about for now.

Ms. Duque: So schedule it for a time while they are already on site.

Mr. Lorenzo: They're usually there around 8:00 to 9:00.

Mr. Pelaez: Oh, because you mean traffic is already over.

Mr. Lorenzo: Yes.

Mr. Pelaez: Yes, that works good too.

Mr. Lorenzo: So, I'm working on this for you and so are they, and they as a courtesy will help us with a resident concern of a tree branch at no additional charge.

So, the homeowner with the tree branch that's growing into the backyard at no additional charge, right Nick?

Mr. Quiroz: Yes.

Mr. Pelaez: Does it need to be sodded or anything after take the tree out?

Mr. Quiroz: It's on a mulch bed so we can just level it out, use the stump grinding and level it out.

Mr. Pelaez: Ok.

Ms. Duque: Anything else Jesus?

Mr. Lorenzo: I have nothing else unless you guys have any questions.

Mr. Pelaez: No.

Ms. Duque: Hearing no further comments, I would like to bring this back to the Board of Supervisors for today's meeting. Each of you was individually invited to inspect the kids' splash area, which now looks very nice, and photos of the before-and-after were provided. I would like to recognize Chic for that work, it was an excellent job.

E. CDD Manager – Discussion of Item Regarding BrightView Landscape Contract Increase

Ms. Duque: Okay, let's move on to the next item under the CDD Manager's report, which is the discussion regarding the proposed increase to the BrightView landscape contract. We have Nicolás Quiroz from BrightView with us today, and I have included the contract for your review. I want to mention to the Board of Supervisors that I met with Damian and Nick beforehand. As you can see, they are requesting a 4% increase on the total contract amount, which represents 17,961 dollars. That increase would be allocated across all of our separate contracts with BrightView. Again, the requested increase is 17,961 dollars, or 4%, and I would also point out that this agreement has not been increased since 2021. There was a request from BrightView at that time to increase the services, but that adjustment was never implemented, and the work was not finalized. That brings us to where we are today. Nick, I don't know if you have any additional information you would like to provide to the Board

Mr. Quiroz: Well, I mean, as Juliana said our expenses haven't increases since 2021 and we've been working with you guys, we're happy to be working here on the property and we're here for you guys, like I've said in the past, and yes, there's been

some changes, the government has changed things around and things are costing more and more, so the spread of the percentage is stuff that we have to purchase out of contract and they're raising the prices on us, so that's one of the reasons that we're looking for an increase.

Ms. Duque: Do I have any questions or comments from the Board?

Ms. Varela-Medina: Is it in our budget?

Ms. Duque: Julie, as the Board is aware, we discussed during the presentation of the fiscal year 2026 budget that we were going to see increases this year, and we will address this item further during the upcoming budget discussions.

Ms. Varela-Medina: Yes.

Ms. Duque: We have already begun receiving increase requests from many of our vendors, most of whom have not adjusted their pricing since the COVID period in 2020 or 2021, and in some cases even earlier. For example, the last increase for services provided by the District Attorney was in 2018. We discussed this previously, along with other emerging needs in the community related to repairs and maintenance. The irrigation system, which is quite old, requires frequent repairs and replacement of components, and the community as a whole is reaching a point where more extensive work is necessary. Today, we inspected several areas, including some locations with Jesús, who has been coordinating with Chic on sidewalk repairs. It appears we are facing another significant year for sidewalk work: while we have addressed isolated sections in the past, we are now reviewing the entire District. In just one section, they spent over two hours and identified numerous segments needing attention. In short, these types of services will need to see increased funding.

Mr. Quiroz: Speaking of irrigation that's the one contract that we did not ask for an increase, we're spreading the 4% throughout the other contracts but, we are aware that there's a lot of spending on the irrigation so we put that to the side to just wait on that.

Mr. Pelaez: So, I'm ok with it, I understand it's been a few years and things are going up in price but, it sounds reasonable.

Ms. Varela-Medina: I'm ok with it.

Mr. Quiroz: Thank you, and like I said, we've been here, we've been partners for a few years already and we're happy to be here.

Mr. Pelaez: And this would be for October 1st, right which starts the new fiscal year.

Ms. Duque: Yes, that is correct, we are in the middle of the fiscal year, so any adjustment would need to be considered as part of the budget process in October.

Mr. Quiroz: Ok.

Mr. Pelaez: So, you know how our budget and our year works so we can't do it right now.

Ms. Duque: Right, and while the proposal references February 2026, it is important to remember that this is only a proposal and that the formal agreement will be drafted by the District Attorney. It is ultimately up to the Board: if you would like me to go back to the accountant and explore implementing this prior to October, I can review whether the funds are available. I would do so only at the Board's direction

Mr. Pelaez: I mean I'm ok with the increase, we've done it the same way with all vendors that come in the middle of an agreement and looking for an increase, so we have this annual agreement in our budget, it's designed for that, so my is just to stay consistent with that like we've done with everybody.

Ms. Duque: I will take direction from the Board, you let me know how you want to do it.

Mr. Pelaez: That's my opinion.

Ms. Calero: Well, I mean if that's kind of our practice and other prices will be increasing as well, you just mentioned it, then we need to be consistent as well with all of our vendors.

Ms. Duque: Okay, so I understand I now have direction from the Board to authorize the 4% increase with BrightView and to authorize District staff to draft the corresponding amendment to the agreement effective October 1, 2026.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the 4% increase from BrightView Landscaping effective October 1, 2026 and authorizing District staff to draft the amendment was approved.

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
AND EDUARDO ESTEBAN PEREZ AND CAROLINA SUSANA CERVERA**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 20 day of November, 2025, by and between:

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and

EDUARDO ESTEBAN PEREZ and CAROLINA SUSANA CERVERA, husband and wife, whose mailing address is 23811 SW 118th Place, Miami, Florida 33032 (collectively, the “Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by an ordinance of the Miami-Dade County, Florida, Board of County Commissioners, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Miami-Dade County, Florida, more particularly described as Tract G of SILVER PALM WEST, according to the Plat thereof, as recorded in Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida (Parcel ID 30-6924-002-4030) (the “District Property”); and

WHEREAS, Homeowner is the owner of the property within the District having the address of 23811 SW 118th Place, Miami, Florida 33032, with a legal description of Lot 14, Block 45, SILVER PALM WEST, according to the Plat thereof, as recorded in Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida (Parcel ID 30-6924-002-3920) (the “Homeowner’s Property”); and

WHEREAS, Homeowner has requested that the District grant to Homeowner a temporary, non-exclusive easement over a portion of the District Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool (the “Improvements”) in the rear yard at Homeowner’s Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement is requested

which Easement Property is more particularly described in **Exhibit A** and more particularly depicted in **Exhibit B**, which exhibits are attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the purpose of Homeowner gaining access to his lot for the purpose of constructing the Improvements in the rear yard at Homeowner's Property (the "Easement"). The Homeowner agrees and acknowledges that, while the District believes it is the owner of the Easement Property depicted on **Exhibit A**, the District has not verified such ownership and makes no representations or warranties regarding such ownership. It shall be the Homeowner's responsibility to confirm property ownership to ensure that Homeowner is not using property over which it has not been granted legal access. Additionally, Homeowner agrees and acknowledges that the District makes no representations or warranties that the Easement Property is wide enough or suitable for the Homeowner's needs. To the extent there is any discrepancy in ownership or if the Easement Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner and its contractors assume any and all risk and liability associated with trespassing or any other unauthorized use of non-District-owned property. Homeowner shall be responsible for securing all required permits from Miami-Dade County or any other governmental entity or agency having jurisdiction thereof in connection with the construction of the Improvements in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property. Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner.

3. TERM. Homeowner shall be permitted to use the Easement until the earlier of the completion of construction of the Improvements in the rear yard at Homeowner's Property or ninety (90) calendar days from the date this Agreement is fully executed by the parties, at which time the Easement shall automatically terminate. Notwithstanding the foregoing, any damage to Easement Property or the District's other property or any improvements thereon, shall be restored in accordance with Section 5 below no later than forty-five (45) calendar days from the date this Agreement is fully executed by the parties.

4. INDEMNIFICATION.

a. Homeowner agrees to indemnify, defend, and hold the District, its supervisors, officers, employees, and agents, harmless from and against any and all claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and

appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, negligence, default, or intentional conduct of the Homeowner or the Homeowner's agents, employees, or independent contractors in the use of the Easement Property or in making the Improvements.

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

c. These indemnification obligations shall survive the expiration or termination of this Easement Agreement to the extent provided for by Florida law.

5. DAMAGE TO DISTRICT PROPERTY. In the event that Homeowner, his or her respective employees, agents, assignees, or contractors (or their subcontractors, employees, or materialmen) cause damage to the Easement Property or any of the improvements located within the Easement Property or cause damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner agrees that the District may have a contractor of District's own choosing, at the District's sole discretion, commence and diligently pursue the restoration of the property and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures (the "Restoration"). Homeowner further agrees that Homeowner shall pay the entire cost and expense of such Restoration within fifteen (15) calendar days of the District's written demand for such payment supported by an invoice from the District's contractor. In the event Homeowner fails to pay the entire cost and expense of the Restoration within the fifteen (15)-day period, the District shall be entitled to collect interest from the Homeowner at the maximum extent allowed by law, and all costs and expenses associated with the Restoration, including any accrued interest, may result in a lien against the Homeowner's Property as described above, which lien may be enforced through foreclosure, or may result in an additional non-ad valorem special assessment imposed on the Homeowner's Property for the full amount associated with the Restoration and any accrued interest. Homeowner hereby waives any claims for damages against the District, its supervisors, officers, employees, or agents, arising out of or in any way connected with the Restoration by the District.

6. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party

pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Eduardo Esteban Perez and Carolina Susana Cervera 23811 Southwest 118 th Place Miami, Florida 33032
To the District:	Palm Glades Community Development District 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
With a copy to:	Billing Cochran, P.A. 515 East Las Olas Blvd., Suite 600 Ft. Lauderdale, Florida 33301 Attn: Michael J. Pawelczyk, Esq.

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer, or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW AND VENUE. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that the venue for any dispute arising out of this Easement Agreement shall be in a court of competent jurisdiction in Miami-Dade County, Florida.

12. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:



Print name: Juliana Duque
Secretary/Assistant Secretary

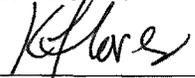


Print name: Mauricio Pelaez
Chairperson/Vice Chair

Date: 11/14/25

HOMEOWNER

WITNESSES:



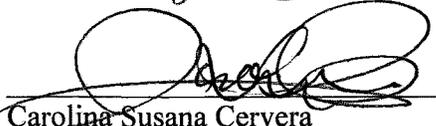
Print name: Katherine Flores



Print name: Anelis Esquijarosa



Eduardo Esteban Perez



Carolina Susana Cervera

Date: 11/14/2025

Exhibit A

Description of Easement Property

A portion of Tract G, SILVER PALM WEST, according to the Plat thereof, as recorded at Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida, which portion is limited to that part of Tract G beyond the rear property line of Lot 14, Block 45, SILVER PALM WEST, according to the Plat thereof, from the western boundary of Tract G immediately behind the Homeowner's Property (from the northern boundary of the Homeowner's property line to the southern boundary of the Homeowner's property line) east to the eastern boundary of Tract G, as more particularly shown in Exhibit B.

Exhibit B

Depiction of Easement Property

Palm Glades Community Development District

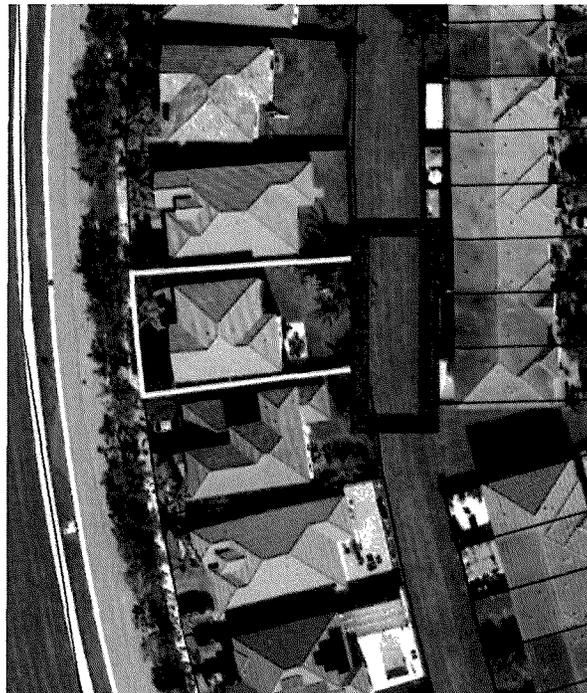
5385 N. Nob Hill Road, Sunrise, Florida 33351

954-721-8681 Telephone 954-721-9202 Facsimile

Exhibit B

23811 SW 118th Place: CDD Easement Access

PROPERTY INFORMATION ⓘ	
Folio:	30-0924-002-9920
Sub-Division:	SILVER PALM WEST
Property Address	23811 SW 118 PL
Owner	EDUARDO ESTEBAN PEREZ CAROLINA SUSANA CERVERA
Mailing Address	23811 SW 118 PL MIAMI, FL 33032
PA Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	0105 RESIDENTIAL - SINGLE FAMILY - CLUSTER HOME
Beds / Baths Half	4 / 2 / 1
Floors	2
Living Units	1
Actual Area	3,022 Sq Ft
Living Area	2,457 Sq Ft
Adjusted Area	2,552 Sq Ft
Lot Size	5,135 Sq Ft



Palm Glades Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

954-721-8681 Telephone 954-721-9202 Facsimile



Palm Glades Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

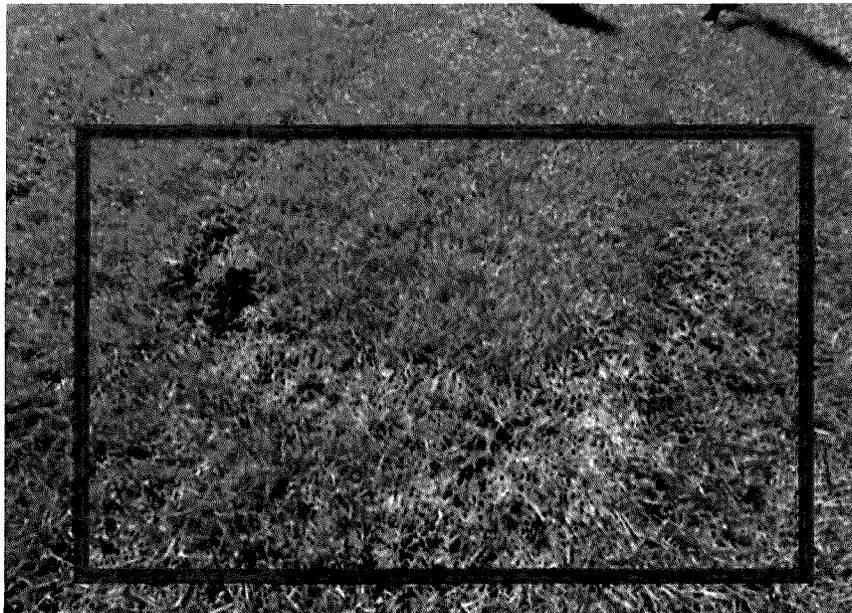
954-721-8681 Telephone 954-721-9202 Facsimile



Palm Glades Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

954-721-8681 Telephone 954-721-9202 Facsimile





February 27, 2026

To the Board of Supervisors
Palm Glades Community Development District
Miami-Dade County, Florida

We have audited the financial statements of Palm Glades Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 27, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Palm Glades Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Palm Glades Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 27, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 27, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Palm Glades Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$11,138,043.
- The change in the District's total net position in comparison with the prior fiscal year was \$598,841, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,876,407, an increase of \$374,179 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items and deposits, assigned for subsequent year's expenditures and capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and clubhouse functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 4,003,034	\$ 3,630,253
Capital assets, net of depreciation	34,300,283	35,307,060
Total assets	38,303,317	38,937,313
Liabilities, excluding long-term liabilities	598,832	617,111
Long-term liabilities	26,566,442	27,781,000
Total liabilities	27,165,274	28,398,111
Net position		
Net investment in capital assets	7,736,732	7,528,913
Restricted	2,235,812	2,065,210
Unrestricted	1,165,499	945,079
Total net position	\$ 11,138,043	\$ 10,539,202

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 5,047,156	\$ 5,034,719
Operating grants and contributions	129,068	135,837
Capital grants and contributions	19,015	11,411
General revenues		
Unrestricted investment earnings	51,559	54,611
Miscellaneous	4,845	2,975
Total revenues	<u>5,251,643</u>	<u>5,239,553</u>
Expenses:		
General government	185,975	153,566
Maintenance and operations	1,819,947	2,069,576
Clubhouse	1,501,692	1,397,951
Interest on long-term debt	1,145,188	1,184,855
Total expenses	<u>4,652,802</u>	<u>4,805,948</u>
Change in net position	598,841	433,605
Net position - beginning	<u>10,539,202</u>	<u>10,105,597</u>
Net position - ending	<u>\$ 11,138,043</u>	<u>\$ 10,539,202</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$4,652,802. The District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and clubhouse revenues. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in maintenance expenses in the current year.

GENERAL BUDGETING HIGHLIGHTS

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles). The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$45,450,407 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$11,150,124 has been taken, which resulted in a net book value of \$34,300,283. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$26,459,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Palm Glades Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 27,667
Investments	1,178,733
Prepaid items and deposits	85,636
Restricted assets:	
Investments	2,710,998
Capital assets:	
Nondepreciable	21,265,328
Depreciable, net	13,034,955
Total assets	38,303,317
 LIABILITIES	
Accounts payable	126,627
Accrued interest payable	472,205
Non-current liabilities:	
Due within one year	1,243,000
Due in more than one year	25,323,442
Total liabilities	27,165,274
 NET POSITION	
Net investment in capital assets	7,736,732
Restricted for debt service	2,235,812
Unrestricted	1,165,499
Total net position	\$ 11,138,043

See notes to the financial statements

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 21,448	\$ -	\$ 6,219	\$ 27,667
Investments	703,634	2,708,017	478,080	3,889,731
Prepaid items and deposits	85,636	-	-	85,636
Total assets	<u>\$ 810,718</u>	<u>\$ 2,708,017</u>	<u>\$ 484,299</u>	<u>\$ 4,003,034</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 126,627	\$ -	\$ -	\$ 126,627
Total liabilities	<u>126,627</u>	<u>-</u>	<u>-</u>	<u>126,627</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	85,636	-	-	85,636
Restricted for:				
Debt service	-	2,708,017	-	2,708,017
Capital projects	-	-	2,891	2,891
Assigned for:				
Subsequent year's expenditure	212,700	-	-	212,700
Capital reserves	-	-	481,408	481,408
Unassigned	385,755	-	-	385,755
Total fund balances	<u>684,091</u>	<u>2,708,017</u>	<u>484,299</u>	<u>3,876,407</u>
Total liabilities and fund balances	<u>\$ 810,718</u>	<u>\$ 2,708,017</u>	<u>\$ 484,299</u>	<u>\$ 4,003,034</u>

See notes to the financial statements

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,876,407

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	45,450,407	
Accumulated depreciation	<u>(11,150,124)</u>	34,300,283

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(472,205)	
Bonds payable	<u>(26,566,442)</u>	<u>(27,038,647)</u>
Net position of governmental activities		<u>\$ 11,138,043</u>

See notes to the financial statements

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,600,068	\$ 2,401,280	\$ -	\$ 5,001,348
Clubhouse revenues	45,808	-	-	45,808
Interest	51,559	129,068	19,015	199,642
Miscellaneous	4,845	-	-	4,845
Total revenues	<u>2,702,280</u>	<u>2,530,348</u>	<u>19,015</u>	<u>5,251,643</u>
EXPENDITURES				
Current:				
General government	185,975	-	-	185,975
Maintenance and operations	1,296,251	-	622	1,296,873
Clubhouse	1,017,989	-	-	1,017,989
Debt service:				
Principal	-	1,207,000	-	1,207,000
Interest	-	1,169,627	-	1,169,627
Total expenditures	<u>2,500,215</u>	<u>2,376,627</u>	<u>622</u>	<u>4,877,464</u>
Excess (deficiency) of revenues over (under) expenditures	202,065	153,721	18,393	374,179
OTHER FINANCING SOURCES (USES)				
Interfund transfers in	-	-	157,325	157,325
Interfund transfers (out)	(157,325)	-	-	(157,325)
Total other financing sources (uses)	<u>(157,325)</u>	<u>-</u>	<u>157,325</u>	<u>-</u>
Net change in fund balances	44,740	153,721	175,718	374,179
Fund balances - beginning	<u>639,351</u>	<u>2,554,296</u>	<u>308,581</u>	<u>3,502,228</u>
Fund balances - ending	<u>\$ 684,091</u>	<u>\$ 2,708,017</u>	<u>\$ 484,299</u>	<u>\$ 3,876,407</u>

See notes to the financial statements

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 374,179
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,006,777)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,207,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	16,881
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>7,558</u>
Change in net position of governmental activities	<u><u>\$ 598,841</u></u>

See notes to the financial statements

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Palm Glades Community Development District ("District") was created on October 28, 2005 by Ordinance 05-181 enacted by the Board of County Commissioners of the Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and expanded by Miami-Dade County Ordinance 19-99 on September 4, 2019. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by Miami-Dade County Department of Elections. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other responsibilities:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and accumulation of capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Clubhouse	25
Infrastructure	25
Roadway and drainage system	25
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the District's appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash and cash equivalent balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Allspring Government Money Market Fund	\$ 2,710,998	S&P AAAM	Weighted average of the fund portfolio: 43 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	1,178,733	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 3,889,731</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfers in</u>	<u>Transfers out</u>
General	\$ -	\$ 157,325
Capital projects	157,325	-
Total	<u>\$ 157,325</u>	<u>\$ 157,325</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made in order to fund capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 21,265,328	\$ -	\$ -	\$ 21,265,328
Total capital assets, not being depreciated	21,265,328	-	-	21,265,328
Capital assets, being depreciated				
Clubhouse	10,452,000	-	-	10,452,000
Infrastructure	4,139,329	-	-	4,139,329
Roadway and drainage system	8,937,517	-	-	8,937,517
Equipment	656,233	-	-	656,233
Total capital assets, being depreciated	24,185,079	-	-	24,185,079
Less accumulated depreciation for:				
Clubhouse	2,647,840	418,080	-	3,065,920
Infrastructure	1,893,711	165,573	-	2,059,284
Roadway and drainage system	5,457,923	357,501	-	5,815,424
Equipment	143,873	65,623	-	209,496
Total accumulated depreciation	10,143,347	1,006,777	-	11,150,124
Total capital assets, being depreciated, net	14,041,732	(1,006,777)	-	13,034,955
Governmental activities capital assets, net	\$ 35,307,060	\$ (1,006,777)	\$ -	\$ 34,300,283

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Maintenance and operations	\$ 523,074
Clubhouse	483,703
Total depreciation expense, governmental activities	<u>\$ 1,006,777</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2016

In March 2016, the District issued \$12,435,000 of Special Assessment Refunding Bonds, Series 2016, consisting of multiple term bonds with maturity dates ranging from May 1, 2017 to May 1, 2036 and fixed interest rates from 2% to 4%. Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2016 bonds are made serially commencing on May 1, 2017 through May 1, 2036.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, The Series 2016 Bonds are subject to optional redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2017

In August 2017, the District issued \$9,755,000 of Special Assessment Refunding Bonds, Series 2017, consisting of multiple term bonds with maturity dates ranging from May 1, 2021 to May 1, 2039 and fixed interest rates from 3.5% to 5%. Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2017 bonds are made serially commencing on May 1, 2018 through May 1, 2039.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, The Series 2017 Bonds are subject to optional redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2018

In May 2018, the District issued \$11,390,000 of Senior Special Assessment Bonds and Subordinate Special Assessment Bonds, Series 2018, consisting of \$9,455,000 Series 2018A-1 Senior Bonds and \$1,935,000 Series 2018A-2 Subordinate Bonds, each consisting of multiple term Bonds with maturity dates ranging from November 1, 2033 to November 1, 2048 and November 1, 2023 to November 1, 2048, respectively, and fixed interest rates ranging from 3% to 4.2% and 3.75% to 5.125%, respectively. The Bonds were issued to purchase a clubhouse facility and real property from the Developer. Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2018 Bonds are made serially commencing on November 1, 2019 through November 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, The Series 2018 Bonds are subject to optional redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2020

In March 2020, the District issued \$845,000 of Special Assessment Bonds, Series 2020, consisting of multiple term Bonds with maturity dates ranging from May 1, 2024 – May 1, 2050 and fixed interest rates ranging from 3.25% to 4%. The Bonds were issued to finance the costs of acquiring all or a portion of the Expansion Area Project. Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2020 Bonds are made serially commencing on May 1, 2021 through May 1, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, The Series 2020 Bonds are subject to optional redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2021

In October 2021, the District issued \$550,000 of Special Assessment Bonds, Series 2021, consisting of multiple term Bonds with maturity dates ranging from December 15, 2026 – December 15, 2051 and fixed interest rates ranging from 2.2% to 4%. The Bonds were issued to finance the costs of acquiring infrastructure improvements. Interest is paid semiannually on each December 15 and June 15. Principal payments on the Series 2021 Bonds are made serially commencing on December 15, 2022 through December 15, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, The Series 2021 Bonds are subject to optional redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 8,410,000	\$ -	\$ 565,000	\$ 7,845,000	\$ 580,000
Less: Original issuance discount	(1,245)	-	(108)	(1,137)	-
Series 2017	7,675,000	-	360,000	7,315,000	375,000
Add: Original issuance premium	81,527	-	6,265	75,262	-
Series 2018A-1	8,500,000	-	210,000	8,290,000	215,000
Add: Original issuance premium	21,517	-	912	20,605	-
Series 2018A-2	1,770,000	-	40,000	1,730,000	40,000
Series 2020	785,000	-	20,000	765,000	20,000
Series 2021	526,000	-	12,000	514,000	13,000
Add: Original issuance premium	13,201	-	489	12,712	-
Total	<u>\$ 27,781,000</u>	<u>\$ -</u>	<u>\$ 1,214,558</u>	<u>\$ 26,566,442</u>	<u>\$ 1,243,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,243,000	\$ 1,128,489	\$ 2,371,489
2027	1,293,000	1,081,153	2,374,153
2028	1,348,000	1,031,871	2,379,871
2029	1,403,000	976,345	2,379,345
2030	1,454,000	917,881	2,371,881
2031-2035	8,316,000	3,595,992	11,911,992
2036-2040	5,763,000	1,835,994	7,598,994
2041-2045	2,802,000	929,616	3,731,616
2046-2050	2,780,000	298,771	3,078,771
2051-2052	57,000	2,300	59,300
Total	<u>\$ 26,459,000</u>	<u>\$ 11,798,412</u>	<u>\$ 38,257,412</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – INTERLOCAL AGREEMENTS

In FY23 the District entered into a cost sharing agreement with Silver Palms by Lennar Community Association, Inc. (the "Association") to share the cost of the dumpster services at the Club Silver Palms, located within the boundaries of the District. The District and Association are responsible for approximately 75% and 25%, respectively, of the dumpster service costs. In the current fiscal year, the District incurred \$18,836 in expenses in relation to the agreement.

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 2,585,061	\$ 2,585,061	\$ 2,600,068	\$ 15,007
Clubhouse revenues	10,000	10,000	45,808	35,808
Miscellaneous revenue	-	-	4,845	4,845
Interest	40,000	40,000	51,559	11,559
Total revenues	<u>2,635,061</u>	<u>2,635,061</u>	<u>2,702,280</u>	<u>67,219</u>
EXPENDITURES				
Current:				
General government	183,019	183,019	185,975	(2,956)
Maintenance and operations	1,524,581	1,524,581	1,296,251	228,330
Clubhouse	921,717	921,717	1,017,989	(96,272)
Total expenditures	<u>2,629,317</u>	<u>2,629,317</u>	<u>2,500,215</u>	<u>129,102</u>
Excess (deficiency) of revenues over (under) expenditures	5,744	5,744	202,065	196,321
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(157,325)	(157,325)	(157,325)	-
Carryforward	151,581	151,581	-	(151,581)
Total other financing sources (uses)	<u>(5,744)</u>	<u>(5,744)</u>	<u>(157,325)</u>	<u>(151,581)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	44,740	<u>\$ 44,740</u>
Fund balance - beginning			<u>639,351</u>	
Fund balance - ending			<u>\$ 684,091</u>	

See notes to required supplementary information

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	31
Employee compensation	\$9,800
Independent contractor compensation	\$2,574,419
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$491.49 - \$1,045.65 Debt service - \$412.53 - \$1,248.47
Special assessments collected	\$5,001,348
Outstanding Bonds:	
Series 2016, due May 1, 2036	\$7,845,000
Series 2017, due May 1, 2039	\$7,315,000
Series 2018 A1, due May 1, 2048	\$8,290,000
Series 2018 A2, due May 1, 2048	\$1,730,000
Series 2020, due May 1, 2050	\$765,000
Series 2021, due December 15, 2051	\$514,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Palm Glades Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Palm Glades Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 27, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 27, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Palm Glades Community Development District
Miami-Dade County, Florida

We have examined Palm Glades Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Palm Glades Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 27, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Palm Glades Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Palm Glades Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 27, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 27, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of the District and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Palm Glades Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 27, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.



KW PROPERTY MANAGEMENT & CONSULTING

Club Silver Palms
Monthly Manager's Report

February 2026

The Board of Directors:

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



Presented By

KW Property Management:

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



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SOCIAL EVENTS 5



FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms

From: 02/01/2026 – 03/02/2026

Playground	Playground Renovation	Chandler Contractor	Completed	
Exterior Building	Foam Band Repairs	Chandler Contractor	Completed	
Kitchen / Grandoom / Hallway	Damaged floor	Chandler Contractor	Completed	
Kid's Splash	Repaint	Chandler Contractor	Completed	
Pool Deck	Installation of Grommets - Pool Umbrellas	Roberts Aluminum	Completed	
Gym	Misc. Repairs	The Fitness Solution	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 February.
- Indoor pest control has been completed for February.

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	

VALUE OPTIMIZATION & RECOMMENDATIONS

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

HOSPITALITY/ SOCIAL EVENTS

SOCIAL EVENTS

February

Valentine's Day – 02/14/2026

National Strawberry Day – 02/27/2026

March

Plant a Flower Day – 03/12/2026

St. Patrick's Day – 03/17/2026

Easter Community Event – 03/28/2026

Playground Safety Checklist

SURFACING

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

DRAINAGE

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

GENERAL HAZARDS

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

SIGNAGE

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

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

SECURITY OF HARDWARE

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

DURABILITY OF EQUIPMENT

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

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: J. RICARDO RIVAS/ATA

DATE OF INSPECTION: 02/11/2026

Clubhouse Playground Safety Checklist Picture February 11, 2026



Playground Safety Checklist

SURFACING

- ✓ Adequate protective surfacing under and around the equipment.
- ✓ Surfacing materials have not deteriorated.
- ✓ Loose-fill surfacing have no foreign objects or debris.
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- ✓ There are no missing trash receptacles.

INSPECTION BY: J. RICORDO RIVAS PLATA

DATE OF INSPECTION: 02/25/2026

Clubhouse Playground Safety Checklist Picture February 25, 2026



Pricing Analysis 2026 Club Silver Palms

Prepared For: Mrs. Juliana Duque
Club Silver Palms

Prepared By: Ramon Torres
All Professional Cleaning LLC

Dear Juliana Please find the total costs for all janitorial service and sanitization, including onthe-job supervision and management. The contract and price will be for a one year period and daily services all year around. This will include all cleaning task, janitorial supply.

Schedule:
Sunday-Saturday 8:00AM- 4:00PM

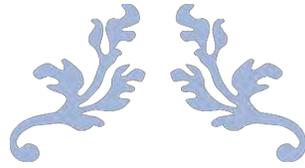
Item	Monthly	Taxes	Total	Annually
Club Silver Palms	Price			
Total Cleaning	\$6,500.00		\$6,500.00	\$78,000.00

NOTES:

1. This price is based on:
 - a. The Frequencies of Service as defined in the “Task Schedules” attached. Services and/or frequencies can be changed to suit your budgetary considerations.
 - b. All square feet of cleanable carpet area hard surfaces area.

2. All cleaning equipment will be provided at no additional charges. Gym Wipes are to be purchase by **Club Silver Palms**

3. A Certificate of Liability and Workers Comp Insurance will be provided upon request.
4. Emergency Call Starting \$250



PALM GLADES CDD



FIELD REPORT



Meeting Date: Tuesday, March 10, 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 February schedule. Please see the attached March schedule for more information.
- The Quality Site Assessment survey was completed on February 20th. Please see the attached report for more information.
- Pesticide applications were completed, please see the attached report for more details.
- New turf was installed at 233rd Terrace and 240th Lane parks to address the ruts.
- The remaining (19) Bismarck Palms along the powerlines at 232nd Street were cut down and stump grinded.
- Please see the landscaping list for more details of the ongoing tasks throughout the District.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*PALM GLADES CDD
(SILVER PALMS BY LENNAR)*

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmsf.com

Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



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



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



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

Palm Glades CDD

Landscaping List – February 2026

1. Please continue to implement the Mosaic Virus protocol within all the infected areas and mow as needed to prevent further stress and spreading.
2. Please continue to maintain the mower decks at least 4 to 4.5 inches and only mow areas in need. The medians with minimal growth should not be mowed; please continue to monitor as needed.
3. Please continue to focus on edging and detailing the beds as needed.
4. The flowers look great! We will continue to monitor them in preparation for the next rotation.
5. The perennials at 236th Street and 113th Avenue median and 242nd Street main entrance median are browning.
6. Please do NOT trim the sides of the Cocoplum and Silver Button wood hedges for at least 1 month or so, unless they are getting too high for visibility. Overall, the hedges are looking good, please continue to monitor.
7. Please do not service the Jamaican Crotons and instruct the crew to NOT use hedge trimmers on them.
8. Please do not service the Xiora plants within the medians for the time being.
9. Please provide a quote to remove the struggling Hibiscus Trees at the median points along the 118th Avenue medians, only the two medians between 236th Street and 240th Street. Please include replacement options such as Jatropha, Bulnesia, Pink Tabebuia, Jerusalem Thorne or Dessert Casia.
10. Please advise when 11371 SW 232nd Terrace will be mulched; both sides of the easement need mulch, please.

- The cold weather impacted some of the plants on the 236th Street median. BV recommends replacing the Spanish Shawl. Please see estimate attached
 - They are monitoring the 242nd Street median.



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

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Juliana Duque
Property Address	23800 S.W. 112 Ave Homestead, FL 33032	To	Palm Glades CDD Silver Palms
		Billing Address	Attn Juliana Duque 5385 N Nob Hill Rd Sunrise, FL 33351
Project Name	Median Caps on 236 St		
Project Description	Replace The Spanish Shawls On Median Caps		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
288.00	EACH	Spanish Shawl - 1 gal. Shrub/Perennial Installed	\$8.28	\$2,385.16
4.00	HOUR	Labor to remove the existing spanish shawls, discard debris and manually water in plants 1x	\$55.96	\$223.84
12.00	BAG	Bagged Red Mulch (2cf) - 2cf Mulch Installed	\$9.13	\$109.61

Images

spanish shawl 236



spanish shawl 236 st



For internal use only

SO# 8859276
JOB# 352102013
Service Line 130

Total Price \$2,718.61

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

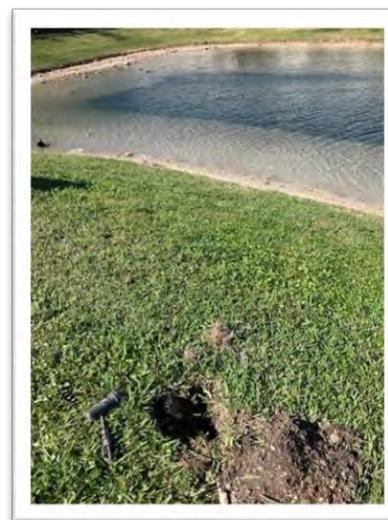
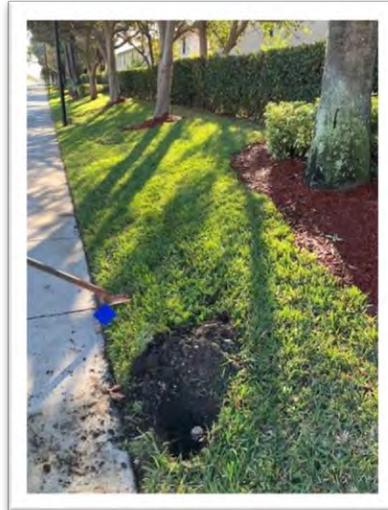
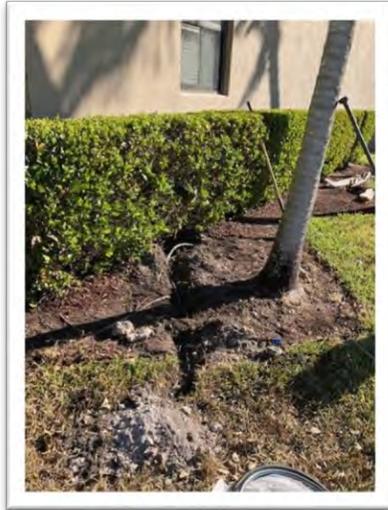
	Property Manager
Signature	Title
Juliana Duque	February 25, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Associate Acct Mgr Enhancement
Signature	Title
Nicolas Quiroz	February 25, 2026
Printed Name	Date

Job #:	352102013		
SO #:	8859276	Proposed Price:	\$2,718.61

- The February wet check repairs were completed. Please refer to the attached report for more information.
 - The mainline repair at 23400 SW 113th Avenue was completed.



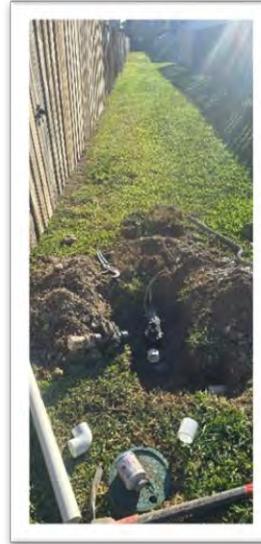
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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



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

Date: **February 19, 2026**

Time: **2:00pm**

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

Water Management:
 Program A:

February Wet Check Report TIMERS 1-4

Servicing Tech:			
		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	
		Zone10and30: Adjusted 2 rotor heads.	BV
		Zone13: Replaced broken rotor head.	BV
		Zone14: Need to replace bad rotor not turning.	\$55.00
		Zone22-23: Need to replace 2 bad rotor heads not turning.	\$110.00
		Zone36: Adjusted spray on rotor to prevent hitting fence.	BV
		Zone39: Need to replace bad decoder and repair broken lateral line in turf.	\$635.00
		Zone40: Need to replace bad decoder and repair 2 broken lateral lines by roots	\$885.00
		Zone41: Need to replace stuck on valve 2" not closing and 10" valve box.	\$525.00
		Zone42: Need to replace bad decoder and repair 2 broken lateral lines by roots	\$885.00
		Zone46and50: Lifted 2 rotors too deep in soil for proper water distribution.	BV
		Rest of Zones Ok	
		Timer #2 Schedule: Mon Wed & Fri @ 8pm/ Pro B: Tues Thurs & Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals	
		Zone7and8: Replaced 3 broken pop-ups.	BV
		Zone23: Adjusted 2 rotor heads over spraying pavement.	BV
		Zone47-48: Adjusted spray on rotor to prevent hitting fence.	BV
		Zone51: Recommend to relocate rotor for better water coverage.	\$75.00
		Zone67: Replaced broken pop-up.	BV
		Rest of Zones Ok	
		Timer #3 Schedule: Mon Wed and Sat @ 12:00am	
		Zone5and10: Need to replace one leaking pop-up and replaced one leaking rotor head.	\$95.00
		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	
		Zone2and5: Replaced one broken pop-up and need to replace one rotor stop turning.	\$55.00
		Zone10,11and12: Concrete sidewalk demo could not test zones.	BV
		Zone20-21: Replaced 5 clogged nozzles.	BV
		Zone32and 46: Replaced 2 broken rotor heads.	BV
		Zone52: Replaced broken nozzle.	BV
		Zone69: Replaced broken pop-up.	BV
		Rest of Zones Ok	
			
Total Labor & Materials			\$3,320.00

- The annuals are doing well. A combination of Pentas were selected for the next rotation of plants, no red Pentas.



PENTAS

(Grows 12-15" tall and 10-14" wide)



Lipstick



Lavender



Pink



Violet



Red



White

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- Below you will find the landscaping task list.

Palm Glades - Landscaping List				
Date	Address	Concern	Notes	Status
3.2025	23971 SW 114th Court	Removal of three Brazilian Beauty Leaf Trees next to driveway.	Inspected by BV. Removal approved.	BV completed the tree removal. The new tree plantings is pending to finalize the permit.
9.2025	23811 SW 118th Place	Damaged turf behind the property per pool construction project.	The agreement was finalized.	The construction is completed. Awaiting the completion of the neighbors project before the reimbursement/replacement turf is completed.
9.2025	23821 SW 118th Place	Damaged turf behind the property per pool construction project.	The agreement was finalized.	The construction is in progress; deadline for use of the easement is March 11.
10.2025	11286 SW 238th Street	Request for new turf along the side of unit.		The Board approved the request. The new turf will be installed once the landscaping enhancement is completed by the owner; pending. The tree stump was grinded this month.
10.2025	11371 SW 232nd Terrace	Hedge ACC Denied. Seed pods and palm fronds debris left behind after trimming. FPL repaired light post and damaged turf.		BV removed the landscaping border and mulched the area at no cost. The easement agreement with the owner is pending signature.
11.2025	236th Street Main Entrance Median	Accident.	BV completed the landscaping repairs.	The reimbursement release form was submitted and is currently under review.

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5385 N. Nob Hill Road Sunrise, FL 33351

- FDOT provided their response regarding the turf replacement along SW 112th Avenue. Please see below for more information.

Good afternoon, all,

I've been in contact with Mr. Lorenzo, copied here, regarding the Palm Glades Community inquiry over the last few months. I just spoke with him over the phone to update him on the following information.

Our Maintenance Office has confirmed that neither FDOT nor its contractor caused the sod damage. The FDOT South Dade Maintenance Road Area Manager was present a few months ago when our contractor applied herbicide, which was limited to the curb and did not extend behind the sidewalk. While the FDOT contractor was performing the work, they witnessed another company pressure-washing the sidewalk, and they noticed a strong chlorine odor being used to aid their cleaning efforts. This may have caused the overspray that negatively affected the turf.

Hope this information clarifies the issue. Please let me know if you have any further questions.

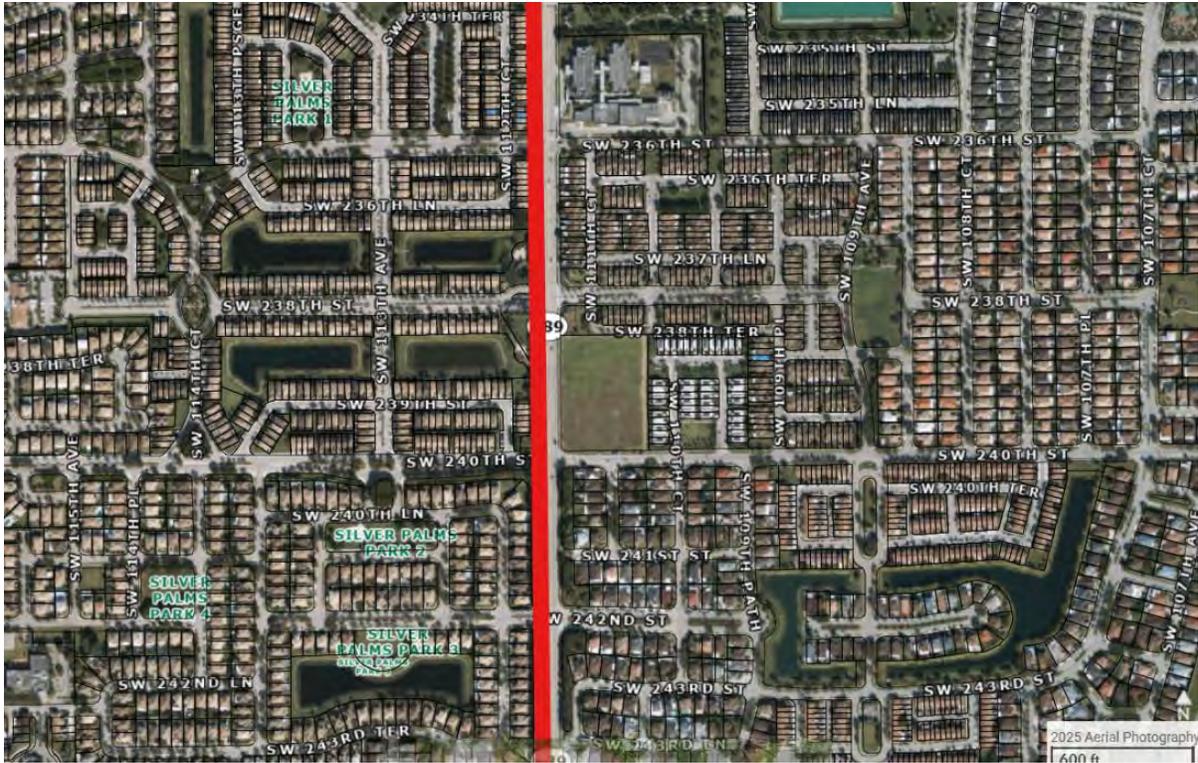
Regards,

Maria Rosa Higgins Fallon, MPA, CPC
Public Information Director
District Six
Florida Department of Transportation

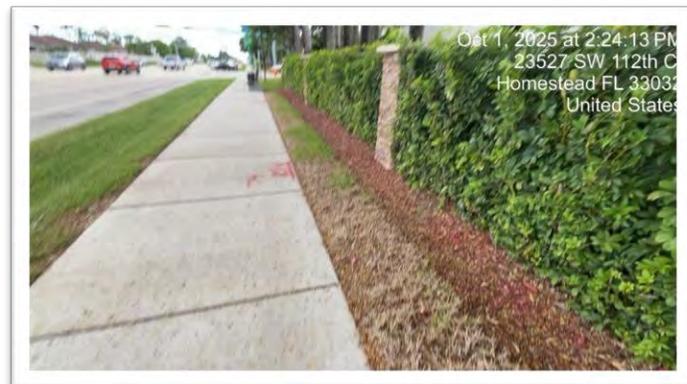
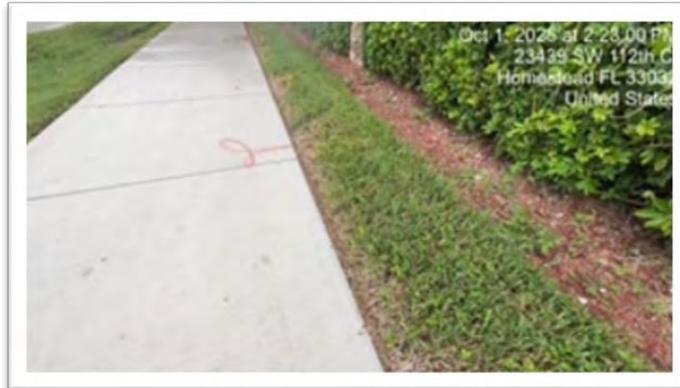
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PALM GLADES CDD
(SILVER PALMS BY LENNAR)

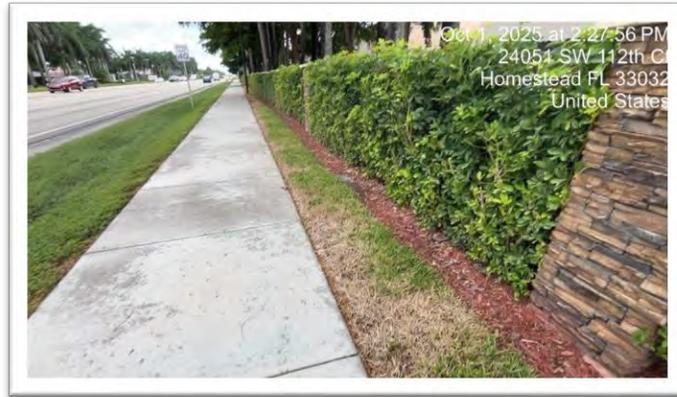
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmsf.com
Cell Phone 954.643.5104



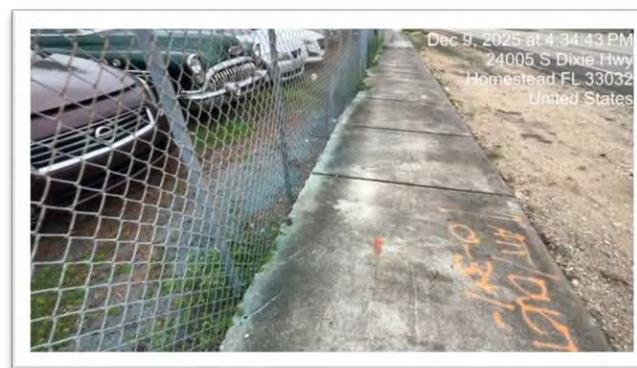
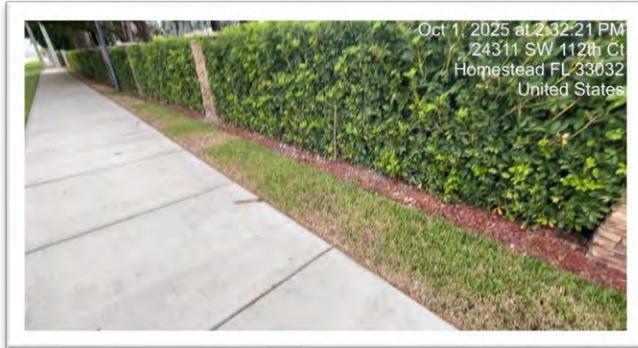
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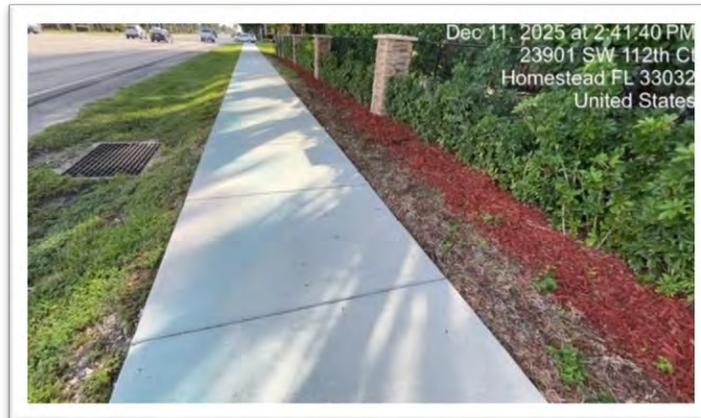
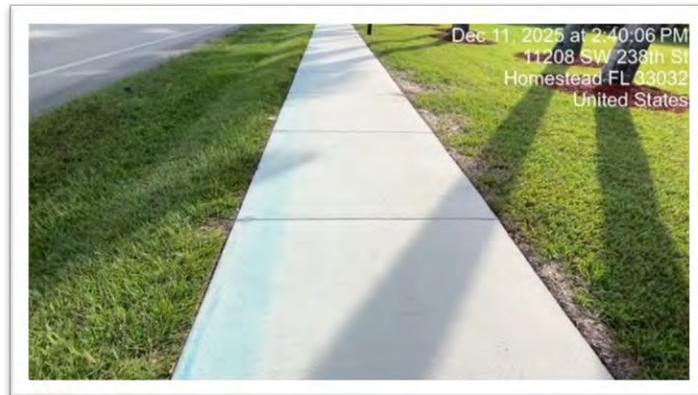
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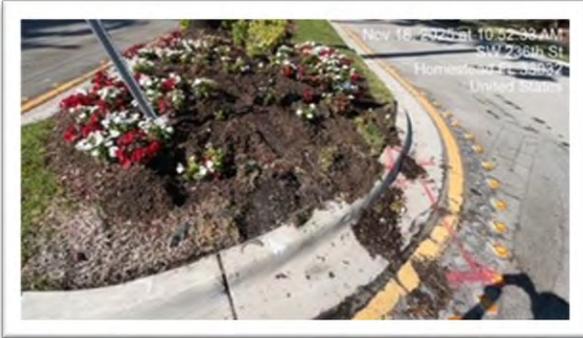


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- The 236th Street entrance median was repaired after the accident. The release form has been provided and is pending approval.



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LAKES

- Southeast Land and Water Management (SLW) completed the lake maintenance services on February 11th and 25th.
 - The cattails and shoreline weeds are being treated.
 - Multiple dead ducks have been removed from the lakes. SLW advised it could be an outbreak of pathogenic Avian Influenza or overuse of a chemical deterrent by residents.



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5385 N. Nob Hill Road Sunrise, FL 33351



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

General Information:

Date	2/11/26
Location	Silver Palms

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	61	Wind Speed	Calm	Wind Direction	N/A
--------------------	----	-------------------	------	-----------------------	-----

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

Wildlife Observations:

Ducks, Fish, Turtles, Birds

Comments:

Today we inspected all the lakes and picked up trash. There was no alga. Aquatic vegetation, and the shoreline grasses are dead from the previous treatment. Please feel free to contact us if you have any questions.

FIELD MAINTENANCE

- Please see the attached playground checklists for more information.
 - Chandler Construction (CC) is working on the estimates for the playground replacement equipment and restoration projects.
 - BV replenished the mulch at Park #3.



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- Playground #1 SW 240th Lane.



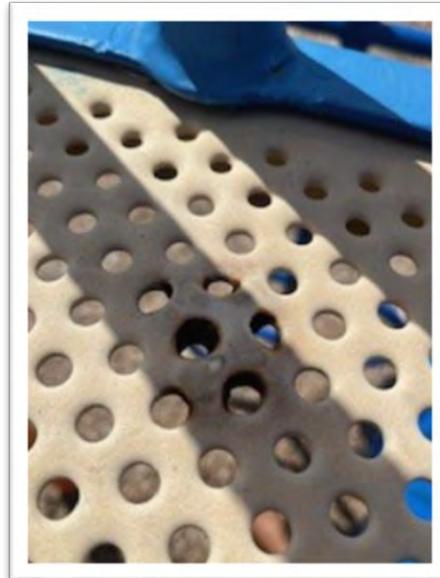
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- Playground #2 SW 113th Place.

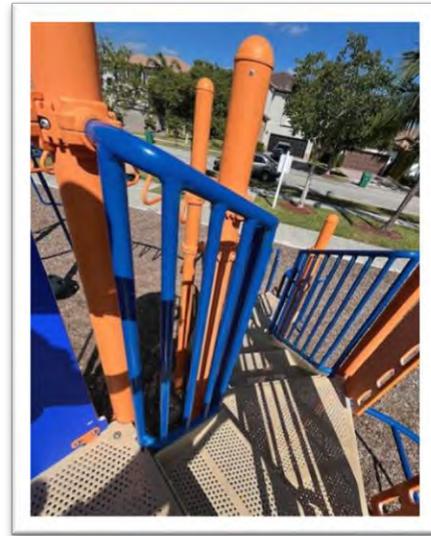


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- Playground #3 SW 233rd Terrace.

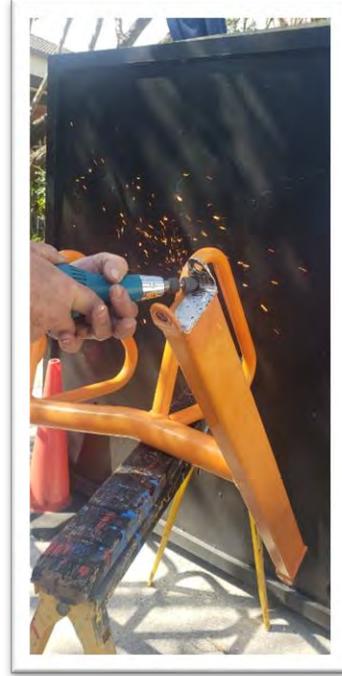


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- Some of the color changing lights at west monument are not functioning properly. Allstar Electric suggests purchasing new lights, please see below and attached for more information.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

All Star Electrical Services, Inc.

PROPOSAL

February 26, 2026

All Star Electrical Services, Inc. proposes the following work at:

Palm Glades
117th Avenue
West Monument Lights

Scope of work

- Replace four existing flood lights on SW 117th Ave monument with RABX34SRGB color changing lights.
- Existing boxes and wiring to remain.

Not included

- Permit fees.

Total Cost \$860.00 Eight Hundred Sixty Dollars & 00/100

Payment schedule

\$860.00 Due upon completion

*This proposal is valid for a period of 30 days from the date stated above.

Payment Terms & Conditions: All payments are due upon completion of work unless, otherwise stated above and must be received within 30 days of completion date. Payment of Deposit shall constitute approval of this proposal and acceptance of all terms & conditions. Any and all payments received after 30 days are subject to a \$39.00 late fee in addition to finance charges for time period thereafter until balance has been paid in full. Any and All electrical installations, components, materials, etc... are the property of All Star Electrical Services, Inc. until payment in full. All Star Electrical Services Inc. reserves the right to remove & collect all installations, components, materials, etc.. in the event of payment default by owner/agent. All Star Electrical Services, Inc. reserves the right to file construction liens against owner/agent in the event of payment default by owner/agent. All fees incurred by All Star Electrical Services in association with filing, will be assessed to and become part of balance due.

Change Orders: Any deviation or alteration from approved proposal will be executed through written change orders, and may become an extra charge.

Owner/Agent

Date

- Chandler Construction (CC) completed the monument repairs.



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- The mailbox kiosk repairs were completed by CC.
 - CC will be securing one of the conduits at the North kiosk.



- FCC Construction (FCC) repaired fallen lake sign.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- Nelco Testing and Engineering completed the percolation testing at the alleyway behind 23766 SW 114th Court. Working with the Engineering Team to schedule an onsite meeting.

PROPERTY INFORMATION

Folio: 30-6019-013-1820

Sub-Division:
SILVER PALM EAST SECTION TWO

Property Address
23766 SW 114 CT

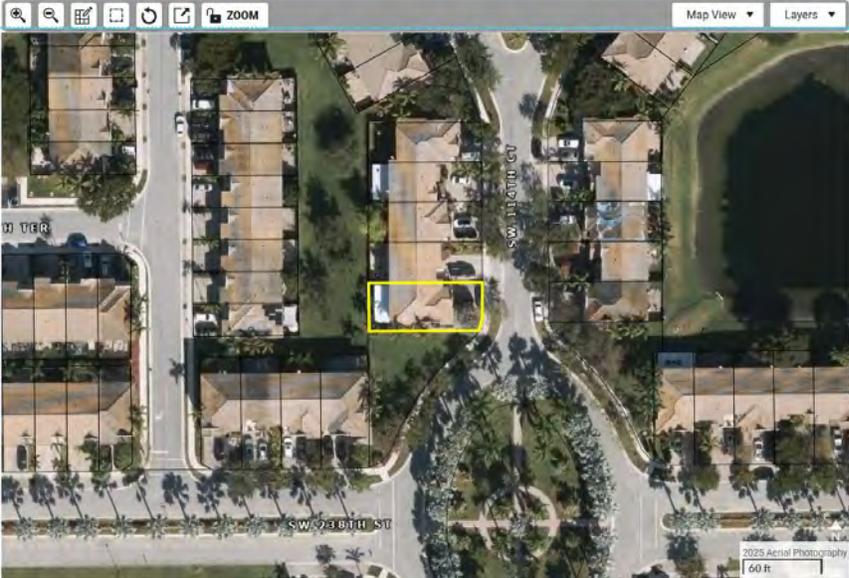
Owner
DIANA GOMEZ

Mailing Address
23766 SW 114 CT
MIAMI, FL 33032

PA Primary Zone
.2800 TOWNHOUSE

Primary Land Use
0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE

Beds / Baths / Half	4 / 2 / 1
Floors	2
Living Units	1
Actual Area	2,460 Sq Ft
Living Area	2,040 Sq Ft
Adjusted Area	2,040 Sq Ft
Lot Size	3,071 Sq Ft



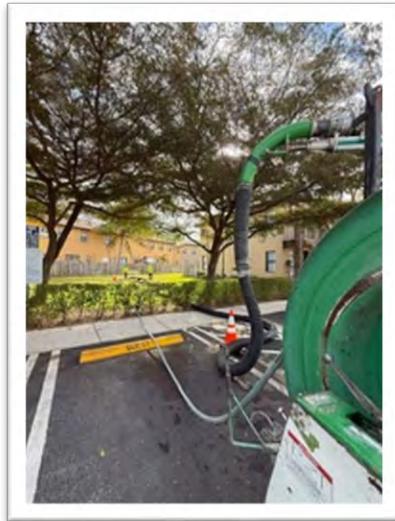
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Governmental Management Services-South Florida, LLC

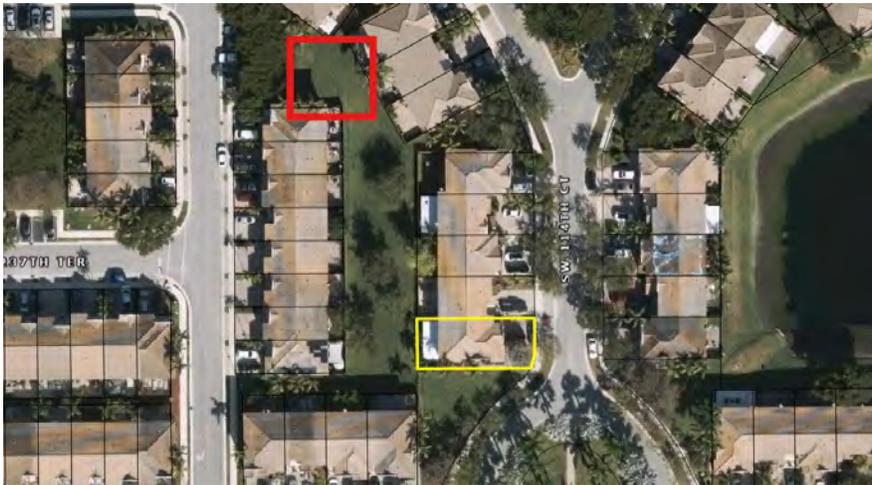
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- Raptor Vac completed the storm drain cleaning next to the alleyway behind 23766 SW 114th Court.



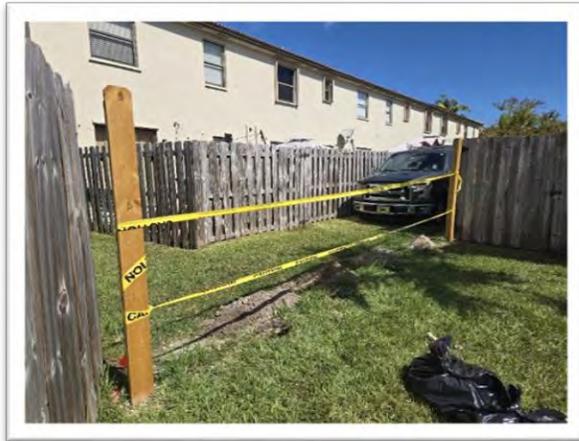
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- FCC has filed the permit for the wooden fence next to 23911 SW 114th Place.



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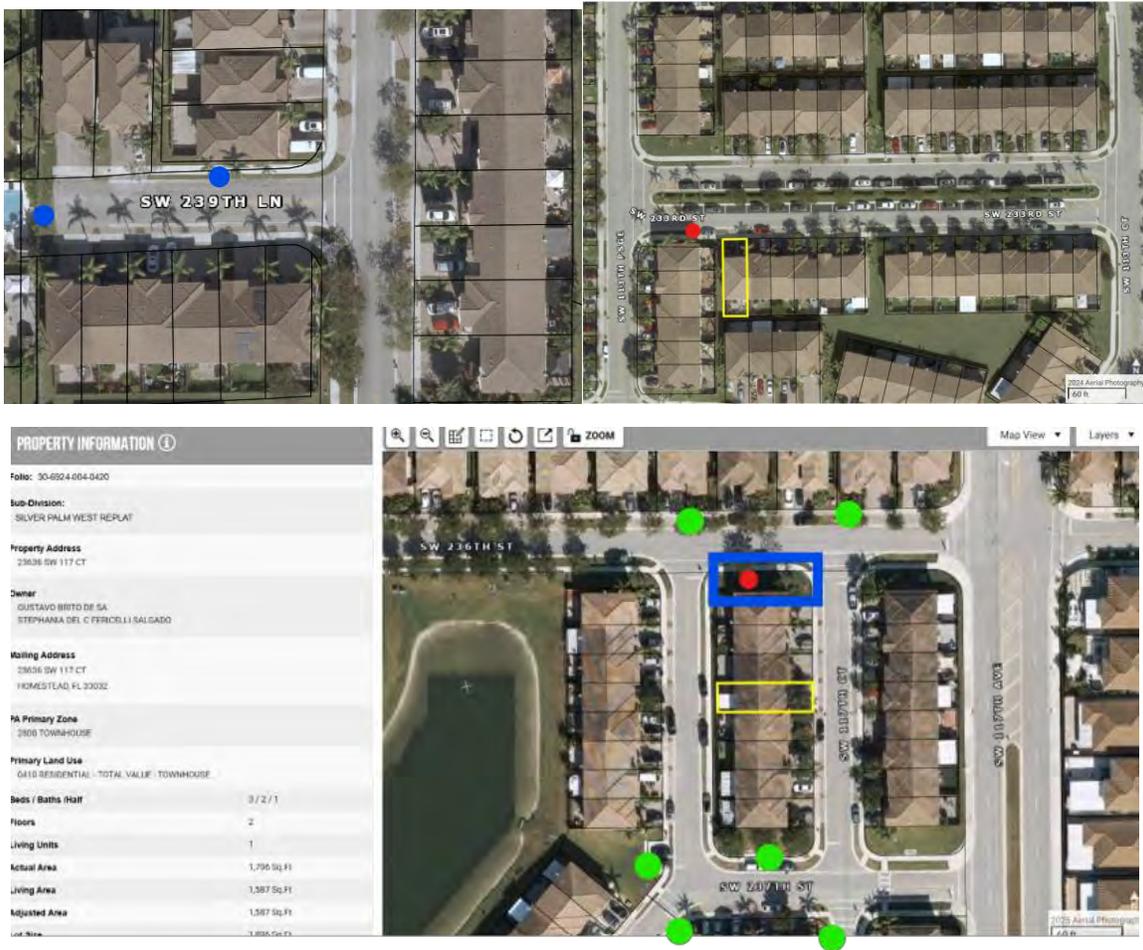
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- We are working with Lennar and FPL to finalize the installation of electrical meters at 118th Place and 237th Terrace mailbox kiosks.



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5385 N. Nob Hill Road Sunrise, FL 33351

- Working with CC and Allstar Electric (AE) to assess the pending lamppost requests.
 - 239th Lane
 - 233rd Street
 - Area near 23636 SW 117th Court
 - Guest parking near 11300 SW 236th Lane



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

PALM GLADES CDD
(SILVER PALMS BY LENNAR)

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

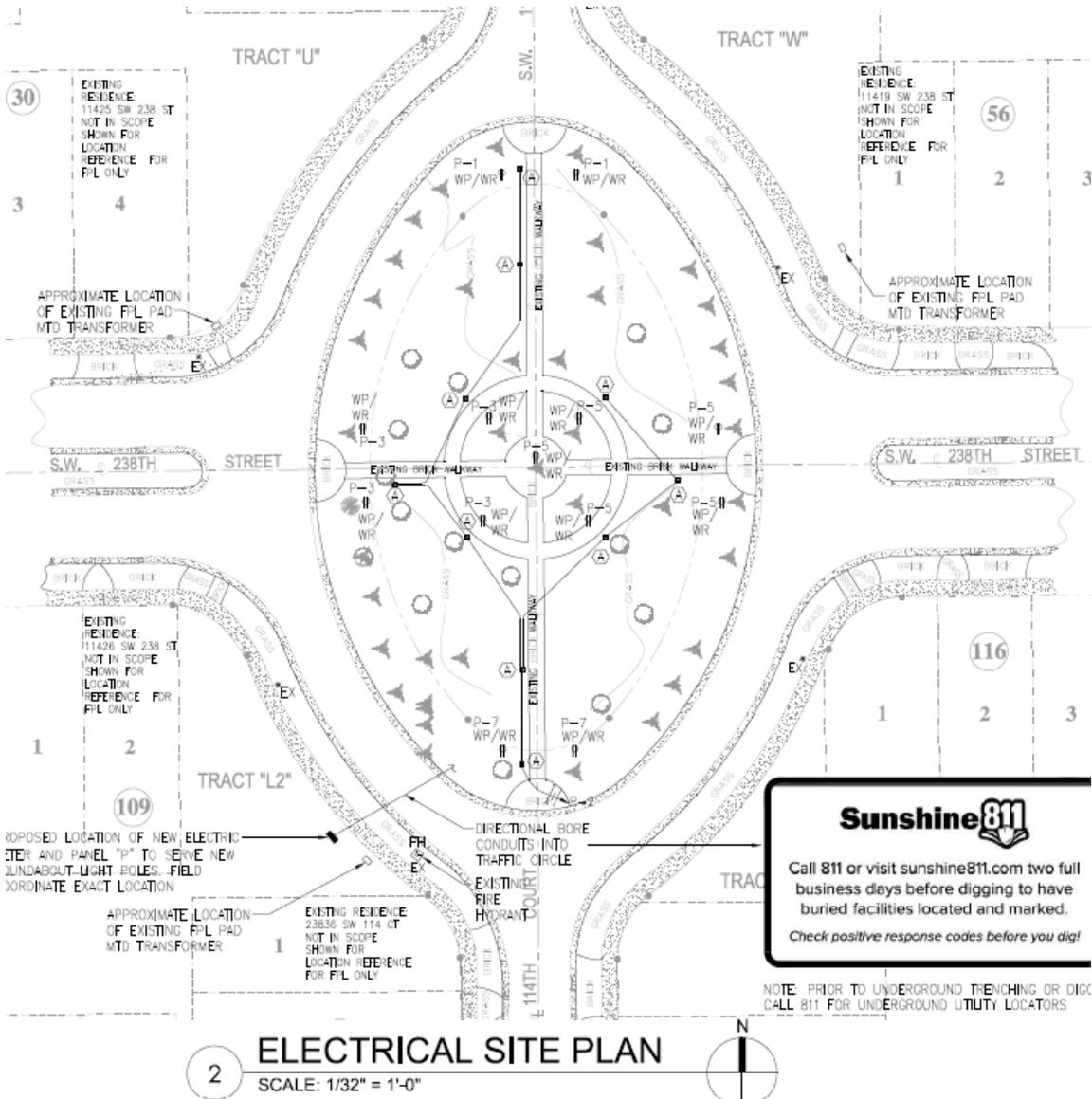
PROPERTY INFORMATION ⓘ	
Folio:	30-6019-013-2490
Sub-Division:	SILVER PALM EAST SECTION TWO
Property Address	11300 SW 236 LN
Owner	SUSANA BARBARA CASTRO
Mailing Address	11300 SW 236 LN HOMESTEAD, FL 33032
PA Primary Zone	2800 TOWNHOUSE
Primary Land Use	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
Beds / Baths /Half	4 / 2 / 1
Floors	2
Living Units	1
Actual Area	2,460 Sq Ft
Living Area	2,040 Sq Ft
Adjusted Area	2,040 Sq Ft
Lot Size	2,551 Sq Ft

SW 236TH LN

2025 Aerial Photography
60 Ft

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

- CC and AE filed the permit for the roundabout lamppost project.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

EXHIBITS

February 2026

February 2026

March 2026

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

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 6	Feb 1 Silver Palms CDD	2 detail porter weed control wet check	3 detail porter weed control wet check wet check	4 detail porter weed control wet check	5 detail weed control wet check	6 detail porter weed control	7 porter
WEEK 7	8	9 detil insect control mow 1 porter weed control	10 detail mow 1 porter weed control	11 mow 1 porter weed control	12 detail weed control	13 detail porter weed control	14 porter
WEEK 8	15	16 detail porter weed control	17 detil porter weed control	18 detail porter weed control	19 detail weed control	20 detil porter weed control	21 porter
WEEK 9	22	23 detail mow 2 porter	24 detail mow 2 porter	25 detail mow 2 porter	26 detail	27 porter	28 porter



Quality Site Assessment

Prepared for: Silver Palms - Palm Glades CDD

General Information

- DATE:** Friday, Feb 20, 2026
- NEXT QSA DATE:** Tuesday, May 19, 2026
- CLIENT ATTENDEES:** Juliana Duque, 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

Carryover Items



1 Trim back tree branches to clear traffic.

2 Trim Japanese fern located at West Side Monument.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



1 Continue to hand clip magnificent crotons only. Don't use mechanical hedgers . Located on medians.

2 Don't trim silver button hedges yet located on medians.

3 Continue to keep sand off the sidewalks on playground areas.

4 Reduce watering days or time to reduce the existing dollar weeds on common area near the clubhouse.

Recommendations for Property Enhancements



- 1** As per request. Send proposal to stump grind existing tree trunk. Grass proposal will be sent when homeowner's project is completed.
- 2** Send proposal to remove three selected weeping hibiscus trees on 118 Avenue. Use other choices for replacement.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 1** The three Geiger trees were installed on 114 ct & 239.
- 2** Root barrier was installed around Geiger tree rootball.
- 3** Due to cold temperatures. The ground cover on 236 st & 113 Avenue median are slowly dying. May need to replace.
- 4** Opposite side of median cap on 236 St median. Ground covers are dead.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



5 Ground cover on 242 St entrance median is ok for now. But has cold damage from low temperatures.

6 Grass lip is getting taller. If grass proposal is approved at a later date. Lip will need to be lowered.

7 Due to construction on West Side monument. Grass has been damaged. We'll send proposal to replace when job is completed.

8 Water leak on 242 St median will be repaired at no cost. Damaged by mower tire ruts.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



9 Bismark palms are cut down. Locates has been called before stump grinding is started.

10 Concern on Bismark Palm due to crack on trunk. Will request more information from an arborist.



Pesticide Application

352102013

Tracking: dszmxdkLABYtu



Property & Applicator

Estimated Time

Date of Application

Start Time

End Time

02/04/2026

8:25 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

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	White fly , thrips
Rate Of Application	Total Product Applied	Unit	
Normal	2.5	Gallons	
Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
T&O Micronutrient	000	Micronutrients	Nutritional deficiency
Rate Of Application	Total Product Applied	Unit	
Normal	.5	Gallons	

Application

Crop/Commodity Treated

Trees

Size of Area Treated (1)

Unit

Total Dry Weight or Liquid Volume Applied (1)

Unit

8

Plants

50

Gallons

Size of Area Treated(2)

Unit

Total Dry Weight or Liquid Volume Applied (2)

Unit

500

Plants

90

Gallons

Method of Application

Temperature (°F)

Wind Speed (mph)

Wind Direction

Spray Gun

73

6

E

Post Application Restrictions

Do not enter until spray has dried

Other Notes

Bag and a half 13-3-13

Signature & Submit

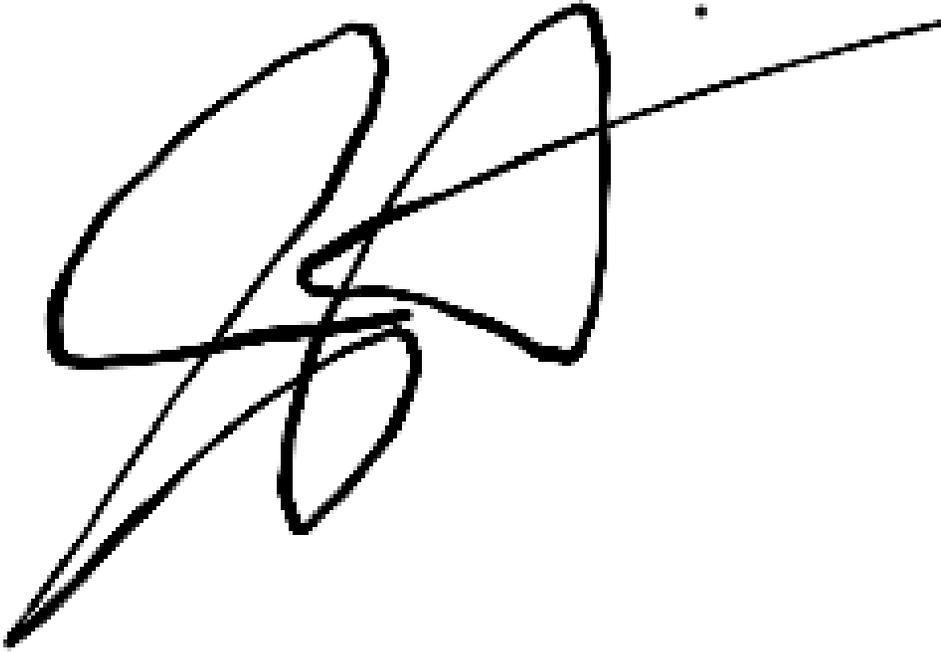
Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

A handwritten signature in black ink, appearing to be 'JB Garcia', written over a horizontal line. The signature is stylized and cursive.

Supervising Certified Applicator and Certification Number

Same as the Applicator



Pesticide Application

352102013

Tracking: GhwugDgvS



Property & Applicator

Estimated Time

Date of Application

Start Time

End Time

02/03/2026

8:25 AM

2:00 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

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

Application Location

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

Company Making the Application

Name

Branch Name

Branch Phone Number

Branch Address

BrightView LLC

35210 - BVLS Homes(305) 258-8011

4155 E Mowry Dr, Homestead FL 33033

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Lesco Bandit 2F	432-1312	Imidacloprid	Ants whitefly
Rate Of Application	Total Product Applied	Unit	
Normal	2.5	Ounces	

Application

Crop/Commodity Treated

Trees

Size of Area Treated (1)

24

Unit

Plants

Total Dry Weight or Liquid Volume Applied (1)

130

Unit

Gallons

Size of Area Treated(2)

50000

Unit

Square Feet

Total Dry Weight or Liquid Volume Applied (2)

10

Unit

Gallons

Method of Application

Spray Gun

Temperature (°F)

66

Wind Speed (mph)

8

Wind Direction

NE

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', written in a cursive style. The signature is positioned on the left side of the page, below the 'Signature' label.

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: Feb. 2nd

Playground Safety Checklist

Park #2

113 Place

SURFACING

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

DRAINAGE

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

GENERAL HAZARDS

- 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

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

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- 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:

Jesus

DATE OF INSPECTION:

Feb. 2nd



egis

Insurance & Risk Advisors

Playground Safety Checklist

Park #3
233 TER ✓

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: Feb. 2nd

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.

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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: 2.19.26

Playground Safety Checklist

Park #2
113 Place

SURFACING

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

DRAINAGE

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

GENERAL HAZARDS

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

2.19.26

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

- 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.

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

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: Jesus

DATE OF INSPECTION: 2.19.26

FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

East Sidewalk Replacements

Partial replacement at main entrance



Replacement of (1) slab at main entrance



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

Replacement of (3) slabs at 113th Avenue



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

Replacement of (2) slabs at SW 113th Place



11211 SW 236th Lane: replace (1) slabs.



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23644 SW 113th Avenue: replace (1) slab



Guest Parking 236th Lane: replaced (2) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11380 SW 236th Lane: partially replace (1) slab



Guest Parking 113th Passage: partial replacement of (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11252 SW 239th Lane: replace (1) slab



23941 SW 112th Court: partial replacement of (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23901 SW 112th Court: replace (1) slab



23998 SW 112 Court: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11443 SW 239th Lane: replace (1) slab



11443 SW 239th Lane: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23980 SW 114th Court: replace (1) slab



23727 SW 114th Place: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23711 SW 114th Place: partial replacement



23638 SW 114th Place: repair (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23711 SW 114th Place: partial replacement and replacement of (1) slab



11470 SW 237th Terrace: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

11486 SW 237th Terrace: replace (1) slab



23770 SW 115th Avenue: replace (2) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23470 SW 113th Passage: partial replacement



236th Street: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

234th Lane: surface concrete is coming apart



23369 SW 113th Court: partial replacement



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23424 SW 113th Avenue: replacement of (5) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23472 SW 113th Avenue: replace (1) slab



23599 SW 113th Avenue: replace (3) slabs



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext 219

23553 SW 113th Avenue: partial replacement



23401 SW 113th Avenue: replace (1) slab



FEBRUARY 2026

PALM GLADES CDD

(SILVER PALMS)

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

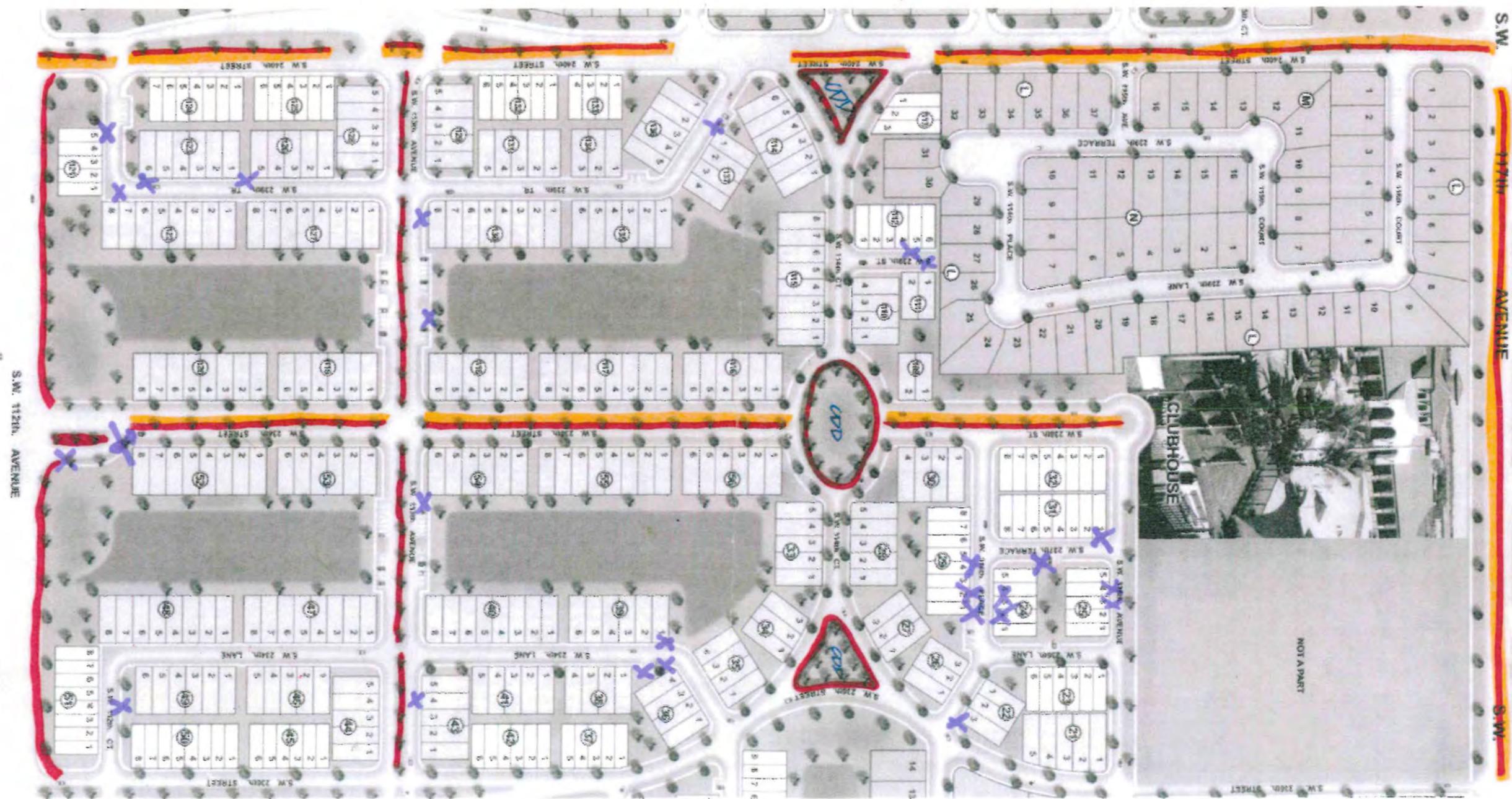
(954) 721-8681 Ext 219

23527 SW 112th Court: replace (1) slab



█ = curbs & medians
█ = curbs & medians on county main roads

curbs/medians Map 3



3
 -
 -

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT

Check Register

01/01/26 - 01/31/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
01/01/26 - 01/31/26	5018-5056	\$377,757.40
TOTAL		\$ 377,757.40

Void Checks**
4958

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/26	00184	10/25/25	60461820	202510	320	54100	51000		KCUPS	V	68.27-		
		10/25/25	60461825	202510	320	54100	51000		KCUPS/WATER/CUPS	V	410.58-		
		10/25/25	60461825	202510	320	54100	51000		HOT SPLS POUCH/GLOVES	V	72.56-		
		10/25/25	60461825	202510	320	54100	51000		SUGAR/ESPRESSO/SCNTD OIL	V	118.65-		
		10/25/25	60461825	202510	320	54100	51000		PENS/GLOVES	V	98.43-		
		10/25/25	60461825	202510	320	54100	51000		PAPER TWL/SUGAR	V	65.18-		
		10/25/25	60461825	202510	320	54100	51000		WHITE VINEGAR	V	18.39-		
		10/25/25	60461825	202510	320	54100	51000		CAFE BUSTELO	V	32.09-		
		10/25/25	60461825	202510	320	54100	51000		COLD CUPS	V	274.75-		
STAPLES BUSINESS CREDIT												1,158.90-004958	
1/02/26	00055	11/28/25	9600637	202511	300	20500	10000		SEP-NOV QRTLY RETAINAGE	*	13,509.72		
		11/28/25	9600638	202511	320	57200	46210		PORTER QRTLY RET SEP-NOV	*	1,989.00		
		12/19/25	9612270	202512	320	57200	46290		CUT DOWN BISMARCK PALMS	*	3,001.56		
BRIGHTVIEW LANDSCAPE SERVICES, INC.												18,500.28 005018	
1/02/26	00001	1/01/26	462	202601	320	57200	34000		JAN 26 - FIELD SERVICES	*	2,087.83		
		1/01/26	463	202601	310	51300	34000		JAN 26 - MGMT FEES	*	4,641.83		
		1/01/26	463	202601	310	51300	31300		JAN 26 - DISSEMINATION	*	229.17		
		1/01/26	463	202601	310	51300	35110		JAN 26 - WEBSITE ADMIN	*	275.00		
		1/01/26	463	202601	310	51300	42000		JAN 26 - POSTAGE	*	30.63		
		1/01/26	463	202601	310	51300	42500		JAN 26 - COPIES	*	.15		
GOVERNMENTAL MANAGEMENT SERVICES -												7,264.61 005019	
1/02/26	00272	12/16/25	40822731	202512	320	54100	51000		COPYSTAR CS 4054CI COPIER	*	286.00		
GREAT AMERICA FINANCIAL SVCS.												286.00 005020	
PLMG -PALM GLADES- ACOOPER													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/26	00193	12/17/25	ZZXKW2	202512	320-54100	34000			*	10,336.77		
			PPE 12/14/25					KW PROPERTY MANAGEMENT			10,336.77	005021
1/02/26	00200	12/16/25	47116247	202511	320-54100	43100			*	23.10		
			FIRELINE 9/08-12/10/25									
		12/16/25	87343981	202511	320-54100	43100			*	1,301.81		
			WATER 9/08-12/10/25					MIAMI-DADE WATER AND SEWER DEPARTME			1,324.91	005022
1/02/26	00243	12/08/25	IV008622	202512	320-54100	34520			*	30.00		
			DEC 25 - MONTHLY BILLING									
		12/08/25	IV008625	202512	320-54100	34520			*	70.00		
			DEC 25 - MONTHLY BILLING					PYE BARKER FIRE & SAFETY, LLC			100.00	005023
1/02/26	00273	12/18/25	27540	202512	320-57200	34500			*	21,075.09		
			SECURITY SVCS 12/05-12/18									
		12/18/25	27541	202512	320-54100	34500			*	4,140.88		
			SECURITY SVCS 12/05-12/18					SEACOAST BUSINESS FUNDING			25,215.97	005024
1/02/26	00186	12/29/25	15122925	202512	320-54100	46220			*	25,590.00		
			TREE TRIMMING									
		1/01/26	15010126	202601	320-54100	46200			*	1,960.00		
			JAN 26 - LANDSCAPE SVC					TONY'S NURSERY & GARDEN			27,550.00	005025
1/07/26	00065	1/03/26	2244	202601	320-54100	46600			*	6,000.00		
			JAN 26 - JANITORIAL SVC					ALL PROFESSIONAL CLEANING LLC			6,000.00	005026
1/07/26	00055	12/31/25	9632618	202512	320-57200	46200			*	15,907.50		
			DEC 25 - LANDSCAPE MAINT									
		12/31/25	9632618	202512	320-57200	46300			*	1,900.00		
			DEC 25 - IRRIGATION									
		12/31/25	9632618	202512	320-57200	46270			*	3,629.83		
			PEST CONTR & FERT									
		12/31/25	9632618	202512	300-20500	10000			*	2,143.73		
			LESS 10% RETAINAGE									
		12/31/25	9632619	202512	320-57200	46210			*	5,967.00		
			DEC 25 - PORTER SERVICES					BRIGHTVIEW LANDSCAPE SERVICES, INC.			25,260.60	005027
1/07/26	00221	12/17/25	121725	202512	320-57200	46010			*	29,500.00		
			ANN PRESS CLN/MILDEW TRTM					PLMG -PALM GLADES- ACOOPER				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/26		1526		202601	320-54100-49200		A/C REPLACEMENT	*	13,500.00		
1/06/26		1626		202601	320-57200-34100		MAIN ENT. ELECTRICAL REP	*	6,500.00		
CHANDLER CONTRACTORS, INC.										49,500.00	005028
1/07/26	00301	1/01/25	7846	202601	320-54100-47000		JAN 26 - POOL SERVICE	*	3,790.00		
		1/03/25	7864	202601	320-54100-47100		NEW AUX. PUMP MOTOR/SEALS	*	635.25		
		1/04/26	7865	202601	320-54100-47100		EMERG CALL/BROWN CODE	*	250.00		
E&J QUALITY POOL SERVICE										4,675.25	005029
1/07/26	00006	12/23/25	9-114-57	202512	310-51300-42000		DELIVERIES THRU 12/17/25	*	25.33		
		12/30/25	9-121-85	202512	310-51300-42000		DELIVERIES THRU 12/19/25	*	45.78		
FEDEX										71.11	005030
1/07/26	00314	1/01/26	I-012601	202601	320-54100-34510		1 YEAR GALAXY PREV MAINT	*	135.00		
IDEAL TECH SOLUTIONS LLC										135.00	005031
1/07/26	00217	1/01/25	IN132868	202601	320-54100-41000		JAN 26 - PHONE SERVICE	*	105.49		
IPHONE										105.49	005032
1/07/26	00312	1/02/26	17899	202601	320-54100-41500		JAN 26 - IT SERVICES	*	208.00		
IT WORKS NETWORK GROUP, INC										208.00	005033
1/07/26	00193	1/03/26	ZZXKW2	202512	320-54100-34000		TEMP FRNT DSK 11/24-11/30	*	437.00		
		1/03/26	ZZXKW2	202512	320-54100-34000		TEMP FRNT DSK 11/17-11/23	*	322.00		
		1/03/26	ZZXKW2	202512	320-54100-34000		TEMP FRNT DSK 12/1-12/7	*	2,120.60		
		1/03/26	ZZXKW2	202512	320-54100-34000		TEMP FRNT DSK 12/8-12/14	*	322.00		
		1/03/26	ZZXKW2	202512	320-54100-34000		PPE 12/28/25	*	8,178.12		
		1/03/26	ZZXKW2	202512	320-54100-34000		TEMP FRNT DSK 12/19-12/20	*	414.00		
KW PROPERTY MANAGEMENT										11,793.72	005034
PLMG -PALM GLADES- ACOOPER											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/26	00273	1/01/26	27638	202512	320-57200-34500		SECURITY SVCS 12/19-1/1	*	22,402.04		
		1/01/26	27639	202512	320-54100-34500		SECURITY SVCS 12/19-1/1	*	3,544.80		
SEACOAST BUSINESS FUNDING										25,946.84	005035
1/07/26	00062	12/15/25	3601773W	202601	320-57200-44000		JAN 26 - WASTE SERVICES	*	1,734.46		
WASTE CONNECTIONS OF FLORIDA										1,734.46	005036
1/14/26	00184	10/25/25	60461820	202510	320-54100-51000		KCUPS	*	68.27		
		10/25/25	60461825	202510	320-54100-51000		KCUPS/WATER/CUPS	*	410.58		
		10/25/25	60461825	202510	320-54100-51000		HOT SPLS POUCH/GLOVES	*	72.56		
		10/25/25	60461825	202510	320-54100-51000		SUGAR/ESPRESSO/SCNTD OIL	*	118.65		
		10/25/25	60461825	202510	320-54100-51000		PENS/GLOVES	*	98.43		
		10/25/25	60461825	202510	320-54100-51000		PAPER TWL/SUGAR	*	65.18		
		10/25/25	60461825	202510	320-54100-51000		WHITE VINEGAR	*	18.39		
		10/25/25	60461825	202510	320-54100-51000		CAFE BUSTELO	*	32.09		
		10/25/25	60461825	202510	320-54100-51000		COLDCUPS	*	274.75		
STAPLES BUSINESS CREDIT										1,158.90	005037
1/15/26	00292	12/22/25	1AGS5062	202512	320-57200-49100		CAN LINERS/DOGGIE WASTE	*	1,085.30		
ALL GREEN CHEMICAL, INC.										1,085.30	005038
1/15/26	00007	12/31/25	196691	202512	310-51300-31500		DEC 25 - ATTORNEY FEES	*	3,162.50		
BILLING COCHRAN, P.A.										3,162.50	005039
1/15/26	00055	1/13/26	9639044	202601	320-57200-46350		REPAIR LEAK IN MAINLINE	*	1,795.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										1,795.00	005040
1/15/26	00221	1/07/26	1726	202601	320-54100-49200		RPLC SPA BLOWER	*	1,175.00		
		1/08/26	1826	202601	320-57200-34100		RPLC STONE MAIN MON WALL	*	250.00		
PLMG -PALM GLADES- ACOOPER											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26		1826		202601	320	320-57200	49100			*	175.00		
			SEC ELEC PIPE MAILBOX STN										
1/12/26		11226		202601	320	320-57200	49100			*	5,975.00		
			CONCRETE DEMO/ROOT GRIND										
1/13/26		11326		202601	320	320-54100	47100			*	14,750.00		
			50% DEP KID SPLASH RP/PNT										
CHANDLER CONTRACTORS, INC.											22,325.00	005041	
1/15/26	00190	1/02/26	84956006	202601	320	320-54100	41010			*	222.28		
			JAN 26 - CABLE										
COMCAST											222.28	005042	
1/15/26	00190	1/06/26	84956006	202601	320	320-54100	41010			*	222.81		
			JAN 26 - INTERNET										
COMCAST											222.81	005043	
1/15/26	00271	1/02/26	5569 399	202512	320	320-54100	51000			*	610.17		
			DEC 25 - CREDIT CARD CHGS										
		1/02/26	5569 399	202512	320	320-54100	46700			*	375.08		
			DEC 25 - CREDIT CARD CHGS										
		1/02/26	5569 399	202512	320	320-54100	49300			*	1,035.00		
			DEC 25 - CREDIT CARD CHGS										
ELITE CARD PAYMENT CENTER											2,020.25	005044	
1/15/26	00067	1/13/26	70477	202601	320	320-54100	46800			*	150.00		
			JAN 26 ROUTINE PREV MAINT										
THE FITNESS SOLUTION, INC.											150.00	005045	
1/15/26	00269	1/15/26	01152026	202601	300	300-20700	10600			*	920.51		
			TRANSFER OF TAX RECEIPTS										
PALM GLADES CDD C/O WELLS FARGO											920.51	005046	
1/15/26	00010	1/15/26	01152026	202601	300	300-20700	10100			*	35,867.73		
			TRANSFER OF TAX RECEIPTS										
PALM GLADES CDD C/O WELLS FARGO											35,867.73	005047	
1/15/26	00025	1/15/26	01152026	202601	300	300-20700	10300			*	21,757.03		
			TRANSFER OF TAX RECEIPTS										
PALM GLADES CDD C/O WELLS FARGO											21,757.03	005048	
1/15/26	00209	1/15/26	01152026	202601	300	300-20700	10400			*	14,609.85		
			TRANSFER OF TAX RECEIPTS										
		1/15/26	01152026	202601	300	300-20700	10400			*	9,449.93		
			TRANSFER OF TAX RECEIPTS										
PALM GLADES CDD C/O WELLS FARGO											24,059.78	005049	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
1/15/26	00240	1/15/26	01152026	202601 300-20700-10500	TRANSFER OF TAX RECEIPTS	*	1,525.75			
					PALM GLADES CDD C/O WELLS FARGO			1,525.75	005050	
1/15/26	00298	1/13/26	1124446	202601 320-54100-46901	JAN 26 - INDOOR PEST CONT	*	164.80			
		1/13/26	1124447	202601 320-54100-46900	JAN 26 - RODENT CONTROL	*	92.70			
					POWERX			257.50	005051	
1/15/26	00258	1/04/26	284	202601 320-57200-46800	STORM DRAIN MAINTENANCE	*	5,500.00			
					RAPTOR VAC SYSTEMS			5,500.00	005052	
1/23/26	00310	12/19/25	0258	202601 320-54100-49300	JAN 26 - FITNESS CLASSES	*	700.00			
					FIT FOR L.Y.F.E			700.00	005053	
1/23/26	00024	1/14/26	JAN 26	202601 320-57200-43000	JAN 26 - ELECTRIC	*	3,456.45			
		1/14/26	JAN 26	202601 320-54100-43000	JAN 26 - ELECTRIC CLUBH	*	3,601.75			
					FPL			7,058.20	005054	
1/23/26	00193	1/14/26	ZZXKW2	202601 320-54100-34000	PPE 1/11/26	*	8,732.30			
					KW PROPERTY MANAGEMENT			8,732.30	005055	
1/23/26	00273	1/15/26	27733	202601 320-57200-34500	SECURITY SVCS 01/02-01/15	*	21,094.85			
		1/15/26	27734	202601 320-54100-34500	SECURITY SVCS 01/02-01/15	*	3,291.60			
					SEACOAST BUSINESS FUNDING			24,386.45	005056	
TOTAL FOR BANK A								377,757.40		
TOTAL FOR REGISTER								377,757.40		

Palm Glades
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Palm Glades
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account	\$ 71,574	\$ -	\$ -	\$ -	\$ 71,574
Capital Reserve	-	-	5,984	-	5,984
Due From General Fund - S2016	-	5,620	-	-	5,620
Due From General Fund - S2017A	-	2,492	-	-	2,492
Due From General Fund - S2018	-	3,372	-	-	3,372
Due From General Fund - S2020	-	175	-	-	175
Due From General Fund - S2021	-	105	-	-	105
<u>Investments:</u>					
State Board of Administration (SBA)	2,192,500	-	481,657	-	2,674,157
<u>Series 2016</u>					
Reserve	-	551,573	-	-	551,573
Revenue	-	1,350,934	-	-	1,350,934
Interest	-	50	-	-	50
Principal	-	71	-	-	71
<u>Series 2017</u>					
Reserve	-	152,393	-	-	152,393
Revenue	-	781,495	-	-	781,495
Interest	-	58	-	-	58
Sinking	-	45	-	-	45
<u>Series 2018A1</u>					
Reserve	-	334,428	-	-	334,428
Interest	-	55	-	-	55
Revenue	-	810,308	-	-	810,308
Principal	-	6	-	-	6
<u>Series 2018A2</u>					
Reserve	-	38,875	-	-	38,875
Interest	-	14	-	-	14
Principal	-	71	-	-	71
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,929	2,929
<u>Series 2020</u>					
Reserve	-	29,765	-	-	29,765
Interest	-	5	-	-	5
Revenue	-	67,174	-	-	67,174
Sinking	-	2	-	-	2
<u>Series 2021</u>					
Reserve	-	3,502	-	-	3,502
Revenue	-	35,955	-	-	35,955
Acq. & Construction - Series 2021	-	-	-	91	91
Deposits	6,874	-	-	-	6,874
Total Assets	\$ 2,270,947	\$ 4,168,563	\$ 487,641	\$ 3,020	\$ 6,930,171

Palm Glades
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:					
Accounts Payable	\$ 102,994	\$ -	\$ -	\$ -	\$ 102,994
Due to DS - Series 2016	5,620	-	-	-	5,620
Due to DS - Series 2017A	2,492	-	-	-	2,492
Due to DS - Series 2018	3,372	-	-	-	3,372
Due to DS - Series 2020	175	-	-	-	175
Due to DS - Series 2021	105	-	-	-	105
Retainage Payable - Landscape	4,287	-	-	-	4,287
Total Liabilities	\$ 119,046	\$ -	\$ -	\$ -	\$ 119,046
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	4,168,563	-	-	4,168,563
Capital Project	-	-	-	3,020	3,020
Assigned for:					
Capital Reserve Fund	-	-	487,641	-	487,641
Unassigned	2,145,028	-	-	-	2,145,028
Total Fund Balances	\$ 2,151,902	\$ 4,168,563	\$ 487,641	\$ 3,020	\$ 6,811,125
Total Liabilities & Fund Balance	\$ 2,270,947	\$ 4,168,563	\$ 487,641	\$ 3,020	\$ 6,930,171

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,446,473	\$ 2,446,473	\$ -
Interest Income	42,500	14,167	13,866	(301)
Guess Passes	-	-	50	50
Party Rental Fees	13,000	4,333	3,220	(1,113)
Non-Residential Memberships	-	-	9,660	9,660
Key Card/Replacements	-	-	490	490
Landscape Replacement Damage	-	-	393	393
Resident Events	-	-	94	94
Total Revenues	\$ 2,640,561	\$ 2,464,973	\$2,474,245	\$ 9,272
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ -
PR-FICA	918	306	306	-
Engineering	10,000	3,333	22,625	(19,292)
Attorney	45,000	15,000	17,269	(2,269)
Annual Audit	7,300	-	-	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	800	-	800
Dissemination Agent	2,750	917	917	(0)
Trustee Fees	24,000	7,500	7,500	-
Management Fees	55,702	18,567	18,567	(0)
Website Maintenance	3,300	1,100	1,100	-
Telephone	100	33	-	33
Postage & Delivery	1,000	333	358	(25)
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	723	147	577
Legal Advertising	2,600	867	-	867
Other Current Charges	1,050	350	198	152
Office Supplies	260	87	10	77
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	83	-	83
Total General & Administrative	\$ 184,505	\$ 67,705	\$ 86,739	\$ (19,034)

Palm Glades
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Landscape Maintenance	\$ 200,435	\$ 66,812	\$ 63,630	\$ 3,182
Porter Service	79,560	26,520	25,857	663
Mulch	65,050	32,040	32,040	-
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	14,623	14,519	104
Annuals	15,000	5,000	4,700	300
Plants Replacement	50,000	16,667	24,435	(7,768)
Irrigation System	23,940	7,980	7,600	380
Irrigation Repairs	30,000	10,000	11,450	(1,450)
Electricity	40,000	13,333	12,805	529
Refuse	18,500	6,167	6,806	(640)
Entrance Maintenance & Repairs	29,000	9,667	8,390	1,277
Janitorial Supplies	4,200	1,400	-	1,400
Lake Maintenance	13,500	4,500	3,070	1,430
Lake Debris Removal	3,600	1,200	-	1,200
Cleaning of Drainage System	22,000	7,333	5,500	1,833
Pressure Cleaning - Sidewalk	20,000	20,000	20,650	(650)
Field Management	25,054	8,351	8,351	(0)
Security Services	661,128	220,376	191,972	28,404
Holiday Decorations	45,000	15,000	-	15,000
Sidewalk Repairs	50,000	16,667	1,950	14,717
Contingency	60,000	20,000	22,722	(2,722)
Capital Reserves	157,325	52,442	-	52,442
Subtotal Field Expenditures	\$ 1,696,162	\$ 610,122	\$ 500,493	\$ 109,630
Clubhouse Expenditures				
Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 1,667	\$ 2,234	\$ (567)
Air Conditioning Maintenance	7,000	2,333	915	1,418
Basketball Court Repairs and Maintenance	10,000	7,950	7,950	-
Cable & Internet Service	5,000	1,667	1,724	(58)
IT Services	2,500	833	1,044	(210)
Circuit Training Equipment Maintenance	6,350	2,117	2,037	80
Sauna Equipment Maintenance	3,500	1,167	-	1,167
Electricity	51,000	17,000	15,182	1,818
Fire Alarm & Building Alarm Monitoring	8,000	2,667	1,680	987
Gazebo and Trellis Repairs and Maintenance	11,000	3,667	-	3,667
Holiday Decorations	14,100	4,700	-	4,700
Insurance	69,300	63,194	63,194	-
Flood Insurance	14,000	4,667	-	4,667
Irrigation Repairs and Maintenance	5,000	1,667	-	1,667
Janitorial	72,000	24,000	24,200	(200)
Janitorial Supplies	5,200	1,733	1,145	589
Landscape Maintenance	30,540	10,180	7,840	2,340
Landscape Replacement (Includes Mulching)	26,176	26,176	48,710	(22,534)
Management Fees	260,000	86,667	94,841	(8,174)
Office Equipment Maintenance	9,000	3,000	-	3,000
Office Supplies/Clubhouse Supplies	18,000	6,000	9,031	(3,031)
Pest Control - Exterior	8,300	2,767	363	2,404

Palm Glades

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Clubhouse Expenditures (continued)				
Pest Control - Interior	\$ 3,500	\$ 1,167	\$ 645	522
Pool, Spa and Waterpark Maintenance	45,000	15,000	15,160	(160)
Pool, Spa and Waterpark Repairs	32,500	10,833	18,270	(7,437)
Printing & Postage	2,400	800	-	800
Property Taxes	500	167	-	167
Repairs/Maintenance & Supplies (General)	50,000	16,667	5,194	11,472
Residential Social Expenses	70,000	23,333	27,359	(4,025)
Security	76,545	25,515	33,454	(7,939)
Telephone	900	300	392	(92)
Trash Collection/Recycling	6,500	2,167	-	2,167
Water & Sewer	8,000	2,667	2,419	1,342
Window Cleaning/Pressure Cleaning	4,000	1,333	-	1,333
Contingency	31,783	10,594	34,220	(23,626)
Subtotal Clubhouse Expenditures	\$ 972,594	\$ 386,359	\$ 419,203	\$ (31,750)
Total Operations & Maintenance	\$ 2,668,756	\$ 996,482	\$ 919,695	\$ 77,880
Total Expenditures	\$ 2,853,261	\$ 1,064,187	\$ 1,006,435	\$ 58,846
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$ 1,400,786	\$ 1,467,810	\$ 68,118
Net Change in Fund Balance	\$ (212,700)	\$ 1,400,786	\$ 1,467,810	\$ 68,118
Fund Balance - Beginning	\$ 212,700		\$ 684,091	
Fund Balance - Ending	\$ 0		\$ 2,151,902	

Palm Glades
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Capital Reserve Contributions	\$ 157,325	\$ -	\$ -	\$ -
Interest Income	5,000	1,667	6,558	4,892
Total Revenues	\$ 162,325	\$ 1,667	\$ 6,558	\$ 4,892
Expenditures:				
Bank Charges	500	167	\$ 236	(69)
Total Expenditures	\$ 500	\$ 167	\$ 236	\$ (69)
Excess (Deficiency) of Revenues over Expenditures	\$ 161,825		\$ 6,323	
Net Change in Fund Balance	\$ 161,825	\$ -	\$ 6,323	\$ (69)
Fund Balance - Beginning	\$ 476,787		\$ 481,318	
Fund Balance - Ending	\$ 638,612		\$ 487,641	

Palm Glades
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 899,599	\$ 854,109	\$ 854,109	\$ -
Interest Income	15,000	5,000	15,408	10,408
Total Revenues	\$ 914,599	\$ 859,109	\$ 869,517	\$ 10,408
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	\$ 707,028	\$ 717,435	\$ 10,408
Net Change in Fund Balance	\$ 30,436	\$ 707,028	\$ 717,435	\$ 10,408
Fund Balance - Beginning	\$ 685,776		\$ 1,190,813	
Fund Balance - Ending	\$ 716,212		\$ 1,908,248	

Palm Glades

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,253	\$ 685,782	\$ 685,782	\$ -
Interest Income	10,000	3,333	5,054	1,721
Total Revenues	\$ 737,253	\$ 689,115	\$ 690,836	\$ 1,721
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	\$ 510,065	\$ 511,786	\$ 1,721
Net Change in Fund Balance	\$ 4,153	\$ 510,065	\$ 511,786	\$ 1,721
Fund Balance - Beginning	\$ 278,235		\$ 424,698	
Fund Balance - Ending	\$ 282,388		\$ 936,484	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 682,304	\$ 645,762	\$ 645,762	\$ -
Interest Income	20,000	6,667	10,784	4,117
Total Revenues	\$ 702,304	\$ 652,429	\$ 656,546	\$ 4,117
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	\$ 186,050	\$ 190,167	\$ 4,117
Net Change in Fund Balance	\$ 29,208	\$ 186,050	\$ 190,167	\$ 4,117
Fund Balance - Beginning	\$ 634,459		\$ 996,975	
Fund Balance - Ending	\$ 663,667		\$ 1,187,142	

Palm Glades
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 51,000	\$ 48,092	\$ 48,092	\$ -
Interest Income	1,000	333	781	448
Total Revenues	\$ 52,000	\$ 48,425	\$ 48,873	\$ 448
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	\$ 33,125	\$ 33,573	\$ 448
Net Change in Fund Balance	\$ 1,400	\$ 33,125	\$ 33,573	\$ 448
Fund Balance - Beginning	\$ 34,884		\$ 63,548	
Fund Balance - Ending	\$ 36,284		\$ 97,121	

Palm Glades

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 30,769	\$ 29,014	\$ 29,014	\$ -
Interest Income	500	167	407	240
Total Revenues	\$ 31,269	\$ 29,181	\$ 29,421	\$ 240
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	\$ 7,345	\$ 7,585	\$ 240
Net Change in Fund Balance	\$ 739	\$ 7,345	\$ 7,585	\$ 240
Fund Balance - Beginning	\$ 28,487		\$ 31,983	
Fund Balance - Ending	\$ 29,226		\$ 39,568	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 38	\$ 38
Total Revenues	\$ -	\$ -	\$ 38	\$ 38
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 38	\$ 38
Net Change in Fund Balance	\$ -		\$ 38	
Fund Balance - Beginning	\$ -		\$ 2,891	
Fund Balance - Ending	\$ -		\$ 2,929	

Palm Glades
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	\$ 1
Net Change in Fund Balance	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ 90	
Fund Balance - Ending	\$ -		\$ 91	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,446,473
Interest Income	2,091	1,574	2,992	7,208	-	-	-	-	-	-	-	-	13,866
Guess Passes	50	-	-	-	-	-	-	-	-	-	-	-	50
Party Rental Fees	695	-	-	2,525	-	-	-	-	-	-	-	-	3,220
Non-Residential Memberships	8,280	1,380	-	-	-	-	-	-	-	-	-	-	9,660
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Key Card/Replacements	170	90	-	230	-	-	-	-	-	-	-	-	490
Landscape Replacement Damage	-	393	-	-	-	-	-	-	-	-	-	-	393
Resident Events	94	-	-	-	-	-	-	-	-	-	-	-	94
Total Revenues	\$ 11,380	\$ 209,245	\$ 2,201,693	\$ 51,927	\$ -	\$ 2,474,245							

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
PR-FICA	77	77	77	77	-	-	-	-	-	-	-	-	306
Engineering	2,925	17,500	2,200	-	-	-	-	-	-	-	-	-	22,625
Attorney	6,188	4,150	3,163	3,769	-	-	-	-	-	-	-	-	17,269
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	229	229	229	229	-	-	-	-	-	-	-	-	917
Trustee Fees	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	4,642	4,642	4,642	4,642	-	-	-	-	-	-	-	-	18,567
Website Maintenance	275	275	275	275	-	-	-	-	-	-	-	-	1,100
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	77	-	-	-	-	-	-	-	-	358
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	0	-	-	-	-	-	-	-	-	147
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	109	66	23	-	-	-	-	-	-	-	-	-	198
Office Supplies	5	5	-	-	-	-	-	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 36,866	\$ 28,068	\$ 11,737	\$ 10,068	\$ -	\$ 86,739							

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,630
Porter Service	5,967	7,956	5,967	5,967	-	-	-	-	-	-	-	-	25,857
Mulch	-	32,040	-	-	-	-	-	-	-	-	-	-	32,040
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	3,630	3,630	3,630	-	-	-	-	-	-	-	-	14,519
Annuals	-	4,700	-	-	-	-	-	-	-	-	-	-	4,700
Plants Replacement	2,399	6,933	3,002	12,101	-	-	-	-	-	-	-	-	24,435
Irrigation System	1,900	1,900	1,900	1,900	-	-	-	-	-	-	-	-	7,600
Irrigation Repairs	3,125	3,165	-	5,160	-	-	-	-	-	-	-	-	11,450
Electricity	3,027	3,037	3,284	3,456	-	-	-	-	-	-	-	-	12,805
Refuse	1,577	1,734	1,760	1,734	-	-	-	-	-	-	-	-	6,806
Entrance Maintenance & Repairs	1,640	-	-	6,750	-	-	-	-	-	-	-	-	8,390
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	750	-	-	-	-	-	-	-	-	3,070
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	-	-	-	-	-	-	-	-	8,351
Security Services	42,099	42,335	65,281	42,257	-	-	-	-	-	-	-	-	191,972
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs	-	-	-	1,950	-	-	-	-	-	-	-	-	1,950
Contingency	9,772	1,679	3,910	7,361	-	-	-	-	-	-	-	-	22,722
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 127,961	\$ 127,891	\$ 128,129	\$ 116,512	\$ -	\$ 500,493							

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,234
Air Conditioning Maintenance	-	-	-	915	-	-	-	-	-	-	-	-	915
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	-	-	7,950
Cable & Internet Service	420	420	439	445	-	-	-	-	-	-	-	-	1,724
IT Services	208	420	208	208	-	-	-	-	-	-	-	-	1,044
Circuit Training Equipment Maintenance	-	210	1,677	150	-	-	-	-	-	-	-	-	2,037
Sauna Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	3,876	3,998	3,706	3,602	-	-	-	-	-	-	-	-	15,182
Fire Alarm & Building Alarm Monitoring	1,080	500	100	-	-	-	-	-	-	-	-	-	1,680
Gazebo and Trellis Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	63,194	-	-	-	-	-	-	-	-	-	-	-	63,194
Flood Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	6,200	6,000	6,000	6,000	-	-	-	-	-	-	-	-	24,200
Janitorial Supplies	260	260	375	250	-	-	-	-	-	-	-	-	1,145
Landscape Maintenance	1,960	1,960	1,960	1,960	-	-	-	-	-	-	-	-	7,840
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	-	-	-	-	-	-	-	48,710
Management Fees	10,272	38,513	22,130	23,926	-	-	-	-	-	-	-	-	94,841
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,017	2,468	-	-	-	-	-	-	-	-	9,031
Pest Control - Exterior	90	90	90	93	-	-	-	-	-	-	-	-	363
Pest Control - Interior	160	160	160	165	-	-	-	-	-	-	-	-	645
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	3,790	-	-	-	-	-	-	-	-	15,160
Pool, Spa and Waterpark Repairs	250	635	-	17,385	-	-	-	-	-	-	-	-	18,270
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs/Maintenance & Supplies (General)	1,700	769	525	2,200	-	-	-	-	-	-	-	-	5,194
Residential Social Expenses	19,011	5,876	1,735	736	-	-	-	-	-	-	-	-	27,359
Security	7,427	7,854	11,589	6,583	-	-	-	-	-	-	-	-	33,454
Telephone	76	105	105	105	-	-	-	-	-	-	-	-	392
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	1,094	-	-	-	-	-	-	-	-	-	2,419
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	13,125	15,515	-	-	-	-	-	-	-	-	34,220
Subtotal Clubhouse Expenditures	\$ 124,809	\$ 96,923	\$ 110,839	\$ 86,631	\$ -	\$ 419,203							
Total Operations & Maintenance	\$ 252,771	\$ 224,813	\$ 238,968	\$ 203,143	\$ -	\$ 919,695							
Total Expenditures	\$ 289,637	\$ 252,881	\$ 250,705	\$ 213,211	\$ -	\$ 1,006,435							
Excess (Deficiency) of Revenues over Expenditures	\$ (278,257)	\$ (43,636)	\$ 1,950,987	\$ (161,284)	\$ -	\$ 1,467,810							
Net Change in Fund Balance	\$ (278,257)	\$ (43,636)	\$ 1,950,987	\$ (161,284)	\$ -	\$ 1,467,810							

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	551,573	
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	152,393	
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	334,428	
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	38,875	
Bonds Outstanding - 05/31/2018		\$1,935,000
Less: Principal Payment - 11/1/19		(\$30,000)
Less: Principal Payment - 11/1/20		(\$30,000)
Less: Principal Payment - 11/1/21		(\$35,000)
Less: Principal Payment - 11/1/22		(\$35,000)
Less: Principal Payment - 11/1/23		(\$35,000)
Less: Principal Payment - 11/1/24		(\$40,000)
Less: Principal Payment - 11/1/25		(\$40,000)
Current Bonds Outstanding		\$1,690,000

Palm Glades
Community Development District
Long Term Debt Report

Special Assessment Bonds, Series 2020		
Original Issue Amount: 04/29/2020		\$845,000
Term 1:	\$60,000	
Interest Rate:	3.250%	
Maturity Date:	5/1/2024	
Term 2:	\$785,000	
Interest Rate:	4.000%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$25,500	
Reserve Fund Balance	29,765	
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	3,502	
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
TOTAL		\$2,625,676.96	\$104,762.41	\$25,209.15	\$2,626.47	\$2,498,331.87	\$881,832.20	\$414,490.23	\$854,108.86	\$347,900.58	\$2,498,331.87

95%	Percent Collected
\$ 144,210.51	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
							Adm&Field	Clubhouse	2017 DSF Portion	Club Debt	Expansion Area	2021 DSF Portion	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							
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
TOTAL		\$2,323,366.40	\$92,434.88	\$22,309.32	\$2,277.86	\$2,210,900.06	\$795,276.58	\$354,873.76	\$685,781.84	\$297,861.75	\$48,091.77	\$29,014.37	\$2,210,900.06

94%	Percent Collected
\$ 144,632.45	Balance Remaining to Collect