



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

October 6, 2026



Palm Glades
Community Development District
Agenda

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

**Tuesday
October 6, 2026
6:30 p.m.**

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

Join the meeting now

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

1. Roll Call and Pledge of Allegiance
2. Approval of Minutes of the September 8, 2026 Meeting – [Page 4](#)
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - 1) Monthly Report – [Page 30](#)
 - 2) Discussion of:
 - a. Recreation Program Agreement for Swim Lessons – [Page 50](#)
 - b. Club Rules, Membership Fees & Rental Documents – [Page 59](#)
 - D. Field Manager – Monthly Report – [Page 87](#)
 - E. CDD Manager
4. Financial Reports
 - A. Approval of Check Register – [Page 155](#)

B. Approval of Unaudited Financials – **Page 160**

5. Supervisors Requests and Audience Comments

6. Adjournment

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

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

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, September 8, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Steve Sanford	Bond Counsel (by phone)
Jennifer Mendoza	HOA Property Manager
Norman and Consuelo Hodge	Residents

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the August 11, 2026 Meeting

Ms. Duque: The next item is approval of the minutes from the August 11, 2026 meeting. This is the opportunity for Board members to present any additions, corrections, or deletions. For the record, I received several corrections from District Counsel. On page 2, under Mr. Cochran's comments, "I think" should be added. On page 4, under Mr. Cochran's comments, the following revisions should be made: change "is" to "as"; delete the word "to"; revise "fire arms" to "firearms"; and change "authority of" to "authority if. "On

page 5, under Mr. Cochran's comments, "fire arms" should likewise be corrected to "firearms" throughout, and the word "Statute" should be removed. Are there any other additions, corrections, or deletions to the minutes? Hearing none, may I have a motion to approve the minutes of the August 11, 2026 meeting, as amended?

On MOTION by Ms. Macias seconded by Ms. Calero with all in favor, the Minutes of the August 11, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

Consideration of First Supplemental Assessment Methodology Report

Ms. Duque: The next item is consideration of the First Supplemental Assessment Methodology Report for the Series 2026 Bonds related to the 2026 Expansion Area. The report begins on page 30 of the agenda package. This report supplements the Master Assessment Methodology Report previously approved for the Expansion Area. It allocates the proposed Series 2026 bond debt among the properties that will benefit from the District's public infrastructure improvements. The proposed bond issue is currently estimated at \$3,810,000, subject to final pricing and closing adjustments. The bonds are expected to finance a portion of the infrastructure program for the 2026 Expansion Area, including roadway improvements, mobility fees, stormwater-management improvements, water-distribution facilities and connection fees, and related financing costs. The Expansion Area consists of approximately 18.51 gross acres and is currently planned for 257 residential units, including 97 villas and 160 condominium units. While this information was included in the Master Assessment Methodology Report, this First Supplemental Assessment Methodology Report provides the more specific allocation of the proposed Series 2026 bond debt. Based on the preliminary methodology, the proposed annual debt assessment is approximately \$970.30 per villa unit and \$1,071.11 per condominium unit. Please note that I received an email from the underwriters today confirming that the initial reserve requirement is expected to be 25% of Maximum Annual Debt Service, or MADS. The preliminary report currently reflects a 50% reserve requirement, so that figure will be revised. In addition, the capitalized interest period is expected to run through May 2027. These figures remain preliminary and are subject to change based on final bond pricing, closing adjustments, bond sizing, and the final development plan. Mr. Sanford will present

the bond-validation and delegation resolution later in the meeting. Through the delegation resolution, the District will have authority to make appropriate revisions to the First Supplemental Assessment Methodology Report as necessary to reflect final bond sizing and to allocate the assessments accordingly. Finally, the report includes a true-up mechanism in the event the development plan changes.

Mr. Pelaez: Who signs this on page 49 with me?

Ms. Duque: That would be you and me, as Chair and Assistant Secretary. That was an error, which we identified today. Mr. Sanford, who is joining us by phone, has already provided the corrected document.

Mr. Pelaez: Perfect, ok.

Ms. Duque: So, not hearing anything else, a motion to consider the first supplemental assessment methodology report will take place.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the First Supplemental Assessment Methodology Report was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-10 Bond Delegation Resolution

- A. Exhibit A – Form of Bond Purchase Contract**
- B. Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum**
- C. Exhibit C – Form of Continuing Disclosure Agreement**
- D. Exhibit D – Form of Fifth Supplemental Trust Indenture**

Ms. Duque: Let's move forward to consideration of resolution #2026-10 bond delegation resolution, Steve go ahead.

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

Ms. Duque: Yes, we can, Steve.

Mr. Sanfor: Ok, this is Steve Sanford from Greenberg, Traurig serving as the District's bond counsel. Just want to make clear to the Board that the bond issue has no impact on the boundaries of the District before the expansion so no one who resides in the District is being affected by this bond issue, this only pertains to the 2026 expansion area, I just wanted to make that clear on the record. This is resolution is called the delegation resolution, and the reason being is when the Board adopts this resolution they accept certain parameters and when it comes time to market the bonds if it was in the parameters

discussed by the Board, then the chairman and vice chairman is authorized to sign the bond purchase contract without the need to call a special meeting. As Juliana mentioned earlier, this resolution also authorizes changes both to the engineers report and the supplemental methodology report in connection with the marketing of the bonds is authorized to make those changes without a need for calling a special meeting. The parameters that I mention will authorize a principal amount of bonds not to exceed \$5 million, absolutely more than what Juliana has in here report but, it provides a safe cushion so in case the market conditions change we have the authorization to issue that amount of bonds. It's very unlikely that we would issue that amount of bonds and it doesn't warrant the Board to issue that amount of bonds in the amount of \$5 million. In this resolution the parameters also set forth what the underwriter's compensation would be and that's based on the underwriter's buying the bonds at a discount of 98% and turning around on the bonds at 100% and that differential is the compensation to be paid to the underwriter. The interest rate on the bonds can't exceed a formula in the Florida Statutes and the term of the bonds can't exceed 30 years not counting the Capitalized Interest period. In addition to those parameters are the certain exhibits that I'll quickly go through that are attached to this resolution is the bond purchase contract, that's between the District and FMS as your underwriter. Once the bonds are marketed this contract is signed by the chairman or the vice chairman and has all the requirements to get to a successful closing. The next exhibit is the preliminary limited offering memorandum, that's the marketing tool used by the underwriter to try and invest (inaudible comment) and that preliminary limited offering memorandum gets finalized with the terms of the bonds and gets delivered to the ultimate investors. Exhibit C is the continuing disclosure agreement, that's an agreement that's required under SEC Rules, it requires that there be annual updates and information regarding the project and it's better for the bonds (inaudible comments). The point of this agreement is that if somebody wants to buy these bonds in the secondary market they would have the most up to date information to make an informed investment decision. Then the last exhibit is the fifth supplemental trust indenture, every time the District issues a Series of Bonds there's a separate supplemental trust indenture between the District and the bond trustee, once the bonds are sold this document would be finalized with the terms of the bonds, interest rate, redemption provisions, and sources and uses. So, if anybody

has any questions I'd be glad to answer them, otherwise we'd be looking for a motion to adopt resolution #2026-10.

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

Mr. Pelaez: No.

Ms. Duque: Not hearing any questions, I need a motion to adopt the resolution.

On MOTION by Ms. Macias seconded by Ms. Varela-Medina with all in favor, Resolution #2026-10 the Bond Delegation Resolution was approved.

Ms. Duque: Thank you so much Steve.

Mr. Sanford: Ok, thank you.

FIFTH ORDER OF BUSINESS Consideration of Ancillary Documents Series 2026 Bonds

- A. Completion Agreement (2026 Expansion Area)**
- B. Collateral Assignment and Assumption of Developmental Rights**
- C. True-Up Agreement (2026 Expansion Area)**
- D. Lien of Record (2026 Expansion Area)**

Ms. Duque: Let's move forward with the consideration of the ancillary documents for the Series 2026 Bonds. Mr. Pawelczyk is not with us today. Scott, would you like me to proceed with this item?

Mr. Cochran: Sure.

Ms. Duque: This item concerns the ancillary documents related to the Series 2026 Bonds for the 2026 Expansion Area. These documents support the financing, help ensure completion of the Expansion Area infrastructure, protect the District's assessment lien, and properly document the developer's true-up obligations. I will briefly review each document. The first is the Completion Agreement. The Completion Agreement requires the developer to complete the improvements described in the Engineer's Report to the extent bond proceeds are insufficient to fund all improvement costs. This protects the District and future property owners by ensuring that the infrastructure program will be completed.

Mr. Sanford: Juliana, sorry to interrupt you, because the expansion area is almost fully developed and I believe it's platted, some of these documents may not be required.

Ms. Duque: then, would you like me to present each of the ancillary documents individually, including the True-Up Agreement, Steve?

Mr. Sanford: Yes, you can present each one but, I just want to make it clear to the Board, I don't want the Board to think that there's necessarily going to be these documents needed, so if they're not needed and that's determined by the underwriter then so be it, if the Board approves each one of these documents, we might not need them.

Ms. Duque: Okay, Steve, we will proceed with a motion to approve the documents. If any of the documents are ultimately not needed, they will not be executed.

Mr. Cochran: Yes, they should be in substantial final form anyway.

Ms. Duque: That concludes the discussion of the Completion Agreement. Next is the Collateral Assignment and Assumption of Development Rights. This document provides additional security for the Series 2026 Bonds. In the event of a default, it permits the Trustee, subject to the terms of the agreement, to assume certain development rights necessary to complete the project and protect the interests of the bondholders. The next document is the True-Up Agreement. As Steve noted, the True-Up Agreement requires the landowner to make a payment if the final development plan generates less assessment revenue than is necessary to support the outstanding bond debt. This protects the District against changes to the development plan that could otherwise result in an insufficient assessment base. As previously discussed, this may be one of the documents that ultimately is not needed. Finally, we have the Notice of Lien. This document confirms and records the District's special assessment lien against the applicable properties within the Expansion Area. Recording the lien provides public notice of the assessment obligation and secures the Series 2026 Bonds. Steve, would you like to add anything? Scott, do you have anything further to add?

Mr. Sanford: No, I think you put it on the record that if it's determined that we don't need, I think the lien of record is definitely going to be something we're going to record, but the other three, the completion, the collateral and True-Up I don't know yet because I haven't gotten an answer from the underwriter. So, I think what you said on the record is fine, if it's not needed it just won't be executed.

Ms. Duque: Thank you, Steve. A motion as stated will take place.

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the Ancillary Documents Series 2026 Bonds in substantial final form was approved.

SIXTH ORDER OF BUSINESS

Consideration of:

A. Amended and Restated Security Services Agreement with Delta Five Security, LLC

Ms. Duque: Let's move forward to the consideration of the Amended and Restated Security Services Agreement with Delta Five Security, LLC, which begins on page 280 of the agenda package. This agreement updates and restates the terms under which Delta Five Security, LLC will provide security services to the District. Scott, since you are currently working on this matter, is there anything you would like to present or add for the Board's consideration?

Mr. Cochran: Yes, the one that's in your agenda book, and this goes back awhile back in April, 2024. So, what this agreement is because the clubhouse, before the District acquired it had an agreement with Delta Five to provide security services, but it was a different type of contract than the District enters with its contractors but that was assigned and assumed by the District when the District acquired the clubhouse. So, we've been performing both parties according to that agreement, it was subsequently amended a couple of different times but some amendments and then for the scope of services and compensation, start time and things like that. Then there was another approval of a modification that didn't make it into a contractual form but, the parties have performed according to that, and then there was another one, and so at this point in 2024 we were trying to put that all together into one amended and restated agreement where it brought everything current, kind of recap the history and had the current exhibit that reflected what the hours were, what the conversation was, all that kind of stuff.

Ms. Duque: This agreement also incorporates the direction provided by the Board of Supervisors at its most recent meeting.

Mr. Cochran: Correct, so this I believe was actually approved, well the increase I think was approved, so the compensation of services were approved but, the agreement I don't think was ever executed or presented to the Board for ratification like we do a lot of times at the meetings for whatever reason. So, I forget which meeting it was, but at one of the recent meetings there was an additional change in their hours and compensation so that's kind of how we came about this was I was looking to do an amendment and I said, wait a minute we never got this one fully signed. So, I think probably, you could do one of two things, you could go ahead and approve this one and then we can do the amendment

or I can just do a separated amended and restated that adds on the newest things to that, so it's basically up to you guys how you want to do it.

Ms. Varela-Medina: And then it would be the increase from that time?

Mr. Cochran: The one that was approved at the July meeting, yes the increase was approved at the July 14th meeting, going from 78 hours to 98 hours per week, and had an annual increase from \$86,000 in change to \$108,000 in change because this agreement has a 2024 date on the front and the signature blocks and everything.

Mr. Pelaez: So do we need like a nice clean brand new one like from 2026?

Ms. Duque: No, we located the fully executed 2024 agreement and have it on file; however, it was never presented to the District for ratification.

Mr. Pelaez: Without an amendment?

Ms. Duque: Yes, there have been so many changes to the agreement that it may be best to start fresh and prepare a new agreement.

Mr. Pelaez: Right.

Ms. Duque: Yes, this is one of the agreements that was assigned to the District when it acquired the clubhouse. Since the Board has already moved forward with approving the updated services and new rates, it would be appropriate to prepare a new agreement reflecting the current terms for the Board's consideration.

Mr. Cochran: So this one was executed?

Ms. Duque: Yes, it was executed.

Mr. Cochran: Ok.

Ms. Duque: I thought Jennifer sent it to you but I will check, Scott.

Mr. Cochran: I don't think I received it, then I can either do just a new one, if you guys want we can just do a new one beginning October 1st, when the fiscal year starts, and kind of go from there, that's probably the best way to do it.

Ms. Varela-Medina: Yes, I think that would be best.

Mr. Pelaez: I agree.

Mr. Cochran: Ok, so then if you guys just forward me that executed one then I'll prepare a new one that will be affective October 1st and we'll go from there.

Ms. Duque: Perfect. For the record, I am reviewing the document now, and it was executed on May 13, 2024.

Mr. Cochran: Ok.

Ms. Duque: All right. This agreement includes all of the amendments, and I am forwarding it to you now.

Mr. Cochran: Ok, thank you.

Ms. Duque: Once again, I believe it would be best to start from scratch and prepare a new agreement that includes all provisions necessary to meet the District's current needs. The Board has already provided direction on this matter, Scott, so I do not believe any further motion is needed at this time.

Mr. Cochran: No.

B. Consideration of Rule G-17 Disclosure Letter, Series 2026 Bonds

Ms. Duque: Let's move forward to the consideration of the Rule G-17 Disclosure Letter for the Series 2026 Bonds. This disclosure letter is provided by the underwriter in connection with the proposed bond issuance. It explains the underwriter's role in the transaction, including that the underwriter is acting in an arm's-length commercial capacity and is not serving as the District's municipal advisor. At this time, I would ask for a motion to acknowledge receipt of and approve the Rule G-17 Disclosure Letter for the Series 2026 Bonds.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting Rule G-17 Disclosure Letter, Series 2026 Bonds was approved.

SEVENTH ORDER OF BUSINESS Ratification of:

- A. Fourth Amendment to Agreement (Clubhouse Janitorial Services) with All Professional Cleaning, LLC**
- B. Small Project Agreement (Main Entrance Roundabout Lighting) with Chandler Contractors, Inc.**
- C. Small Project Agreement (Main Entrance Roundabout Lighting) with All Star Electrical Services, Inc.**
- D. Small Project Agreement (Playground Mulch Project 2026) with Tony's Nursery and Garden Service, Corp.**
- E. Small Project Agreement (Storm Drain Cleaning 2026) with Raptor Vac-Systems, Inc.**

Ms. Duque: Let's move forward to ratification of several agreement, and I'm going to read all of them just for the record. They have all been approved by the Board of Supervisors and we're bringing them today so that they are part of the record of today's meeting. The first one is the fourth amendment to agreement (clubhouse janitorial

services) with All Professional Cleaning, LLC, the second one is the small project agreement (Main entrance roundabout lighting) with Chandler Contractors, Inc., the third one is the small project agreement (Main entrance roundabout lighting) with All Star Electrical Services, the fourth one is the small project agreement (Playground mulch project 2026) with Tony's Nursery and Garden Service, and the last one is the small project agreement (Storm drain cleaning 2026) with Raptor Vac-Systems, Inc., a motion to ratify them will take place.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Mr. Cochran: Yes, so unfortunately I didn't quite get a chance to get the rules all done, a redlined version to present to you guys today. As far as the timing of things we can do it a couple of different ways, I can either have that ready in the agenda book for the next meeting where you guys can all look at it and make sure that's what you want to do and move forward. If we do that obviously it's going to take more time because then you'll consider it then, and we'll have to notice it from there, and it would probably be realistically 2 meetings after that because it's too tight to do it, the notice takes about 45 days to 60 days to get both notices done. So, the other thing we could do because I think you gave very detailed and precise kind of direction at the last meeting so it's really just tweaking areas here and there, so what you could do if you wanted to you could nominate one of the Board members just to work with District staff on finalizing that language and we could go ahead and do notices and then it would be presented obviously at the public hearing, then you guys could make any final tweaks to the language based on input from the public or discussion by the Board at that public hearing so, those are basically the two options, and you guys can just let me know how you want to handle that.

Ms. Duque: However, you will also bring the redlined version to the next meeting, correct?

Mr. Cochran: Either that way or if the Board wanted to move to nominate one of the Board members to work with District staff to finalize it, then we could notice it, we could have the public hearing sooner doing it that way but, it would just having one person kind of finalize the tweaking language with me versus the entire Board, so it's up to you guys.

Ms. Varela-Medina: I nominate Mauricio .

Mr. Pelaez: It would probably be better like that so we don't have to wait.

Ms. Duque: Alright, so we have a motion from Julie to nominate Mauricio to work with District staff on the rules.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing to appoint Mauricio Pelaez to work with District staff on finalizing the clubhouse rules and to move forward with the notice of advertisement was approved.

Ms. Duque: Now, we do need to set a date for the public hearing.

Ms. Varela-Medina: What about October?

Ms. Duque: No, we will not have enough time for October.

Mr. Cochran: Realistically it would probably be November 10th.

Mr. Pelaez: We moved the November meeting, right?

Ms. Duque: We moved October.

Mr. Pelaez: Ok.

Ms. Duque: So, November 10th.

Mr. Pelaez: Yes, November 10th.

Ms. Duque: You agree, same time and same location?

Mr. Pelaez: Yes.

Ms. Duque: Ok, so I will need a motion from the Board to advertise the public hearing for the adoption of the rules on November 10, 2026 at 6:30 p.m. at the Silver Palms Clubhouse.

On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, authorizing staff to advertise the Public Hearing to Adopt the Rules on November 10, 2026 at 6:30 p.m. at 23770 SW 115th Avenue, Miami, Florida was approved.

Mr. Cochran: Other than that, one of the question that had come up at the last meeting kind of in connection with the rules was, I know there's provisions where we typically collected things like the deposits and the fees via money order only and we had discussed previously that with some of the legislative amendments they're requiring local governments, including Districts to make available a way to pay electronically and online. So, I talked with the other attorneys in our office about this and we don't think that you need to revise the rules, and that becomes effective January 1, 2027, and really that would supersede any rules that are to the contrary as to the State Statute but, because it's more permissive you're allowing for additional ways of payment, that's ok. It's really just when you're becoming more restrictive like if you were reducing or eliminating ways of payment then you would need to make that change in the rules to get ahead of that but, I will say that's something that management and club management should be working on just so we can have that in place in January which I think they're already kind of working on figuring out how to do that. So, I don't think you need to have the rules amended to reflect that going into January, it would just be that they would be able to pay electronically also if they wanted to. I think that's it, just the only other thing I was just going to mention, we had originally had the final hearing on the bond validation for the bonds that we were just talking about for the expansion area, that was originally supposed to happen last month, I think August 24th but, the judge the day of the hearing was not feeling well, and they had to cancel the hearing so it got re-set to October 12th, so that will push back the bond process a little bit further but, I just wanted to give you an update on that as well. I think that's it unless anyone has any questions.

Mr. Pelaez: Do we have any other agreements that like Delta that were signed that we need to amend or renew?

Mr. Cochran: So, one that are on my radar because we already did it for the janitorial effective October 1st but, the different BrightView agreements, the Board approved those a long time ago but, the new rates are becoming effective October 1st, so I'm going to be working on those so those are all ready to go for the beginning of the new fiscal year but, again, it doesn't require additional Board action because those were already approved for the rates to be effective October 1st, so it's doing those for the mulch,

the annuals and tree trimming and the various BrightView services entities. So, I think those are the main ones, and I'll do the Delta Five one, those are the ones I'm aware of.

Mr. Pelaez: Ok, thank you.

Ms. Duque: Thank you Scott. Any questions for Scott? No.

B. Engineer

Ms. Duque: Let's move forward to the engineer report, we don't have anything additional to report under the engineer.

C. Club - Monthly Report

Ms. Duque: Moving on to club manager report, Jennifer, go ahead.

Ms. Mendoza: So for August we had a few items repairs on miscellaneous items that we needed to conduct such as the landscape lighting at the front of the clubhouse, those were changed, a few of them started going out and they were already had a lot of wear and tear on them so they were changed, as well as we did have to do a few repairs in the main pool area. The pump station we did have to do a few repairs there, as well as the water heater for the clubhouse also needed to get repaired. Other than that we continue to do our routine preventative maintenance throughout the clubhouse which includes the pool service, as well as the gym being maintained on a quarterly basis and just to give an update with the new gym equipment that was approved a few meetings ago, I hope to have the new equipment within the next 2 weeks. I've been in contact with the company, a few of the equipment has arrived but, I have told them I want to do all the installation all at once so that we're able to kind of just close it up for that specific time, get the equipment all installed, be able to clean up the area good since we're going to be removing all the old equipment, so I'm hoping in the next week we should be getting you guys that new equipment. That's kind of all for the repairs and maintenance of the clubhouse, I did want to bring up because Izzy from I Swim did bring up to me that she would like to conduct and right now on the contract her services are Tuesday to Sunday with Monday no service, that per the contract, so she would like to see if we would also allow her to conduct her services all 7 days of the week. I'm not sure even why we chose Monday off, which I did ask her and she told me that it was just on her part, it was so she could have a day off that she would be able to conduct things other than the swim lessons but, now she would like to be able to hold them also on Mondays as an additional day.

Ms. Duque: Jennifer, before the Board provides direction on this matter, I believe we should first discuss certain terms of the agreement. Mauricio and I reviewed the agreement recently, and there are a few items that may need to be addressed. If the Board agrees, we can bring the agreement back for discussion at the next meeting. In the meantime, Mauricio and I can consult with District Counsel and return to the Board with any recommended revisions.

Ms. Mendoza: Alright, so I'll go ahead and I'll bring that up at the next meeting. Other than that, that's all for the club report.

Ms. Duque: Thank you Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Alright, so to begin with, you guys can go to page 421, does anybody have any questions before I start or anything that you guys want to discuss? No, ok. So, page 421 you're going to see some areas at 113th Court and 233rd Street, and you'll see that continuing on page 422. Those areas, just so you guys know and to bring you up to speed, those areas we put new turf, you don't have irrigation, we put new turf, we watered it, and it just continues to deteriorate, we even put caution tape but as you can see on page 422 we suspect that it's from the looks of it and the way the grass is turning, it's defecation of pets in the same, so one pet does it, they continuously do it and it's usually the urine that deteriorates the grass. So, what BrightView is proposing, I mean you've already replaced the grass before as you can see, is removing the grass, removing the soil and putting new soil and then new grass but, again it doesn't have irrigation so you might return to the same problem again, and I've mentioned this to Mauricio, and I don't know if Mauricio has anything that he would like to mention or Julie.

Mr. Pelaez: This is a nightmare.

Ms. Duque: Yes.

Mr. Lorenzo: And it's such a small area of grass, again, you don't have irrigation there so it's a challenge. You have the fields, I mean if you look and you see some areas that turn brown and like a rusted look in the grass, it's likely that pets are using it, unless they spill a chemical but, that turns more of a lighter color.

Mr. Pelaez: I don't know if it's truly pets personally because there's other spots where the grass has been replaced that there's brown patches that starts turning somewhat similar and for sure no pets use that area, so I don't know.

Mr. Lorenzo: It could be parking from heat in the car.

Mr. Pelaez: Right.

Mr. Lorenzo: In this particular spot, at least on 233rd and 113th we suspect that it's pets, because even with the caution tape you see it continue.

Ms. Varela-Medina: But on the caution tape it's a perfect rectangle.

Mr. Lorenzo: Right, and it could be cars but again we replaced it, put the caution tape around it but, even with the caution tape, that color stays that color even with the grass. Nothing you need to act on now, the price if you did want to replace the grass between all the areas disclosed which is like 6 or 7 areas is \$1,728.75.

Mr. Pelaez: I think it needs to stay for a little bit longer and kind let it evolve a little bit.

Mr. Lorenzo: Ok, I mean we could test the area.

Ms. Duque: Terry also checked on that while he was doing the drive-through inspection.

Mr. Lorenzo: Correct, and we don't see the same blade discoloration which the mosaic virus would show, it shows a specific color but, it could be chemicals.

Ms. Duque: I think we should wait until the rainy season has passed and then evaluate the situation.

Mr. Lorenzo: Ok. Moving along to page 432, you guys know the 113th Avenue parking project that we've been doing of the roots, that's pretty much done with respect to the oak trees and cutting the asphalts where the parking spaces are, that is scheduled for hopefully this upcoming week, if not sometime next week when Chic is back in town, weather permitting of course and then once that gets done BrightView will be commencing the installation of the new turf. Moving on to the palm tree trimming project that started this week so you should be seeing all the crews out there starting with the palms getting them ready for the holidays and then they'll be going into the hardwood trees. I have some proposals that I will be passing out it is not in the agenda, so it's in the packets you guys have before you. So, this is to do additional tree work, and just so you guys know, we have currently in the contract to lift the trees but not an actual tree trimming. We met on a

couple of occasion with the BrightView staff, Terry from our team, and we went over all the areas and specifics as to the scope of work that needs to be followed which you'll see on the cover page and then the following page is by the locations of all the trees.

Ms. Varela-Medina: Is this to make them thinner so the air can go through them?

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: And thinning is not the proper word to use anymore per the code, but yes, some things would bring, to trim the tree the way the guidelines are proposed, to make it short and be politically correct but, yes, shaping, and I don't even want to use the term because Terry says that's not correct. So, these guidelines for selective pruning. This is not included in the scope of work and as mentioned, there's about 363 total trees but, we're trying to make sure that, and this is if it's approved, making sure that the exact tree count and species of the hardwood trees are depicted in the scope of work on the proposal which I already talked to BrightView and they said they can make it happen.

Mr. Pelaez: So, just to make sure that I'm clear, the numbers is the number of trees?

Mr. Lorenzo: Yes, in those sections, correct.

Mr. Pelaez: So, is this what we met about that this is what they would use as the guideline?

Mr. Lorenzo: Correct.

Mr. Pelaez: So this is considered already enough for a guideline, and I know Terry said something about if something happens and we follow these guidelines then we're covered and all that stuff, so this one little piece of paper is enough?

Mr. Lorenzo: Correct.

Ms. Duque: In an email he sent today, he noted that he would like to see more specific descriptions of the trees and the proposed work. For example, he explained that black olive trees, also known as Shady Lady trees, generally require lateral reductions rather than the large-limb reductions used for standard black olive trees. He also noted that the proposal should clearly identify the tree species, such as gumbo limbo or live oak, and specify the particular type of pruning or reduction proposed for each tree.

Mr. Pelaez: Because when we met it sounded like this report was going to be extensive of what we were getting that's why when I see this I'm saying I think that's what we really need.

Mr. Lorenzo: So he still needs to review this, I just sent it to him today, I just received this recently.

Mr. Pelaez: We can go into it more, and you were starting to say there was a better direction before we approve this.

Mr. Lorenzo: Correct.

Ms. Duque: And maybe just ask BrightView to provide that description and maybe include more detail.

Mr. Pelaez: Because I think the different trees have different requirements.

Mr. Lorenzo: Correct.

Mr. Pelaez: And I haven't really read this but, based on this I don't see shady ladies require this.

Ms. Duque: I think he wants to see the count too, like we have done in other Districts for example, out of 300 trees, 150 are shady ladies, and that type of thing.

Ms. Varela-Medina: And how many trees is it in total?

Mr. Lorenzo: Approximately 363 hardwood trees, not palm trees.

Ms. Varela-Medina: And how long would it take them to do that?

Mr. Lorenzo: That is a good question, I don't have the answer to.

Ms. Duque: I would say like less than a month.

Mr. Lorenzo: Yes, I would say about a month.

Mr. Pelaez: How many trees are they trimming?

Mr. Lorenzo: 363.

Mr. Pelaez: But that says it on here, or no?

Mr. Lorenzo: Again, that's what I was mentioning, they need to include that, and I already talked to Nick and mentioned that and they said they could make it happen, so we'll go back to them, revisit this whole scope of work as well as make sure that they include the list of trees and the tree count that is consistent with the map, and I can invite them to the meeting in case you guys have any other questions as well, they are more than available if you guys want to meet with the arborist I can have them here in case you guys want to ask questions.

Mr. Pelaez: I mean I think the one that's most knowledgeable really is Terry from your team but, definitely a real report would be better than this before we even do anything.

Mr. Lorenzo: Ok.

Ms. Duque: Also, if you total the trees listed in this proposal, the count comes to 363; however, we do not yet know whether that number is accurate or whether it includes all trees requiring service.

Ms. Varela-Medina: But we don't know how many are shady ladies and how many are the other ones.

Mr. Lorenzo: Correct, and that's what I was mentioning at the beginning to make sure that they include that into the scope for sure.

Mr. Pelaez: I guess my only disappointment is when we had that meeting it sounded like there was going to be this official report and so that's the only thing and this is like, hey include this and see if we can get the task done but, no effort was put into this on BrightView's side.

Mr. Lorenzo: We met and we drove the whole community, so we'll make sure that we revisit this with them and I'll let them know.

Mr. Pelaez: Ok, and I just want to talk about the grass for a second and I think BrightView maybe does weed killing at some point or spraying maybe.

Mr. Lorenzo: Yes, they're supposed to do that.

Mr. Pelaez: And I don't know if it's on both sides, HOA and CDD I forget but, you know sometimes there could be, and I'm not saying there is but, just reminding them of this overspray because a lot of times when they're on the edges, like some of this brown area could just be dead grass as well from overspray, I'm not saying it is, it's just a reminder about that.

Mr. Lorenzo: Yes, and that's something we've been working on for quite some time I want to say years that we've been mentioning to keep an eye on when they spray, being cognizant of the rain so that it won't wash it out and spread it, and to not chemically edge so that's something that we've been implementing with them and you can see it if you guys look at the median you'll see the most because that was some of the areas where they were doing that. So, that's something that's been a topic for quite a few drives, and it's always a reminder during our drives, so that's something for years now that we've been

implementing to make sure, or staying on top of and just keeping the guys cognizant and then watching what they're doing.

Mr. Pelaez: Ok.

Mr. Lorenzo: So, if you go back to page 430 you'll see the area next to 112th Avenue and Publix, you guys invested quite a few thousand dollars and you can see that the area has been vandalized again, and it's a shame. The guys did a great job in filling in that area between bougainvilleas and Spanish bayonets and other plant material and it's been vandalized. If you look at page 431 you'll see an outer view of the area, potentially we were thinking of putting a fence there, maybe a wooden fence on the inside portion, you'll see it better on page 431 from the end of where the resident's backyard wooden fence starts to pretty much the Publix wall, so hopefully create another barrier.

Mr. Pelaez: So, I think all they're going to do is jump the wood fence and then into this area, so I think we need to be vigilant and try to see who's jumping the fence and maybe if we find somebody doing it, so I think for the next month we can do that because it's such a nice clean area and when you're walking down you see it and put that wood fence I think it's going to kill it but, let's just try to find who's doing it.

Mr. Lorenzo: Ok.

Mr. Pelaez: I think if we have some information on who's doing it we could charge them back, right?

Mr. Lorenzo: Yes.

Mr. Pelaez: Ok.

Mr. Lorenzo: We can even put like trail cameras.

Ms. Duque: I think that's going to cost a lot of money.

Mr. Pelaez: Well, just let security know and we'll just keep an eye out for it and then we'll send you some information if we see who it is.

Mr. Lorenzo: Ok, alright. Some more dead ducks were reported, we tested the area just to make sure, the test is neutral, everything is fine, the PH level is fine, there's nothing in the water that caused any harm to the ducks, so we did that as a precautionary step. The lakes are doing well, there is one lake on 113th Avenue that has a little bit of an algae bloom that's being treated and we're monitoring it. The cattails are doing well and you guys don't have any more and you'll see the report and results on page 467. The storm drain cleaning was completed, so that's done, and you'll find the final report on page 471. The

signage installation on pages 479 and 480 you'll see some of the signs that we discussed at the playground, keep right, median, roundabout, some older signs were replaced, and that has been completed. The roundabout project is set to commence on Thursday, so that's good news, breaking ground soon. Chic and Jordan will be out there, so Chic will be prepping and safeguarding the area and Jordan will be breaking ground likely with the heavy machinery starting next week weather permitting, they getting a start this week. The two playground mulch project with Tony's Landscaping, those are set to start on Friday, they'll be closing one playground and moving on to the next one, they'll be starting on 113th and 234th Lane and working their way to the other park. The area will be caution taped and safeguarded by their crew, they anticipate it taking about a week. A mass email I'm sure you probably received it through the HOA who was helpful to make sure that got sent out. Are there any questions so far?

Ms. Varela-Medina: No.

Mr. Pelaez: Have you gotten anything back from Nick for the Christmas light options?

Mr. Lorenzo: I haven't I've been following up on that but, I haven't gotten anything yet.

Mr. Pelaez: Is he responsive?

Mr. Lorenzo: Yes, and I'm not sure if it's the season but, I'll continue following up to get that proposal, and I mentioned to him to just try to keep it as simple as possible because any lights there are going to look good opposed to adding a lot of lights because there's a lot of trees and this is something new that you guys are going to have so just any lights will be noticed and appreciated, not to mention budgeting purposes. This easement agreement and revocable license agreement for 11371 SW 232nd Terrace, this is dating back to earlier this year, I don't know if you guys remember, I'll show you the pictures, it was a hedge on the side of the townhome unit. The agreement is still pending, I haven't heard back, I continue to follow up, I sent another email between these meetings, and I haven't gotten anything back.

Ms. Varela-Medina: Is their hedge maintained though?

Mr. Lorenzo: Yes, the hedge is being maintained.

Ms. Varela-Medina: But wasn't he supposed to move something?

Mr. Lorenzo: So, the border was removed, and new turf was placed and the mulch was removed, so that's been done. The only thing that's been pending is the agreement.

Ms. Macias: And the hedges are being maintained by him?

Mr. Lorenzo: Correct.

Ms. Macias: Ok.

Mr. Pelaez: So, then what's pending is for him to sign the agreement.

Mr. Lorenzo: Yes.

Mr. Pelaez: So, I think we should give him one last email saying hey, this your last chance, next meeting then the agreement will be null.

Ms. Varela-Medina: How many times have you reached out to him?

Mr. Lorenzo: Quite a few, phone calls, emails.

Ms. Varela-Medina: Has he reacted at all?

Mr. Lorenzo: Yes, at the time, a couple of months after and I know he was going through a personal matter, and ever since it's been very, I haven't really heard anything.

Mr. Pelaez: Ok, so one last one, hey the Board said that's it, sign it within the next 30 days, or less than 30 days because October's meeting was moved up, right?

Ms. Duque: Yes.

Mr. Pelaez: So he has 3 weeks.

Mr. Lorenzo: Alright. Then last but not least the mailbox cluster right behind us next to the clubhouse it official has power so now the two other kiosks will have power and Chic already installed the light, the only thing is we just want to make sure that there wasn't an issue with the accountant just to make sure after the meeting I'll be passing by to take a look and make sure there's power, but aside from that everything is working, and Chic confirm there was power already because he connected the new light. Are there any other questions or concerns? No.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you Jesus.

Mr. Lorenzo: You're welcome.

E. CDD Manager

1) Final – Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Duque: The next item is consideration of the final Fiscal Year 2025–2026 Performance Measures and Standards Annual Report, as required by Section 189.0694, Florida Statutes. The report begins on page 502 of the agenda package. The purpose of this report is to document the District’s performance during Fiscal Year 2025–2026 and to determine whether the goals and objectives previously established by the Board of Supervisors were achieved. Florida law requires special districts to establish goals, objectives, performance measures, and standards, and to publish an annual report on the District’s website by December 1 describing the goals achieved and any goals not achieved. For Fiscal Year 2025–2026, the District’s goals were organized into three primary categories: community communication and engagement; infrastructure and facilities maintenance; and financial transparency and accountability. Under community communication and engagement, the District met its goal of holding at least three regular Board meetings during the fiscal year. Only one meeting was canceled during Fiscal Year 2025–2026. The report also confirms that meetings were properly noticed through the District’s website and a local newspaper, and that the District conducted monthly website reviews to help ensure that meeting minutes and public records remained current and accessible to the public. Under infrastructure and facilities maintenance, the report confirms that District Management and the Field Manager conducted the necessary site inspections in accordance with the District Management Agreement. These inspections monitor the District’s infrastructure and facilities and help ensure that they remain safe, properly maintained, and operational. The report also references the District Engineer’s Report previously provided for the prior fiscal year. As the District has changed engineers, I have been coordinating with Juan Alvarez and Angel Camacho to obtain an updated Engineer’s Report for the current fiscal year. Finally, under financial transparency and accountability, the report confirms that the proposed Fiscal Year 2025–2026 budget was approved before June 15 and that the final budget was adopted before September 30. All required budget documents were posted to the District’s website. The report also confirms that the District’s website includes the most recent annual audit, which is performed by an independent auditor as required by Florida law, as well as budget information and the District’s financial statements. Overall, the report concludes that the District achieved all established performance measures and standards for Fiscal Year 2025–2026. Are there any questions from the Board? If not, I would ask for a motion to approve the Fiscal Year

2025–2026 Performance Measures and Standards Annual Report and authorize its publication on the District's website.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

2) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2026–2027 Performance Measures and Standards, as required by Florida Statute. This report establishes the proposed goals, objectives, performance measures, and standards for the upcoming fiscal year. The proposed framework is consistent with the reporting categories and measures used for the prior fiscal year, which the Board just considered under the final Fiscal Year 2025–2026 report. These measures are intended to evaluate the District's services, operations, financial management, and administrative activities throughout Fiscal Year 2026–2027. Are there any questions from the Board? If not, I would ask for a motion to approve the Fiscal Year 2026–2027 Performance Measures and Standards.

On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: The next item is the financial reports, tab A is the approval of the check register, and tab B is the approval of the unaudited financials. Unless there are any questions, a motion to approve them will take place. Do I have any questions on finances?

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Ms. Varela-Medina: No.

Ms. Duque: For the record, Mauricio is showing me the minutes from the June 16, 2026 meeting. When he attempts to open the file, it indicates that the file may be corrupted.

Ms. Varela-Medina: Isn't that the one that was cancelled?

Ms. Duque: No I don't think so.

Ms. Varela-Medina: Wasn't the June one that was cancelled?

Mr. Pelaez: No, I don't think so.

Ms. Duque: Let me check on the webpage right now.

Ms. Varela-Medina: Yes, June 9th it said cancelled.

Mr. Pelaez: Well, we moved the June meeting to June 16th, but the minutes don't open, the May ones open but not the June ones.

Ms. Duque: Ok, and just for the record I'm checking it right now on the webpage.

Mr. Pelaez: Like March opens perfectly, or whatever.

Ms. Duque: Okay, I just clicked on it. Let me show the Board now—it takes you directly to the meeting minutes.

Mr. Pelaez: Ok, because I know one resident had a problem maybe when they were doing the mobile version as well.

Mr. Lorenzo: Right because I just did it on mobile and it was giving me the same error.

Mr. Pelaez: Ok, so maybe we can just work with IT and just double check that, and maybe it's the format, so maybe on the mobile version the RFT or whatever because March opens, every other month opens without a problem.

Ms. Duque: Okay, and for the record, the minutes from the June 16, 2026 meeting open correctly when accessed from a laptop or desktop computer; however, they do not open when accessed from a mobile device. I will ask the IT department to review the issue and determine whether there is a mobile-accessibility concern. I will report back to the Board of Supervisors once we have additional information.

Mr. Pelaez: Thank you.

Ms. Duque: Ok. Do I have any Supervisor's requests? None. Do I have any audience comments?

Mr. Hodge: Yes, my name is Norman Hodge, and to be honest it doesn't really pertain to this meeting but it does concern to CDD land.

Mr. Pelaez: He's referring to an HOA matter, not CDD related.

Ms. Duque: Ok.

Mr. Hodge: So I was under the impression that stored pavers in an easement area without approval I would have to remove them within 2 weeks, pending ACC approval of a separate project. Unfortunately, I won't be here, I'm going to Arizona for my son's graduation so I'm going to see him tomorrow so I won't be here for tomorrow's meeting. (inaudible comment)

Mr. Lorenzo: So, Mr. Hodge was working on a project and put pavers behind his fence in the easement, he was not aware of the District, once I communicated with him he assumed responsibility for it, and just to kind of give you guys an understanding of where and what, he's going to do a project, he submitted it, that's why he's saying it's contingent upon the ACC application meeting which is set for Thursday contingent upon that approval he's going to start the work, so it will be removed within the next week or two I want to say since it's upon approval but, he has responded to me by phone, him and his wife, and I sent over the proposal to restore the grass, I'm going to schedule another meeting with Nick to go over the area and make sure we have the square footage right, and contingent upon that I'll give an update to Mr. Hodge, so just thinking I can give you guys a report. I haven't sent him a letter because he's been responding by phone and by email, and thank you Jennifer for putting us in contact. So, that's pretty much it.

Mr. Pelaez: Thank you.

Ms. Duque: Anything else?

Mr. Hodge: No.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



KW PROPERTY MANAGEMENT & CONSULTING

Club Silver Palms
Monthly Manager's Report

September 2026

The Board of Directors:

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

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary



Presented By
KW Property Management:

Jennifer Mendoza
Anelis Esquijarosa
Annet Bonzon

General Manager
Assistant General Manager
Regional Vice President



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FACILITIES MANAGEMENT

WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms

From: 08/29/2026 – 09/25/2026

Location	Issue Summary	Assigned To:	Progress	Photos
Gym	New Equipment	Management	Completed	
Gym	Damaged TV	Management	Completed	
Spa Shower	Loose	Chandler Contractors	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 September.
- Indoor pest control has been completed for September.

ACTION PLAN/PROJECT SUMMARY

Location	Issue Summary	Assigned To:	Progress	Photos
Main Pool	Burned Lights	Chandler Contractor	In-Progress	
Back of Clubhouse	Addition of electrical outlets	Chandler Contractor	Pending	
Bathrooms / Kitchen	Light Upgrade	Chandler Contractor	Pending	
North Landscape Front	New Landscape Material	Tony Landscape / Chandler Contractor	In-progress	
Building	Repair and Painting Interior Doors	Chandler Contractor	Pending	

VALUE OPTIMIZATION & RECOMMENDATIONS

- Upgrade for the Fitness Center Bathrooms and Locker Rooms.

HOSPITALITY/ SOCIAL EVENTS

PAST SOCIAL EVENTS

September

First Day of Fall – 9/22/2026

Family Game Night – 9/25/2026

UPCOMING SOCIAL EVENTS

October

Fall Festival – 10/24/2026

Jennifer Mendoza Vargas

From: E & J Quality Pool <ejqualitypoolservice@gmail.com>
Sent: Friday, September 18, 2026 9:45 AM
To: Anelis Esquijarosa; Jennifer Mendoza Vargas
Subject: [EXTERNAL] Notice of Business Address Change, Updated W-9 & 5% Price Adjustment
Attachments: W9 - E J QUALITY POOL INCORPORATED 2026.pdf

ATTENTION! This message was sent by an external sender. Do not open attachments or click on the links from unknown senders or unexpected emails.

Good morning Anelis and Jennifer,

We hope this email finds you well.

We would like to inform you that our company has recently changed its business address. Please update your records accordingly.

New Business Address:

10956 NW 73rd ST, Doral FL 33178.

Additionally, please find attached our **updated W-9 form** reflecting the new business address for your records.

5% Price Adjustment Notice

Due to ongoing inflation and the continued increase in the cost of pool chemicals, materials, and operational expenses, we will be implementing a **5% price adjustment** to our services (\$3,980.00), EFFECTIVE DATE: January 01, 2027.

This adjustment will help us maintain the quality of our services and continue providing you with the reliable support and professionalism you have come to expect from us.

We sincerely appreciate your continued trust and business. If you have any questions regarding this update, please feel free to contact us.

Thank you for your understanding and continued partnership.

Best regards,

Thank you and a great day!

Juan Carlos Vilanova
President

(305) 495-2232

EJqualitypoolservice@gmail.com / Juancarlos@aquabellapoolservices.com

TRULY NOLEN Menu of Services

Name Anelis Esquijarosa Date 09/21/2026
Address 23770 Sw 115 Th Ave City HOMESTEAD State FL Zip 33032
Phone 786-410-5464 Email aesquijarosa@kwpmc.com
Inspector Daniel Santiago Phone 305-879-3948

Thank for your business, please review and check off services needed.

SERVICES SELECTED

- ☐ Fumigation (Only FL & CA)
- ☐ Fumigation (Only FL & CA)
- ☐ No Service Selected
- ☐ No Service Selected
- ☐ No Service Selected

DETAILS

22,000 one time/\$3,300 YR RENEWAL/ ONE TIME CRANE SERVICE \$400

BASED ON 250K CUBIC FEET FUME OF BUILDING

***Financing options available**



See your service in action: (Tap below to a video for each service)

- | | |
|--|---|
|  4 Seasons Pest Control |  Truly Protection Plan |
|  Truly Lawn Care (FL Only) |  Rodent Control |
|  Total Termite Protection |  Truly Insulation Install |
|  Fumigation (FL & CA Only) |  Truly Insulation Removal |
|  Truly Sanitized |  Commercial Services |



Provide a date you would like us to follow up with you. _____

800 • GO • TRULY



PEST • TERMITE • RODENT • LAWN • INSULATION

ESTIMATE



Prepared For

Club Silver Palms C/O KWPMC
23770 SW 115 Ave.
Miami, FL 33032
(786) 410-5464

PowerX Lawn Nutrition Pest Control

Main office: 8815 Sw 129th St
Miami, FL 33176
Phone: (800) 555-0170
Email: are@lovepowerx.com
Web: www.lovepowerx.com

Estimate # 7619
Date 09/04/2026

Description	Rate	Quantity	Total
Additional Images	\$0.00	1	\$0.00



Additional Images	\$0.00	1	\$0.00
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Additional Images	\$0.00	1	\$0.00
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Additional Images	\$0.00	1	\$0.00
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Drywood Termite Tenting	\$26,800.00	1	\$26,800.00
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Power X agrees to Tent the clubhouse for drywood termites.

Warranty - 1 Year

Power X, Inc. will perform structural fumigation tenting treatment to control wood-destroying organisms. If live infestation is detected during the warranty period, necessary re-treatment will be performed at no additional cost to the buyer.

Note: This service agreement does not include subterranean or Formosan termites.

Fumigation Process:

- The fumigation process takes approximately 24 to 48 hours:
- The property is covered with large tarps, and the interior is prepped.
- The tarps are sealed, and a warning agent (Chloropicrin) is released into the structure.
- The gas remains sealed inside the structure for a set duration, allowing it to deeply penetrate the wood and control drywood termites.

General Terms and Conditions:

1. Future Damage / Limitation of Liability

Due to the nature of the property's construction, Power X, Inc. does not guarantee against future damage to the structure or its contents, nor does it provide compensation or repairs. Liability under this warranty is limited solely to re-treatment.

2. Existing Damage

Power X, Inc. is not responsible for repairing visible damage documented in the inspection report,

or hidden damage present at the time of the agreement. Since some damage may exist in areas inaccessible during inspection, Power X does not guarantee the inspection report reflects all existing damage due to the fact that it might not be accessible areas at the time of the inspection or no visible activities at the present time.

3. Water Leakage

Leaks within treated areas or through the roof, walls, or interior spaces may compromise the effectiveness of treatment and lead to reinfestation. The buyer is responsible for timely repairs. After repairs are completed, Power X will provide additional treatment at the buyer's expense. Failure to repair and purchase additional treatment releases Power X from further obligations under this agreement.

4. Structural Modifications

This agreement applies solely to the structure as described in the initial inspection report. If the property undergoes structural changes—including modifications, alterations, or changes to soil around the foundation—the buyer must notify Power X and purchase any additional required treatment. Failure to do so will automatically terminate this agreement. Power X also reserves the right to adjust the annual extension fee following structural modifications

5. Notice of Claims & Property Access

Any claim under the terms of this agreement must be submitted promptly in writing to Power X, Inc. Power X is only obligated to perform services under this agreement if the purchaser grants access to the identified property for all purposes outlined herein, including—though not limited to—re-inspections, whether requested by the purchaser or deemed necessary by Power X.

6. Disclaimer

* A. Limitation of Liability Due to External Factors

Power X, Inc.'s obligations under this agreement will be void if performance is hindered by circumstances beyond its control, including transportation delays, material or fuel shortages, strikes, embargoes, fires, floods, quarantine restrictions, governmental actions, acts of nature, or other force majeure events.

* B. Exclusions

This agreement does not cover:

- Damage resulting from moisture conditions, including but not limited to fungal growth.
- Damage stemming from masonry failure or grade alterations.

* C. Warranty Limitation

Power X, Inc. disclaims any liability for special, incidental, or consequential damages. The warranties stated herein are provided in lieu of all other expressed or implied warranties, including any implied warranty of merchantability or fitness for a particular purpose.

7. Assignment of Contract

This contract may be assigned to a wholesale fumigation company. If so, the assigned company will be primarily liable to the purchaser and the Florida Department of Agriculture for fulfilling all obligations under this agreement throughout the one-year warranty period, in accordance with Chapter 482 of the Florida Statutes and Chapter 5E-14 of the Pest Control Regulations.

8. Change in Law

Power X, Inc. complies with all current Federal, State, and Local laws. In the event of changes to governing regulations that affect the services provided, Power X reserves the right to adjust the annual extension charge accordingly.

9. Non-Payment and Default

In the event of non-payment or default, Power X may terminate this agreement. The purchaser shall be responsible for reasonable attorney's fees and costs of collection, whether or not legal action is initiated. Interest at the highest legal rate will accrue during the period of delinquency.

10. Entire Agreement

The signed service order, this agreement, and the inspection graph collectively represent the entire agreement between the parties. No other representations or statements shall be binding unless explicitly included in these documents.

11. Arbitration

Any disputes arising from this agreement—including interpretation, performance, or breach—will be resolved exclusively through arbitration, in accordance with the then-current commercial arbitration rules. The arbitration award will be final and binding, and judgment may be entered in any court with appropriate jurisdiction.

12. Severability

If any provision of this agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Customer Duties:

To ensure the safety of your family and property, you must adhere to the following procedures. A key must be provided to the fumigator during the fumigation period and will be secured in a lockbox kept at the property. Power X, Inc. disclaims any responsibility for damages or claims resulting from failure to follow these instructions.

Interior Preparation Guidelines:

1. All persons, pets, and desirable growing plants must be removed from the premises before fumigation begins.

2. Food, feed, drugs (including tobacco products), and medical supplies (even those in refrigerators/freezers) may remain only if sealed in the original manufacturer's packaging made of plastic, glass, or metal. Items that do not meet this requirement must either be removed or double-bagged using "Nylofume" bags, available from the fumigator.
3. Waterproof-covered mattresses and pillows must either have the seal opened or be removed from the structure.
4. Unlock and open all operable interior doors, attic access points, storage chests, cabinets, drawers, closets, and appliances (e.g., washers, dryers, dishwashers, microwaves, ovens).
5. Extinguish all sources of heat, including pilot lights for water heaters, ranges, ovens, broilers, gas refrigerators, dryers, and automatic lighting systems.
6. Coordinate with the gas company to have the gas turned off before and turned back on after fumigation—at the owner's expense.
7. Turn off all air conditioning units. Electricity must remain available as fans will be used during the fumigation process.

Exterior Preparation Guidelines:

1. Vegetation Clearance: Cut back all shrubs and tree branches to prevent damage. Rake back mulch, rocks, stones, and debris to a distance of 12–18 inches from the structure to expose the soil or slab. This ensures the tent falls properly to the ground.
2. Soil Saturation: On the day of fumigation, thoroughly water the soil around the entire perimeter of the structure to aid in sealing.
3. Awning Preparation: Lower all awnings attached to the structure. Power X, Inc. will not be responsible for lowering or handling awnings.
4. Exterior Door Security: Doors will be secured using secondary locking mechanisms, which must only be removed by Power X personnel. Power X is not liable for any damage caused by unauthorized removal attempts. Property keys will remain in the fumigator's possession or will be secured on-site in a lockbox.
5. Building Access Control: Seal or close all exterior openings around the perimeter to prevent pets or stray animals from entering during fumigation.
6. Screened Pool Enclosures: Screens must be pulled back 18–24 inches from the top and side panels where they connect to the structure.
7. Valuables & Property Security: Power X is not responsible for any loss or damage resulting from theft, vandalism, or third-party acts. Customers shall indemnify Power X, Inc. against such liabilities. All valuables—such as cash, jewelry, firearms, etc.—must be removed from the premises. If security is a concern, Power X recommends hiring a watchman or guard during fumigation.
8. Roof Access Disclaimer: Due to the nature of fumigation, roof access is necessary. Power

X is not liable for damage to tiles, skylights, solar heaters, antennas, satellite dishes, screened enclosures, or lighting fixtures attached to the structure.

Post-Fumigation Guidelines:

- 1. Re-Entry Authorization: After fumigation, the structure will be ventilated and inspected using a gas detection device. Re-entry is only permitted once the property is declared safe.
- 2. Re-Entry Notification: Do not enter the building unless a posted notice clearly states that it is safe for occupancy.
- 3. Residue-Free Assurance: It is not necessary to wash dishes, cookware, linens, or utensils, as the fumigant leaves no residue.

Property Re-Entry Hours:

Authorized re-entry may take place between 8:00 AM and 8:00 PM.

Customers will be notified during the clearance inspection either to meet on-site or to receive instructions regarding the return of property keys.

Note: THIS DOES NOT INCLUDE FORMOSAN TERMITES

General Disclaimer:

Power X, Inc. will exercise every reasonable effort to perform the fumigation safely and thoroughly. However, Power X is not liable for damages to landscaping (shrubs, plants, turf), structural components (roof tiles, skylights, interior floors), furnishings, or fixtures (solar panels, neon signs, screens, gutters, antennas, etc.). By signing this agreement, Power X is released from any liability for present or future damages due to the work.

Warranty Extension

Warranty extension for the Drywood termite tenting renewal for next year will be \$8,500.00. The guaranteed renewal must be paid a month in advance. Power X will discuss with management if there will be any increase on the warranty extension. During the effective period of the warranty, the company will re-inspect the premises annually upon payment of the renewal. The buyers agree to make the premises available for inspection. Power X reserves the right to revise the annual extension charge. In the event of additions and alterations to the identified property; Purchaser must arrange with Power X for additional service which may require and adjustment to the annual extension charge. This service contract and/or any extension thereof will be effective only upon payment of the charge as provided herein.

Subtotal	\$26,800.00
Total	\$26,800.00



District:	2199	District License:	JB350122
Address:	1202 Poinsettia Dr Delray Beach FL 33444		
Phone:	305-905-3965	www.miami.flapest.com	
Colleague:	Robert Yon	Colleague License No:	JE208672
Date:	9/24/2026	Employee ID No:	81023851

Service Agreement for Drywood Termites: Corrective Fumigation Only with Retreat Only Warranty

THIS AGREEMENT PROVIDES FOR RETREATMENT OF A STRUCTURE, BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.

SERVICE LOCATION

Existing Worksite ID:

☒ Use same for invoice information

Customer Name: Silver Palms By Lennar Community Association, Inc. Contact Person: Anelis Esquijarosa

Address: 23770 SW 115th Avenue

Email: Aesquijarosa@kwpmc.com

City: Miami

State: FL

Zip: 33032

Tax Exempt: n/a

If Yes, Tax ID No:

Telephone: 305-539-0491

SIC Code: n/a

SERVICE RECOMMENDATION AND DESCRIPTION

Based on inspection findings, proposed service for your property is: **Corrective fumigation only.**

Products: Vikane

Service Areas: Whole Structure

Location of Notice of Service: Electric Panel

Treatment under this Agreement is aimed at reducing the potential for termite activity. Degree and speed of population reduction may be influenced by weather, species, size, and number of colonies associated with the Service Areas; construction type; accessibility; competition for food sources and other conditions in or around the Service Areas.

The Warranty will be effective upon completion of the service described. The Company will reinspect the Service Areas upon the request of the customer. In accordance with state regulations, the Company reserves the right to periodically reinspect the Service Areas at any time (normal business hours) during the effective term of the agreement.

Customer Understanding of Fumigation:

- Fumigation treatment is a whole structure application to eliminate drywood termites.
- All humans and animals must vacate the premises prior to the fumigation.
- The Structure will be tented, sealed and a fumigant gas will be introduced.
- Humans and animals will not be allowed to return to the premises until the Company clears the Structure for re-entry.
- Fumigation does not provide a residual effect to protect the fumigated Structure from future infestations.
- Fumigation will not eliminate termites outside the fumigated Structure.

By signing this Agreement the Customer acknowledges receipt of the fumigation fact sheet and agrees to prepare the Structure for fumigation as outlined in the document.

SPECIAL NOTES OR ADDITIONAL TERMS OF SERVICE



Customer or Service Location Name

Service Address

Date

ANNUAL RENEWAL (applies to annual agreements only)

Service will be provided, and the specifically agreed-to Service and Warranty will be in effect, for twelve months from the date of treatment, or for as long as extended by prepaid renewals. After this period, Service and Warranty may be renewed by the Customer, on an annual basis, by payment of the Annual Renewal Fee. The Annual Renewal Fee is due and payable in full, on or before the anniversary date. Failure to pay such Annual Renewal Fee shall void this Agreement without privilege of reinstatement. The Annual Renewal Fee may be adjusted after the first anniversary date or at the end of the prepaid renewal periods specified on this agreement, by providing notice to the Customer.

TRANSFERABILITY

This Agreement is transferable to a subsequent owner and all provisions of this Agreement will pass to the new owner, upon written request of notice, within 30 days of transfer, a transfer fee, and acceptance of such by the Company. Prior to selling the property, it is the sole responsibility of the existing customer to provide the new owner with this Agreement and documents pertaining to the termite treatment.

BILLING INFORMATION**1. SERVICE PURCHASED**

Initial/Corrective target service date: n/a

a. One-time treatment, per service recommendations: \$32,776.00

b. Minus adjustments: 0

c. Prepaid renewals for 1 years: \$3,933.12

SUBTOTAL (a - b)+c: \$36,709.12

Service and Warranty may be renewed on an annual basis by paying the Annual Renewal Fee, which is due on or before the 1st Renewal Date of this Agreement.

Renewal date: n/a

2. OTHER ITEMS

Applicable special fees (SPCC, etc.): 0

Prepay renewal fee at \$3,933.12 per year
(May be prepaid up to 5 years total.)

PRICE

3. Total price (1 + 2): \$36,709.12

4. Less down payment: 0

UNPAID BALANCE (3-4): \$36,709.12

Prices do not include any applicable taxes. Total balance due must be paid when service personnel arrive to start the job.

Payment method:☐ Automatic Funds Transfer/ACH☐ Credit/Debit card☐ Financing☐ Check**INVOICE TO****EXISTING CUSTOMER ID**

Customer Name:

Contact Person: N/A

Address: N/A

Email: N/A

City: N/A

State:

Zip:

A/P Contact: N/A

Phone: N/A

A/P Phone: N/A

ACCEPTANCE OF AGREEMENT

ATTACHED TERMS AND CONDITIONS, RELATED DIAGRAMS, SPECIFICATION SHEETS, ADDENDUM AND/OR PROPOSALS ARE INTEGRAL PARTS OF THIS AGREEMENT.

Customer may cancel this transaction at any time prior to midnight on the 3rd business day after the date of this transaction with a full refund of payment.

The above quotations are hereby accepted, including the Terms and Conditions on following pages.

If fumigation is part of service, attached additional special terms and conditions apply.

Rentokil North America d/b/a **Terminix**

Customer/Company: _____
Signing company name (if applicable)

Representative Printed Name

Customer Representative Printed Name

Commercial Sales Professional

9/24/2026

Title

Date

Signature

Title

Date

Signature

Customer or Service Location Name

Service Address

Date

THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

Agreement. "Customer" and Rentokil North America, Inc. d/b/a **Terminix** ("Company") agree to the following terms and conditions in connection with the Services and Plan indicated on this agreement (hereinafter collectively referred to as "Agreement").

Standard of Care. Company will use its professional expertise to determine the products and services appropriate for treatment, and will follow all label and legal requirements. All reasonable care will be used in installing and maintaining the specified services. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in applying the treatment, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages, except those directly caused by willful negligence on the part of the Company. If for whatever reason, the Customer is dissatisfied with the initial service provided Company treatment, the Customer will provide reasonable written notice to the office address AND allow the Company a period of up to 45 days to remedy the problem after receiving it. If the problem cannot be remedied to the Customer's satisfaction, a refund by Company of Customer's initial treatment and any prepaid annual fees will be sent to Customer; this will also result in cancellation of this agreement.

FOR FUMIGATION: The Agreement does not cover, and Company will not be responsible for:

- a. Treatment for or control of any other insect or organism apart from Drywood termites;
- b. Damage and/or treatment to furniture introduced into the structure after or during all treatments. Fumigation is related to the structures/premises only, not any contents, movable or fixed.

Customer Responsibilities. Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during the lifetime of this Agreement. Customer agrees to maintain premises free from any factor or condition conducive to identified issues and services and following instructions provided. In addition to acknowledging all required waivers and notifications, this cooperation includes, but is not limited to, not adding chemicals or self-treating in ways that are not part of Service and maintaining Service Areas and the immediate surroundings (minimum of 18") free of factors which may be conducive to termite activity. Factors which may favor termite activity include, but are not limited to: rigid foam insulation below grade; spray foam insulation; inadequately maintained exposed wood members; attic or foundation vents without 20 Mesh screen; gaps around doors or windows; scrap or cellulose debris; structural wood support elements resting on foundation below exterior soil grade; wood rot or moisture conditions; faulty grade and improperly channeled rain water; plumbing, roof leaks and high water table; insufficient ventilation; and lack of proper crawl space clearance (less than 18") or lack of proper exterior foundation clearance (less than 6"). Should any of these conditions exist, corrective measures should be taken by the Customer at their own expense to minimize them. Any damage warranty specified in the Agreement will be voided should the presence of pests or issue be associated with conditions arising from Customer's non-cooperation. Unless prohibited by law, the Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s), believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider, regarding such sensitivity, the Customer must notify Company in writing, in advance of treatment of the structure(s). Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access during normal business hours to all areas, as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. Prior to any services provided, it is the Customer's sole responsibility to divulge all information regarding the type and location of hidden crawl spaces, air ducts, wells, cisterns, concealed pipes or cables, high water tables, lakes, springs or ponds near the Service Areas, or any other conditions that could present a risk that treatment could cause damage to property or contamination of the environment.

Modification. Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products to control the problem(s), Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed. This Agreement covers only the Service Areas identified, as they existed on the date of the initial inspection. This Agreement covers only the Service Areas identified, as they existed on the date of the initial inspection.

The Customer will notify the Company, in writing, prior to:

- a. the Service Areas being structurally modified, altered or otherwise changed, or
- b. wood being removed or added around the areas treated.

Failure to correct or to notify the Company of these events may void this Agreement.

Any modifications, alterations, or preparations to the structure(s) that are deemed necessary by Company in preparation for any treatments under this agreement, including, but not limited to, painting or sealing of exposed wood members, removal of wall or floor coverings, correction of moisture problems, excavation for access or sealing of ducts, screening vents, sealing gaps around doors and windows shall be the sole responsibility of the Customer. In the event that Customer installs spray foam insulation in crawl spaces and/or attics, or encapsulates the crawl space, thereby rendering these areas inaccessible to inspection and/or treatment, this Contract becomes non-renewable at the discretion of Company. The Company will not be held liable for any damages arising from, or related to, infestations that result due to the inability to inspect areas of the property due to spray foam insulation in crawl spaces and/or attics or encapsulation of crawl spaces. It is the Customer's duty to inform Company of any spray foam insulation installations and/or crawl space encapsulations prior to such work being performed.

Moisture, Mold and Mildew. Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. However, Company may provide services to control wood decaying fungus and high moisture conditions in crawl spaces. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungal growth.

Warranty. RETREAT ONLY. The Company warrants that if active drywood termite infestation is discovered in the structure(s), during the life of this agreement, the Company will perform necessary retreatment without additional fees, subject to the following additional provisions:

- a. Retreat Only does not warrant against, nor shall the Company be responsible for present or future damage to the structure(s) or contents, nor provide for repairs or compensation thereof.
- b. The Company will not be responsible for infestation of the structure(s) or its contents resulting from any insect, pest, mold, fungi, subterranean termites or wood-destroying organisms other than that of Drywood Termites.

Right to Subcontract. Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

Playground Safety Checklist

SURFACING

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

DRAINAGE

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

GENERAL HAZARDS

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

SIGNAGE

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

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

SECURITY OF HARDWARE

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

DURABILITY OF EQUIPMENT

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

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: J. Ricardo Rivas plata.

DATE OF INSPECTION: 8/7/2026



egis

Insurance & Risk Advisors

Clubhouse Playground Safety Checklist Picture August 7, 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.

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

GENERAL UPKEEP OF PLAYGROUNDS

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

INSPECTION BY: J. Ricardo Rivas Plata

DATE OF INSPECTION: 8/20/2026

Clubhouse Playground Safety Checklist Picture August 20, 2026



**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
RECREATION PROGRAM AGREEMENT**

This Palm Glades Community Development District Recreation Program Agreement dated as of the 5 day October, 2023 (the "**Agreement**") is entered into by and between the **PALM GLADES COMMUNITY DEVELOPMENT DISTRICT** (the "**District**") and **ISABELLE SUSKO**, an individual doing business as **I-SWIM** (the "Instructor" or "Licensee") to provide personal swim lessons (the "**SWIM LESSONS**") at the Club Silver Palms clubhouse swimming pool in accordance with this Agreement and the Instructor's Proposal, a copy of which is attached hereto and made a part hereof as Composite Exhibit A (the "**Proposal**"), which Proposal describes the SWIM LESSONS.

RECITALS

- A. The District, owns and operates certain recreational facilities located in the Silver Palms residential development, in unincorporated Miami-Dade County, Florida (the "**Community**"), which includes a swimming pool and pool deck at the Club Silver Palms for the use and benefit of the community's residents (the "**Recreation Facilities**"), which Recreation Facilities are located at the Club Silver Palms, 23770 SW 115th Avenue, Miami, FL 33032; and
- B. The District desires to provide Members and Non-Members of the District Clubhouse with access to certain recreational programs described herein; and
- C. Instructor offers SWIM LESSONS classes for children and adults. Instructor has petitioned the District for permission to conduct such classes at the Recreation Facilities and has submitted its Proposal for the same; and
- D. The District has approved Instructor's request to conduct the SWIM LESSONS and use the Recreation Facilities on the terms and conditions set forth below and pursuant to Instructor's Proposal.

OPERATIVE PROVISIONS

The mutual covenants and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, Instructor and the District covenant and agree as follows:

- 1. **License:** The District hereby grants and conveys to Instructor a non-exclusive license to operate SWIM LESSONS in accordance with the Proposal for residents and non-residents at the Recreation Facilities. This license extends to the use of the clubhouse restroom facilities. The District reserves the right to allow other parties to offer lessons at the Recreation Facilities.
- 2. **Term:** The term of this License shall begin on October 5, 2023 and end on September 30, 2024 (the "Initial Term"). Upon expiration of the Initial Term, this Agreement may be extended by the mutual consent of the parties for additional one-year terms, which additional terms shall run from October 1 to September 30 of the following year, to coincide with the District's fiscal year. Either party may terminate this Agreement for convenience and without cause or liability therefor by providing at least five (5) days written notice to the other party.
- 3. **Hours:** Instructor may conduct the SWIM LESSONS in the area of the Recreation Facilities designated by the District for conducting such SWIM LESSONS Tuesday through Sunday

during the swimming pool hours or at times otherwise designated by the District Manager or Club Manager, excluding federal holidays and any days during which the Recreation Facilities are closed, and at such other times approved by and coordinated with the Club Manager for purposes of make-up lessons that were canceled due to inclement weather.

4. Use of Recreational Facilities: Instructor shall not have exclusive use of the Recreation Facilities. Instructor shall have exclusive use of the portion or area of the Recreation Facilities, designated by the District for such purposes during the times that they are conducting classes.

5. Maintenance of District Facilities: Following each class, Instructor shall leave the Recreation Facilities in a clean condition, removing and properly disposing of all trash, and shall return all equipment to the storage area or appropriate locations (where applicable).

6. Payment to the District and Programming Fees: Instructor shall pay the District the sum of \$1.00 per resident student per day (whose parent or guardian is a Member or Annual Member of the Club) and \$3.00 per non-resident student per day (whose parent is not a Member or Annual Member of the Club) to be paid prior to the 5th day of the following month. Payment should be made payable to the "Palm Glades CDD."

7. Recreation Facilities: Instructor acknowledges that the Recreation Facilities are community recreation facilities that are open at all times to use by members of the community and agrees to abide by the District's rules and regulations governing use of the Recreation Facilities, as amended from time to time. NO AUDIBLE MUSIC PLAYING SHALL BE PERMITTED DURING SWIM LESSONS OR IN THE COURSE OF INSTRUCTOR'S APPROVED USE OF THE RECREATION FACILITIES UNDER THIS AGREEMENT. Instructor acknowledges that Instructor can obtain a copy of such Rules and Regulations by contacting the Club Manager or the District Manager of the District and by accessing the District's website at www.palmgladescdd.com.

8. Participant List: Instructor shall provide the District with a list of participants (to include student name, parent name (for children), and address for each student), which list shall be provided on a monthly basis to the District with each payment. Instructor acknowledges that the District is a local unit of special-purpose government established pursuant to Chapter, 190, Florida Statutes, and that all records and documents of any kind provided to the District or produced in connection with this Agreement may be subject to copying and disclosure as public records in accordance with Chapter 119, Florida Statutes. Said participant list shall further document participants who are Members and those who are Non-Members of the Club.

9. Registration Priority, Discounts and Non-Resident Use of the Recreation Facilities: Instructor shall only allow participants enrolled in SWIM LESSONS to use the Recreation Facilities during lessons. Non-member usage of the Recreation Facilities is limited to the Recreation Facilities used during a class. All Non-Members must leave the Recreational Facilities and Clubhouse upon the conclusion of the SWIM LESSONS. During the SWIM LESSONS, Non-Member parents and guardians of SWIM LESSONS participants are not permitted to utilize the District Clubhouse Facilities without paying the proper fees, unless such parent or guardian is participating in the SWIM LESSONS with their child pursuant to the "Parent Participation" section of the Proposal.

10. **Waiver of Liability:** Instructor agrees to obtain a completed Guest Waiver of Liability (provided by the District) signed by any **non-resident** participants, or the parent or legal guardian of a minor child, prior to the start of any classes and to provide a copy of the same to the District.

11. **Background Screening:** Upon execution of the Agreement and at any time as requested by the District, Instructor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all staff conducting lessons at the Recreation Facilities and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that Instructor, or any of her staff, is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. **Instructor Certifications:** Instructor agrees that all instructors that conduct SWIM LESSONS classes at the Recreation Facilities shall be certified by an independent, reputable organization in teaching such classes and shall provide the District with copies of certifications prior to the start date of classes. Instructor shall abide by all applicable federal, state, and local laws, rules and regulations at all times, and Instructor shall obtain all necessary permits and licenses for conducting the classes.

13. **Insurance:** Prior to beginning any classes, Instructor shall acquire and maintain general commercial general liability insurance coverage acceptable to the District in an amount not less than \$1,000,000.00 per occurrence (\$3,000,000.00 aggregate), which shall include coverage for all claims and losses that may relate in any manner whatsoever to Instructor (or subcontractors of Instructor) use of the Recreation Facilities, and which coverage shall include the District as a named insured on a primary and non-contributory basis. Instructor shall provide continuous proof of such insurance coverage to the District.

14. **Indemnity:** Instructor agrees to indemnify and hold the District, its officials, officers, and agents, harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel), arising from personal injury, death, or property damage resulting in any manner whatsoever from Instructor (or subcontractors of Instructor) use of the Recreation Facilities by its employees, agents or invitees. It is expressly understood and agreed that Instructor does not agree to indemnify or hold the District harmless from and against any claims, demands, losses, damages, liabilities, expenses, suits, actions or judicial decrees (including, without limitation, costs and reasonable attorneys' fees) for personal injury, death or property damage resulting in any manner whatsoever from the acts, inactions or conduct, whether negligent, intentional or unintentional, of the District, its agents, servants or employees, including, but not limited to, claims, demands, losses, damages, liabilities, expenses, suits or actions arising from, or as a result of, the District's failure to maintain the Recreation Facilities in a reasonably safe condition, and the District's failure to warn of hidden, latent and/or unknown conditions at the pool or recreational facilities.

15. **Notices:** Any notice, request, demand or other communication ("**Notice**") given by either party to the other shall be deemed to have been properly sent or given when delivered by hand or when sent by certified mail, return receipt requested, or by over night courier service. If to Instructor, Isabelle Susko, 11726 SW 240th Terrace, Princeton, Florida 33032. Telephone contact information for Instructor is: (305) 321-2036. If to Palm Glades Community

Development District, c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, FL 33351, Attn. District Manager, (954) 721-8681.

16. Attorney's Fees: It is mutually agreed and understood that in the event it becomes necessary for either of the parties to enforce this Agreement through an attorney, that the unprevailing party agrees to pay all costs, including reasonable attorney's fees, whether collected by suit or otherwise to the prevailing party.

17. Severability: If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limit in such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

18. No Transfer: The License shall be for sole and exclusive use of Instructor and shall not be assigned or transferred without the prior written consent of the District. A transfer or assignment of all or any part of the License shall cause the License to become voidable, at the sole option of the District.

19. Independent Contractor: Instructor and District agree that Instructor is an independent contractor with respect to and in connection with the services provided under this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither Instructor nor any employees of Instructor shall be entitled to any benefits, including but not limited to health and dental insurance, wellness, pension, or workers compensation that may be accorded District employees by virtue of the services provided under this Agreement. The District shall not be responsible for withholding or otherwise deducting federal income tax or social security, nor shall the District otherwise be construed as assuming the duties of an employer with respect to Instructor or any employee of Instructor.

20. E-Verify: The Instructor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Instructor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 19 above, if the District has a good faith belief that the Instructor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Instructor providing services under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Instructor and order the Instructor to immediately terminate its subcontract with the subcontractor. The Instructor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Instructor's failure to comply with the E-Verify requirements referenced in this subsection.

21. Public Records.

A. Licensee shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Licensee does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Licensee or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Licensee transfers all public records to the District upon completion of the Agreement, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Licensee keeps and maintains public records upon completion of the Agreement, the Licensee shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Licensee acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Licensee, the Licensee shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Licensee acknowledges that should Licensee fail to provide the public records to the District within a reasonable time, Licensee may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE LICENSEE MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GIOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: JDUQUE@GMSSF.COM**

22. **Entire Agreement:** This is the entire agreement of the parties and may not be altered or amended except in a writing signed by both parties.

23. **Responsible Vendor Determination:** Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Instructor's or any other prospective vendor's social, political, or ideological interests when determining if the Instructor or other prospective vendor is a responsible vendor.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

INSTRUCTOR

ISABELLE SUSKO

Isabelle T. Susko

Date: *10-04-23*

Witness: *[Signature]*

Print name: *Monica Henning*

Witness: *Bertha Zamarripa*

Print name: *Bertha Zamarripa*

DISTRICT

**PALM GLADES
COMMUNITY DEVELOPMENT
DISTRICT**

By: *[Signature]*

Chair/Vice-Chair

Attest: *[Signature]*

Secretary/Assistant Secretary

Date: _____

COMPOSITE EXHIBIT "A"
INSTRUCTOR'S PROPOSAL



www.americanlifeguard.com

The American Lifeguard Association®

has trained over
250,000 individuals
since 1990.

Our goal is to improve
the quality and
accessibility of
Health & Safety

Member No: ISASUS100203

American Lifeguard & Safety Training™



**Isabelle
Susko**

Issue Date: 08/18/2023

Qualification	Date of Completion
Professional Lifeguarding	08/18/2023
Shallow Water Lifeguarding	
Waterfront Lifeguarding	
Swimming Pool Operator	
CPR/AED for the Professional Rescuer	08/18/2023
Community First Aid	08/18/2023
Aquatic First Responder	
Certification issued by: American Lifeguard Assoc. 8300 Boone Blvd., 5th Floor Vienna, VA 22182	
 For Verification go to: www.universalcertification.org	

Valid for 2 years with Employer's Model Aquatic Health Code compliance.



I-SWIM



305-321-2036

i.Swim123@yahoo.com

**Personal swim lessons
for all ages and
abilities**

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

**CLUB SILVER PALMS
RULES AND REGULATIONS**

Adopted July 10, 2018 (Resolution 2018-08)
(Amended November 13, 2018 by Resolution 2019-01)
(Amended December 14, 2021 by Resolution 2022-02)
(Amended September 10, 2024 by Resolution 2024-06)
(Amended November 10, 2026 by Resolution 2027-01)

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PALM GLADES COMMUNITY DEVELOPMENT DISTRICT

CLUB SILVER PALMS RULES AND REGULATIONS

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

1. Membership.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. The Club Facilities.

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

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

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

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

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

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

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

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

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

3. General Rules.

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

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

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

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

3.5 Parking Areas. Self-parking is permitted in designated Clubhouse parking areas and is reserved for Club Members, their Guests, other persons authorized to use the Club Facilities, authorized vendors or contractors, and other persons who are actively using the Club Facilities or engaged in authorized business or activities on the Clubhouse premises. Vehicles may not be parked in the Clubhouse parking areas while the driver leaves the Clubhouse premises to go elsewhere or for any activity unrelated to the active use of the Club Facilities or

performance of legitimate business on or immediately adjacent to the Clubhouse premises. No parking is permitted on grassed areas or along, over, or beyond curbed areas. All posted “**No Parking**” signs must be observed. Overnight parking in the Clubhouse parking areas is prohibited. Overnight Parking is defined as the parking of any vehicle or trailer between the hours of 12:00 AM and 4:00 AM. Any vehicle parked in violation of this section or the Palm Glades Community Development District Parking Rules and Regulations, as amended from time to time, is subject to towing without prior notice or warning.

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

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

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

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

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

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

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

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

6. Pools.

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

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

6.3 Equipment and Towels.

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

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

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

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

6.6 Aqua Classes. From time to time, classes (including, without limitation, so called "**Aqua Classes**") may be offered by the Club or upon payment of a fee for participation.

When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

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

6.8 Restrictions.

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

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

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

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

6.8.5 No diving is permitted in any of the pools.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under two (2) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a

swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas.

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

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

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

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

7. **Fitness Center.**

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

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

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

7.4 Attire. Proper athletic attire is required at all times while using the Fitness Center. Shirts or tank tops must be worn at all times. Swimsuits are prohibited. Closed-toe athletic sneakers are required for all individuals using the Fitness Center. Sandals, flip-flops, Crocs, open-toe or open-heel footwear, and bare feet are prohibited. Individuals with a documented medical need for alternative footwear may request a reasonable accommodation, and any exception must be approved by the Club Manager prior to use of the Fitness Center.

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

actions and safety of such minors and any damages to the equipment in the Fitness Center caused by such minors.

7.6 Personal Trainers. Except as provided in Section 1.6.3 above, persons using the Fitness Center may not train another person in the Fitness Center. Personal trainers may be made available through the Club upon prior reservation and at charges to be set by the District Manager.

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

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

8. Violation of Club Rules.

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

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

- 8.1.8 the person failed to pay the District for any monies due the District, for past due assessments, fees, charges, or damages caused by such person or his or her guest(s).

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

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

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

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

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

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**

CLUB SILVER PALMS

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

HOURS OF OPERATION

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

CLUB DUES, FEES AND CHARGES

CATEGORY	AMOUNT
ANNUAL MEMBER CLUB DUES – Residents ⁽¹⁾	*\$1,012.94
ANNUAL MEMBER CLUB DUES – Non-Residents	*\$1,441.34
GUEST PASS FEE	\$10.00
PERSONAL TRAINER FEE	\$10.00
LEASE APPLICATION PROCESSING FEE	\$50.00
MEMBERSHIP CARD REPLACEMENT FEE	\$10.00
ADDITIONAL MEMBERSHIP CARDS (per Section 1.7 of Club Rules)	\$40.00

* Annual Member club Dues are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year. The revised Amounts are effective October 1, 2026.

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



CLUB SILVER PALMS

Facility Rental Fees and Deposits Required for Rental

Pricing is based on a four (4) hour event duration

Event Space	Hours & Availability	Max Capacity	Pricing
Grand Room	Monday – Sunday 8:00 am – 1:59 am	74 People	\$500 Deposit (Refundable) \$445 Rental Fee (Non-Refundable)
South Terrace	Monday – Sunday 8:00 am – 1:59 am	30 People	\$200 Deposit (Refundable) \$200 Rental Fee (Non-Refundable)
Combined Grand Room & South Terrace	Monday – Sunday 8:00 am – 1:59 am	74 People	\$700 Deposit (Refundable) \$545 Rental Fee (Non-Refundable)
Gazebo	Monday – Sunday 8:00 am – Sunset	30 People	\$200 Deposit (Refundable) \$200 Rental Fee (Non-Refundable)
Combined South Terrace & Gazebo	Monday – Sunday 8:00 am – Sunset	60 People	\$500 Deposit (Refundable) \$325 Rental Fee (Non-Refundable)

- Renter has access 1 hour prior to event start time for setup. All clean-up must be finished by the end of the rental time period, up to Sunset or 1:59 am, depending on the event space.
- Additional hours can be added to event at a rate of \$50 per hour. Payments and final changes to rental arrangements must be made no later than 72 hours prior to the event.
- For events where alcohol will be consumed, a security guard must be present. A guard fee of \$60 per hour will be added to the rental fee.
- Event space can be reserved no more than 180 days in advance.
- All rental fees and deposits must be in the form of Cashier's Check or Money Order (No Personal Checks).
- All rental fees and deposits are due in full at time of booking.
- Booking event space does not offer guest access to any other amenities at the Clubhouse. Guests who are attending your event are not allowed to use the pool, playground, fitness center, basketball court, etc.

IF ALCOHOL IS TO BE CONSUMED, A GUARD MUST BE PRESENT AT ALL TIMES AND A GUARD FEE OF \$60.00 PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. FOR EVENTS THAT LAST BEYOND 8:00 PM, A GUARD MUST BE PRESENT FROM 8:00 PM UNTIL THE EVENT ENDS AND A GUARD FEE OF \$60.00 PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. AS DETERMINED BY CLUB MANAGER, IF EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL \$60.00 PER SERVICE PER HOUR. DISTRICT SHALL HAVE THE DISCRETION TO REQUIRE RENTER TO HIRE AN OFF-DUTY LAW ENFORCEMENT OFFICER, FOR WHICH THERE MAY BE A MINIMUM NUMBER OF HOURS CHARGED TO RENTER.

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

FITNESS CENTER, POOLS, PLAYGROUND, AND BASKETBALL COURT

May NOT be rented for private functions.

ADDITIONAL REGULATIONS:

- 1. Limited Time to Rent:** Reservations can be made no more than one hundred eighty (180) days in advance.
- 2. Fees include:** Fees are just for the area being rented; they do not include chairs, tables, or set-up fees.
- 3. Inspections:** Inspections are performed within 24 hours after the end of your event. It is not required to call District and ask for status of inspection.
- 4. Deposits:** If the security deposit is made by check or money order, the Club Manager may cash such check or money order before the event or hold such check or money order pending the event. If the Club Manager holds the deposit check or money order, and no costs and expenses are chargeable against the deposit, then the check or money order will be voided and will be returned to the renter via mail. If Club Manager holds the deposit check or money order and costs and expenses are chargeable against the deposit, the Club Manager may cash the deposit and refund any amount due renter by the District check via mail.
- 5. Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, District barbeque grills (if any), etc. If the Club Manager determines

that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facility back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$95.00) will be charged to the renter.

6. **Time Slots:** Rental of any area must fit within one of the time frames ("Rental Times") provided by the Club. Only one (1) event will be reserved per day.

RULES OF USE FOR THE CLUB CLUBHOUSE AREAS RENTALS

I. GENERAL RULES.

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

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

C. Written notice of cancellation or rescheduling of a rental must be received prior to the event date and time. All cancellations or rescheduling of a rental will result in the forfeiture of the entire, non-refundable Rental Fee.

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

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

F. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of

the building or Club Area. Such damage amounts shall not be limited to the amount of the security deposit received.

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

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

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

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

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

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

M. Use of the Club Areas and all facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the Club Areas or other Club property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other Club users. Playing of loud amplified music is not permitted, except that DJs will be permitted to play music

without any explicit lyrics at clubhouse rental events in the space rented, whether inside or outside. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The Club Area's doors and windows must remain closed during any event or function.

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

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

P. The Club Owner and Club Manager and its agents will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any personal property or items left unattended after the event will be considered abandoned and will be removed for disposal.

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

R. The Club Owner and Club Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Area by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rental agreement or if there is any violation of the District's rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension

and vacation of the premises will also result in no refund of the Rental Fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the Club Owner or Club Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the Club Owner and Club Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the Club Area and/or to call the local police. A partial refund is in the Club Manager's discretion if use is suspended for reasons other than rules violations or damages. The full security deposit may be refunded if the Club Area use is suspended, in the absence of rules violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

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

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

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

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

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

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

W. Any Club Area that is rented must be cleaned. If the Club Area is not found as it was given to you, a portion of Renter's security deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash must

be taken with you and not left in the room. The Club does not provide any trash bags for the party. The Club will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the renter.

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

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

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

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

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

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

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

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____ Fax: _____

Renter’s Address: _____

Date of Function: _____

Event Time From: _____ To _____

Clean-Up Time From: _____ To _____

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

Security Schedule: From _____ To _____

1. **Club Facility** (s) being requested:
 - A) Grand Room _____
 - B) South Terrace _____
 - C) Combined Grand Room & South Terrace _____
 - D) Gazebo _____
 - E) Combined South Terrace & Gazebo _____

2. **Purpose of rental:** _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

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

Serve Alcohol: Yes _____ No _____

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

Provide Music: Yes _____ No _____

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

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

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

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

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

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

5. **Deposit Refund, Inspection:**

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

The Renter is responsible for the repair or replacement of all Club property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the

Club Manager completes its portion of the “Cleaning & Usage Checklist” inspection form and the facility(s) keys are returned.

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

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

6. **Additional Renter Responsibilities:**

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

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

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

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board, abused the terms of this Agreement, the Rules and Regulations or the Club

Schedule. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage until the matter can be brought before the Board for its decision. If there is property damage in excess of the Deposit, the Board reserves the right to bill the Renter for the damage and to pursue collection to recover the funds.

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

This AGREEMENT entered into on (date) _____

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

Signature of RENTER: _____

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

Name of Club Manager _____

Signature _____

Copies of 2 separate checks attached: ____



CLUB SILVER PALMS

Clubhouse Event Inspection Form

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

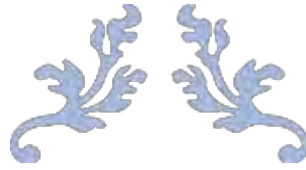
<u>Area</u>	<u>Pre-Event Inspection</u>	<u>Post Event Inspection</u>	<u>Notes</u>
Exterior Doors			
Women's Bathroom			
Men's Bathroom			
Kitchen			
Floor			
Countertop/ Sink			
Cabinets			
Appliances (Clean/Empty)			
Furniture			
Carpeting/Rugs			
Sofa			
Loveseat			
Armchairs			
Coffee/End Tables	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

Pre-Event Inspection

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

Post Event Inspection

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



PALM GLADES CDD



FIELD REPORT



Meeting Date: Tuesday, October 6, 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 September schedule including but not limited to mowing, edging, detailing, etc. Please see the September schedule attached for more information.
- The Quality Site Assessment survey was completed on September 22nd. Please see the attached report for more information.
- The Palm tree trimming project was completed.
- The hardwood tree trimming project is scheduled to commence in October.
- The dying annuals were removed throughout the District.
- The dead tree at 240th Street and 115th Avenue Park is scheduled for removal.
- The leaning tree at 234th Street and 113th guest parking is scheduled for removal.
- The three dead palms are scheduled for removal. BV reported that they may have been struck by lightning.





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

*PALM GLADES CDD
(SILVER PALMS BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com



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

- BV installed the new grass at 233rd Street and 113th Court.

Before



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

After



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

- The plant material at the corner of 112nd Avenue adjacent to Publix has been vandalized.



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

- Chandler Contractors (CC) commenced the Oak tree roots and asphalt removal at the 113th Avenue parking areas.
 - o BV will be installing new grass and soil upon completion of the asphalt repairs.



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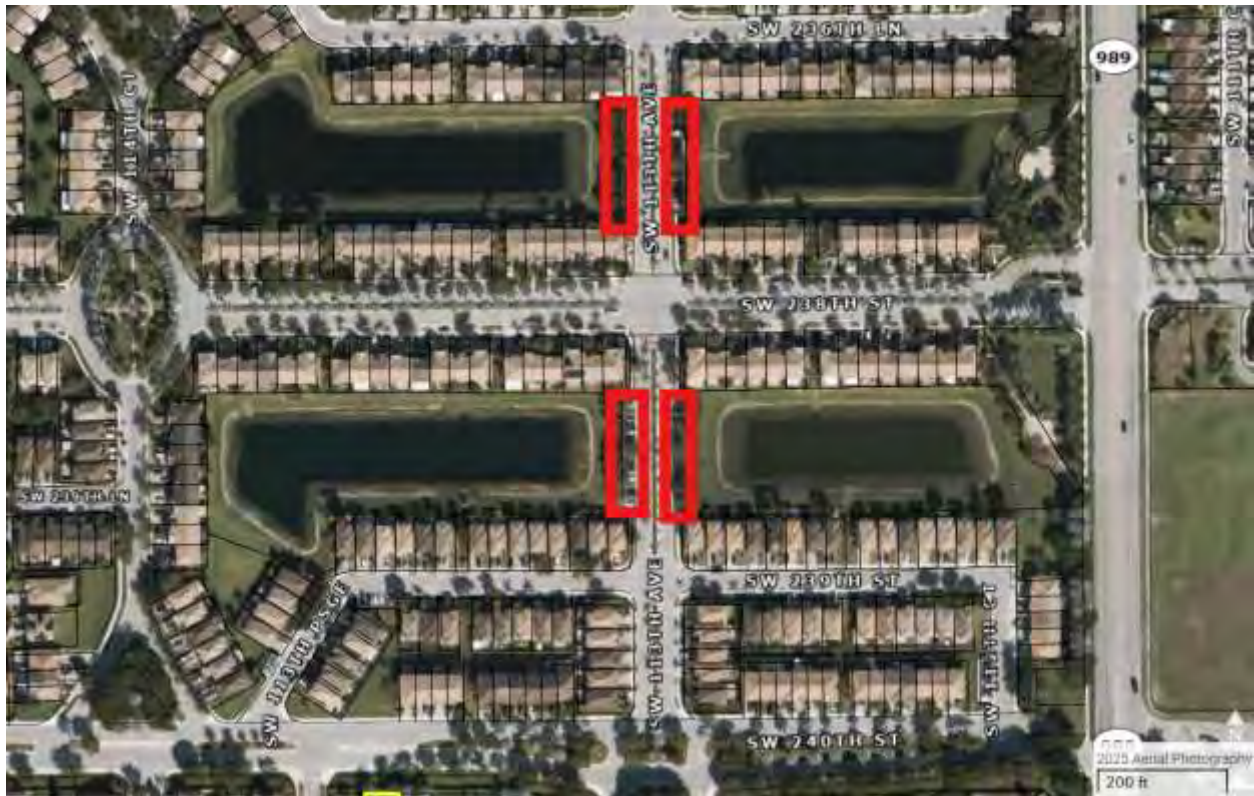
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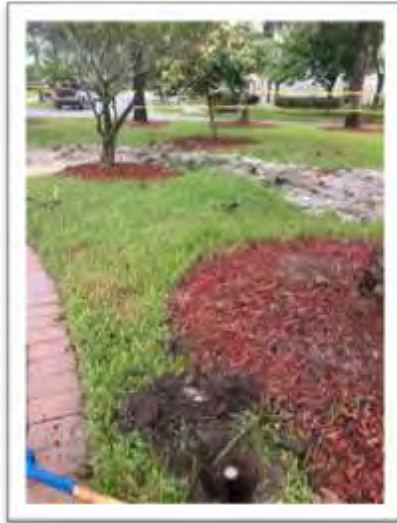
- The September wet check repairs were completed. Please refer to the attached report for more information.
 - o Timer #2 was replaced.
 - o The 238th Street roundabout irrigation repairs have been completed except for the recent damage caused by the lamppost installation.
 - o The timer has been shut down until the next round of repairs is completed.



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LAKES

- Southeast Land and Water Management (SLW) completed the lake maintenance services on September 2nd and 15th.
 - o The algae, cattails and shoreline weeds are being monitored and treated.
 - o Debris were removed from the shoreline.



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FIELD MAINTENANCE

- Please see the attached playground checklists for more information.



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

- Playground #1 SW 240th Lane.
 - o The sand removal and installation of certified playground mulch project was completed by Tony's Landscaping (TL).
 - o CC is working to clean and paint the (2) waste receptacles at the playground.



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5385 N. Nob Hill Road Sunrise, FL 33351

- Playground #2 SW 113th Place.
 - The sand removal and installation of certified playground mulch project was completed by TL.
 - New turf was installed by TL.
 - BV will be trimming the tree leading to the playground.
 - CC is working to clean and paint the (2) waste receptacles at the playground.



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- Playground #3 SW 233rd Terrace.
 - o CC will be repainting the rocket fixture.
 - o The (3) waste receptacles need to be replaced. CC will be providing an estimate.



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- As discussed, CC will be submitting an estimate to clean, prep and paint the columns and walls at the main entrances and monuments soon.



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- CC installed the new light fixture at the 237th Terrace mailbox kiosk.
 - o The steel frame and electrical panel needs repair.



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- Allstar Electric (AE) commenced the roundabout lamppost and receptacle project.
 - A mass communication was forwarded to the HOA for distribution to the residents.
 - The project area was closed off and secured.
 - The conduits and lampposts have been installed.
 - AE successfully installed the main power conduit beneath the roadway.
 - CC removed and reinstalled the pavers. Some areas still require additional paver repairs.
 - CV Pro Lighting is working to finalize the estimate and rendering, which will include new holiday lighting for the area.



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5385 N. Nob Hill Road Sunrise, FL 33351



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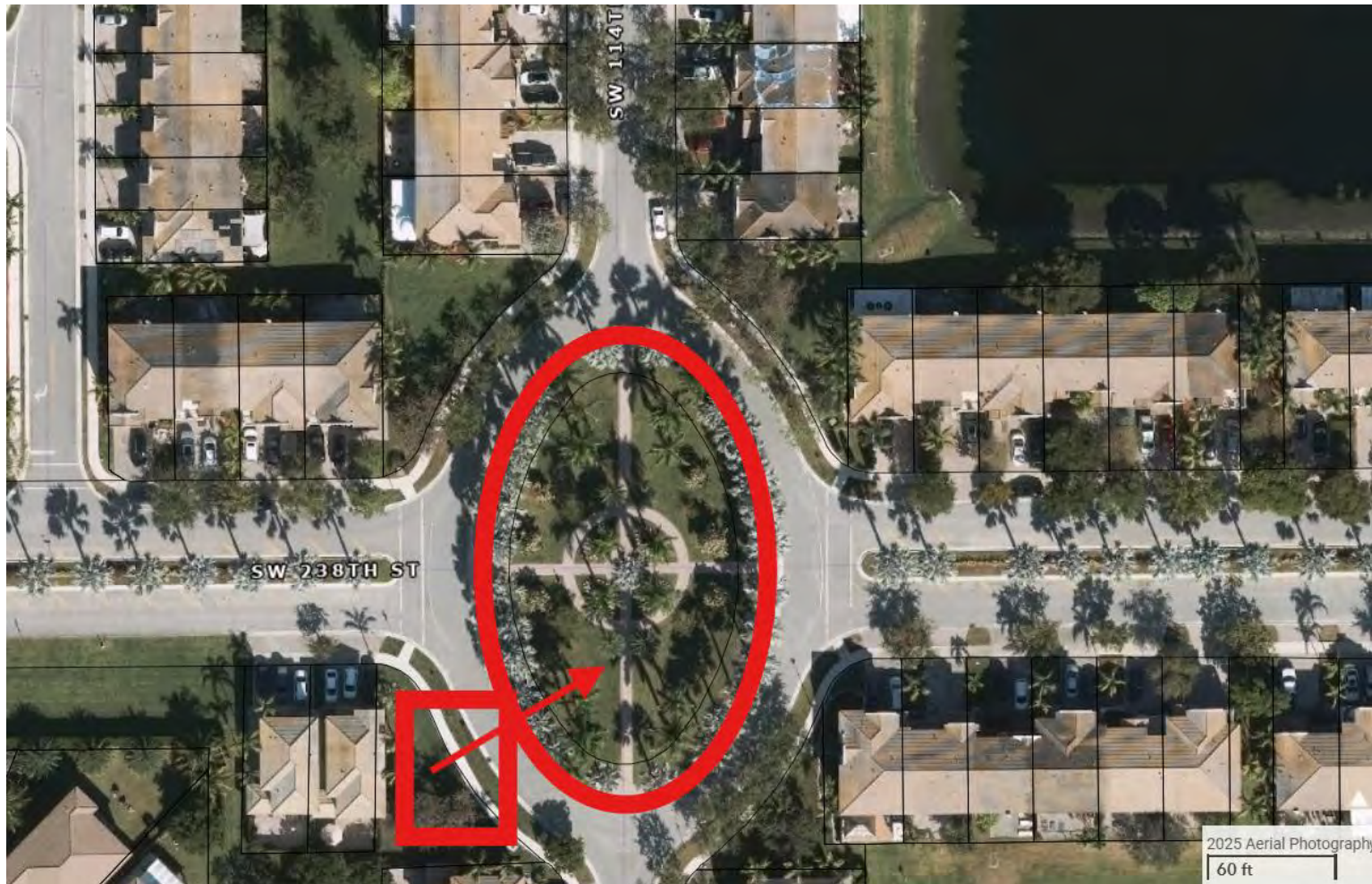
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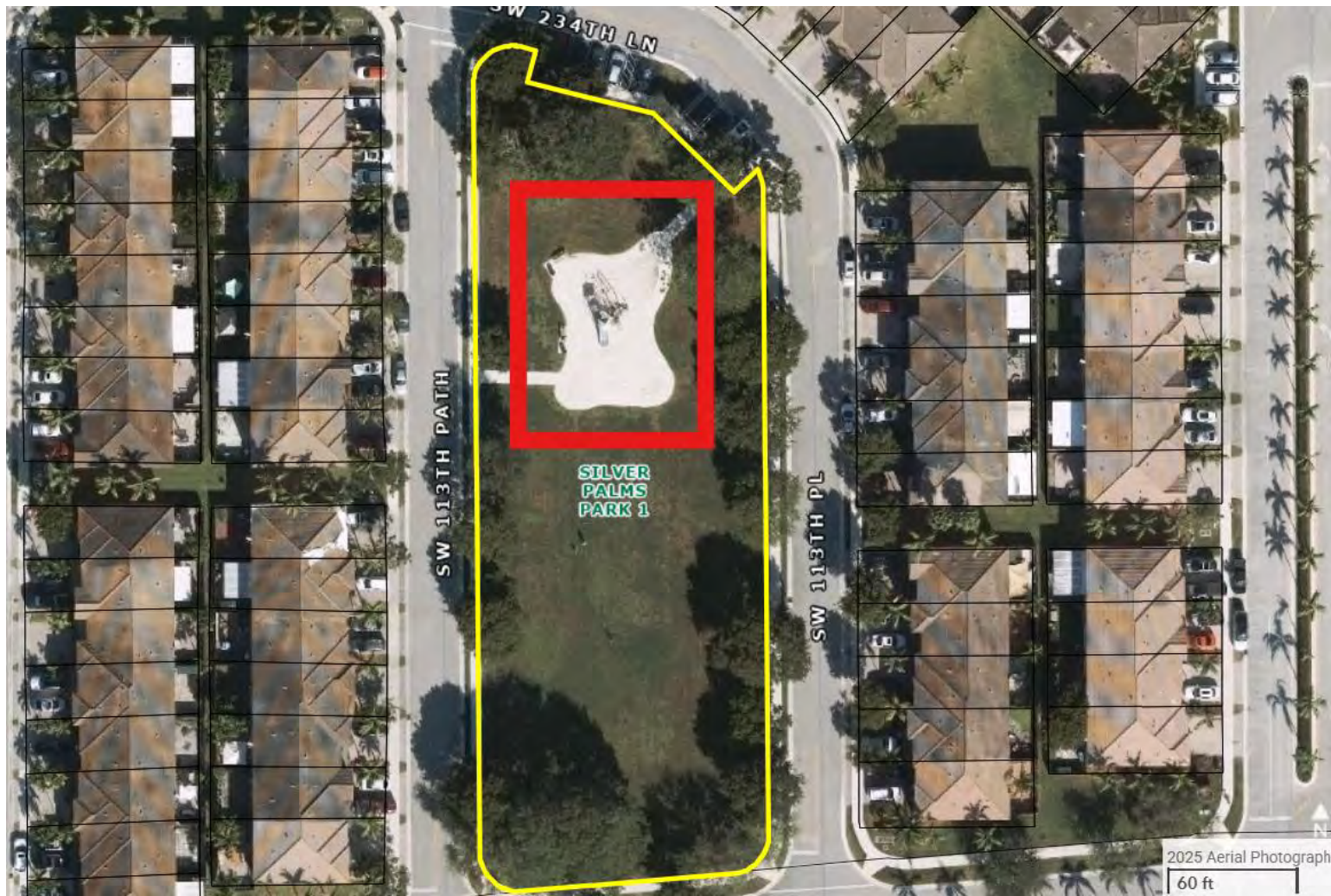
PALM GLADES CDD
(SILVER PALMS BY LENNAR)

Main Roundabout Lamppost Project SW 238th Street & 114th Court



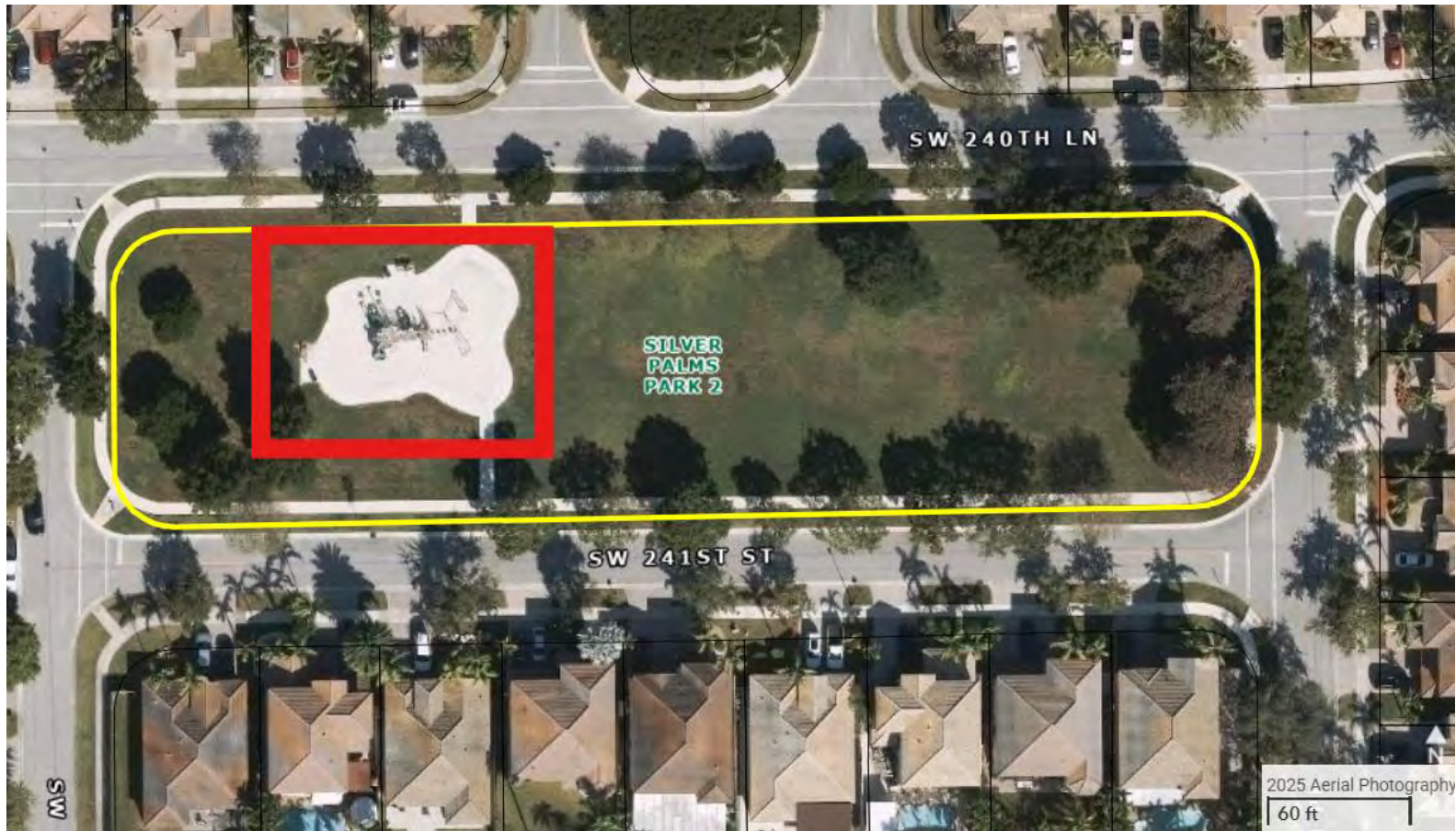
PALM GLADES CDD
(SILVER PALMS BY LENNAR)

Playground Park #1 SW 234th Street & 113th Path (Phase 1)



PALM GLADES CDD
(SILVER PALMS BY LENNAR)

Playground Park #2 SW 240th Lane & 113th Path (Phase 2)



EXHIBITS

October 2026

October 2026							November 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
40							45	1	2	3	4	5	6
41	4	5	6	7	8	9	46	8	9	10	11	12	13
42	11	12	13	14	15	16	47	15	16	17	18	19	20
43	18	19	20	21	22	23	48	22	23	24	25	26	27
44	25	26	27	28	29	30	49	29	30				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 40	Sep 27	28	29	30	Oct 1 detail Palm Glades CDD Tree trimming month	2 detail porter	3 porter
	4	5 detail mow 1 porter wet check	6 detail mow 1 porter wet check	7 detail mow 1 porter wet check	8 detail	9 detail porter	10 porter
	11	12 detail insect control porter	13 detail insect control porter	14 detail porter	15 detail	16 detail porter	17 porter
	18	19 detail mow 2 porter	20 detail mow 2 porter	21 detail mow 2 porter	22 detail	23 detail porter	24 porter
	25	26 detail mow 3 porter	27 detail mow 3 porter	28 detail mow 3 porter	29 detail	30 detail porter	31 porter

Proposal for Extra Work at Silver Palms - Palm Glades CDD

Property Name	Silver Palms - Palm Glades CDD	Contact	Jesus Lorenzo
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	Silver Palms CDD Hardwoods Summer 2026		
Project Description	Selective Pruning of Hardwoods in Common areas		

Scope of Work

Selective pruning OUT OF CONTRACT SCOPE of Hardwood trees within the designated common areas. All other trees will receive contractual scope, while these selected will receive an elevated detail of service.

Individual Pruning Prescriptions

Oaks

Perform selective structural pruning consisting of lateral reduction cuts where necessary to provide clearance from buildings, roadways, sidewalks, lighting, signage, and other infrastructure. Elevate/lift lower canopy to approximately 8 to 12 feet where site conditions and tree structure permit. Remove dead, broken, damaged, crossing, and rubbing branches. Address poorly attached branches and competing/co-dominant stems where appropriate through selective reduction rather than indiscriminate removal. Maintain natural canopy architecture and adequate live foliage.

Shady Lady Trees (Black Olive)

Perform selective lateral reductions to establish appropriate clearance from pedestrian areas, roadways, recreational areas, lighting, and surrounding infrastructure. Elevate lower canopy to approximately 8 to 12 feet where appropriate. Selectively remove or reduce dead, damaged, poorly attached, crossing, and rubbing branches. Reduce excessive end-weight on extended lateral branches where structurally appropriate. Maintain the characteristic natural canopy form and avoid excessive interior foliage removal or lion-tailing.

Calophyllum

Perform selective structural pruning with lateral reductions for required building, roadway, sidewalk, lighting, and pedestrian clearances. Elevate lower canopy to approximately 8 to 12 feet where appropriate. Remove dead, damaged, broken, crossing, and rubbing branches. Selectively reduce poorly attached or competing branches where structural concerns are present. Preserve appropriate branch distribution and the natural form of the canopy.

Mahogany

Perform lateral reduction pruning to establish required clearances from buildings, roadways, sidewalks, lighting, signage, and other infrastructure. Elevate/lift lower canopy to approximately 8 to 12 feet where appropriate. Remove dead, damaged, broken, crossing, and rubbing branches. Evaluate and selectively reduce poorly attached

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Proposal for Extra Work at Silver Palms - Palm Glades CDD

branches, co-dominant leaders, and extended limbs with excessive end-weight where appropriate. Avoid topping or excessive canopy reduction.

Crape Myrtles

Perform selective pruning to provide pedestrian, sidewalk, roadway, and landscape clearances while maintaining the natural multi-stem form of the trees. Remove dead, damaged, crossing, rubbing, and poorly positioned branches. Selectively reduce extended lateral growth where clearance is required. Remove basal suckers and unwanted water sprouts where appropriate. No topping or heading cuts shall be performed.

Ligustrums

Perform selective lateral reduction and elevation pruning to maintain appropriate clearance from sidewalks, roadways, buildings, lighting, signage, and other infrastructure. Elevate lower growth where necessary for pedestrian and maintenance access. Remove dead, damaged, crossing, rubbing, and poorly attached branches. Selectively reduce overextended growth while maintaining a balanced, natural canopy rather than shearing or excessively reducing the crown.

Royal Poincianas

Perform selective structural pruning with particular attention to long, spreading lateral limbs and branch attachments. Provide lateral reductions for clearance from buildings, roadways, sidewalks, parking areas, lighting, and other infrastructure. Elevate lower canopy to approximately 8 to 12 feet where structurally appropriate. Remove dead, damaged, broken, crossing, and rubbing branches. Selectively reduce poorly attached branches, competing/co-dominant stems, and overextended laterals where appropriate to manage end-weight while preserving the tree's natural spreading form.

Hong Kong Orchid Trees

Perform selective structural pruning to address weak or poorly attached branches, competing stems, crossing/rubbing branches, and damaged or broken growth. Provide lateral reductions for required clearances and elevate lower canopy where appropriate for pedestrian, roadway, and maintenance access. Selectively reduce overextended limbs and competing/co-dominant leaders where appropriate while maintaining sufficient live foliage and the natural form of the tree.

Gumbo Limbo

Perform selective lateral reduction and structural pruning to establish clearance from buildings, roadways, sidewalks, lighting, and other infrastructure. Elevate lower canopy to approximately 8 to 12 feet where appropriate. Remove dead, damaged, broken, crossing, and rubbing branches. Selectively reduce poorly attached branches, competing/co-dominant stems, and overextended lateral growth where structural concerns exist. Maintain the tree's natural architecture and avoid unnecessary removal of healthy live foliage.

General Prescription / Supervision: All pruning shall be performed in accordance with the current ANSI A300 pruning standards and applicable ISA Best Management Practices. Pruning shall utilize appropriate reduction and removal cuts based upon the individual tree, its location, and the identified objective. Topping, lion-tailing, and

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Proposal for Extra Work at Silver Palms - Palm Glades CDD

excessive live foliage removal are excluded. On-site supervision will be required to identify specific areas of concern, communicate the prescribed pruning objectives to the crews, and ensure pruning is performed consistently with the approved prescription.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	NOTED TREES FROM TOUR : Selective pruning of hardwood trees within the designated common and park areas identified on the attached Silver Palms CDD map.	\$27,225.00	\$27,225.00

Other

IMG_5226



For internal use only

SO#
JOB# 352102013
Service Line 300

Total Price \$27,225.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
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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

Community Association Manager

Signature Title

Jesus Lorenzo

September 24, 2026

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

TCS Business Developer

Signature Title

Edward B. Fernandez

September 24, 2026

Printed Name Date

Job #: 352102013

SO #:

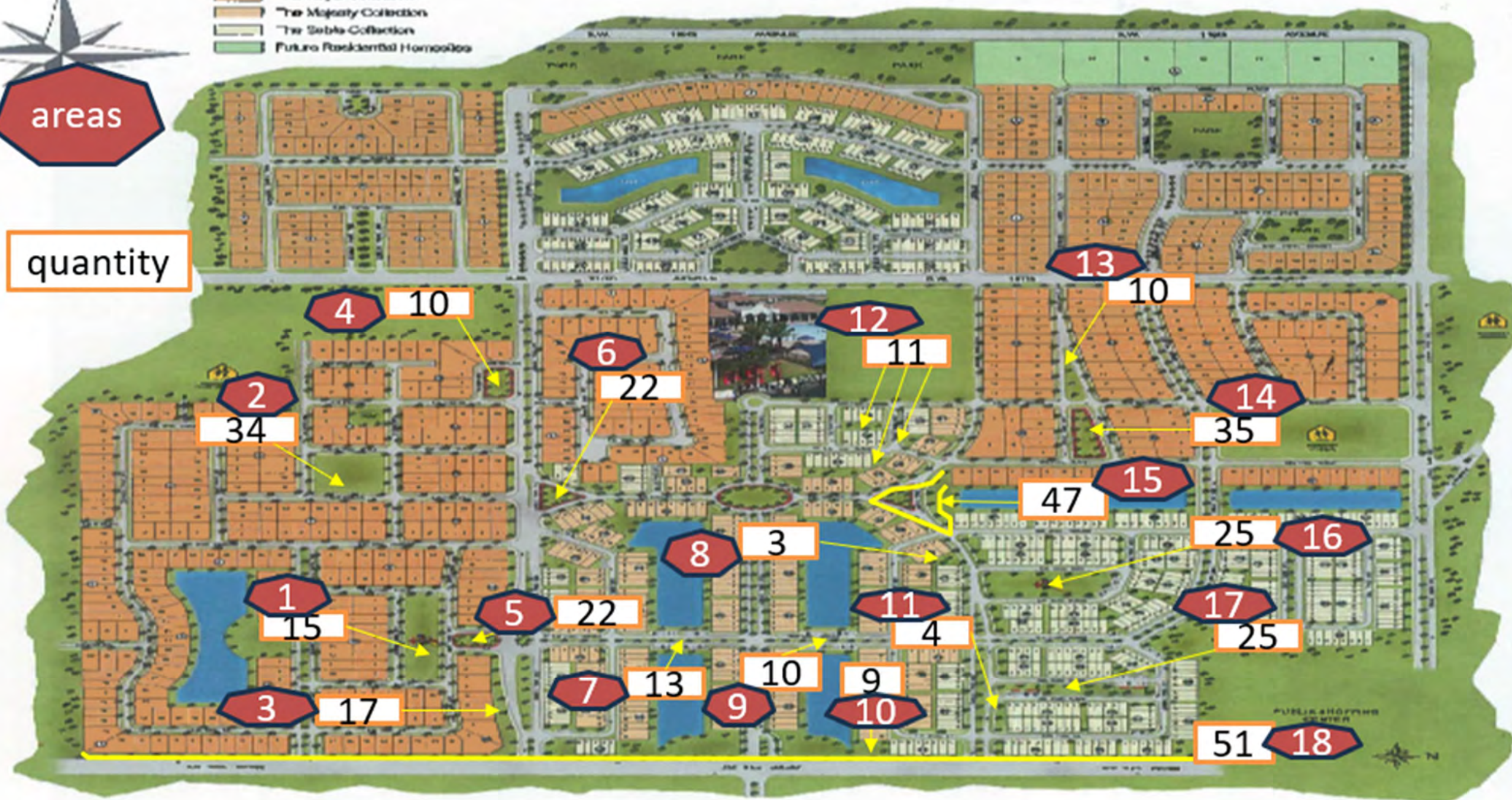
Proposed Price: \$27,225.00





quantity

- The Royal Collection
- The Majesty Collection
- The Seble Collection
- Future Residential Homesteads



Quality Site Assessment

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

General Information

DATE: Monday, Sep 28, 2026

NEXT QSA DATE: Monday, Dec 28, 2026

CLIENT ATTENDEES: Jesus Lorenzo

BRIGHTVIEW ATTENDEES: Nicolas Quiroz

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



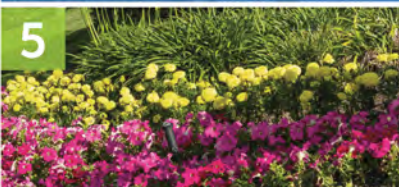
Green Turf

4



Crisp Edges

5



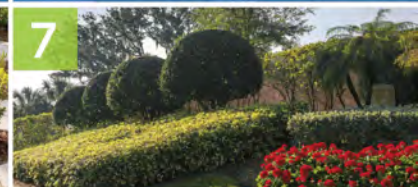
Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Carryover Items



- 1** Raise up low tree branches over sidewalk at playground area located on 236 St.
- 2** Raise up low tree branches to clear parking areas.
- 3** Lift low hanging tree branch on 242 st park.
- 4** Maintain hedges on North Side of clubhouse trimmed.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Carryover Items

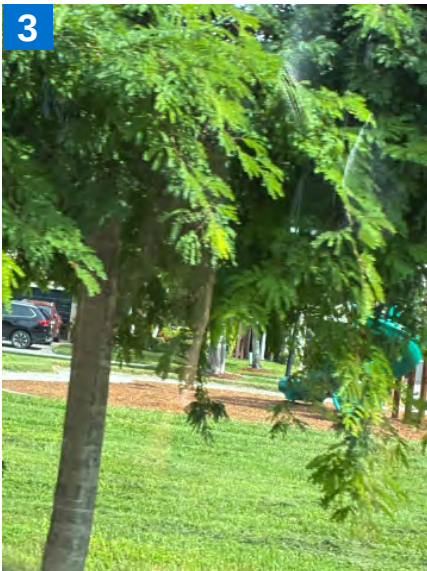
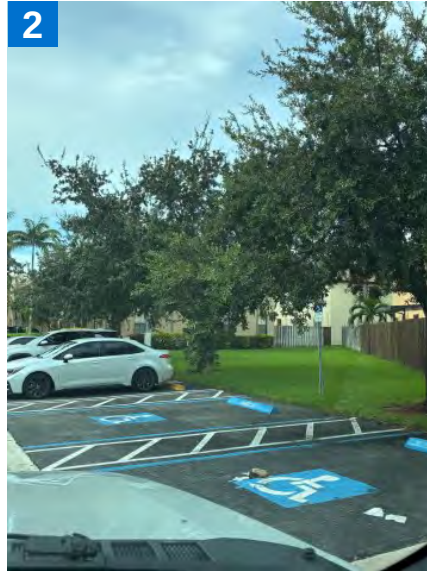


- 5** Remove tree suckers on 113 Avenue visitor parking areas.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 1** Raise up low hanging tree branches.
- 2** Lift low hanging tree branches right away at mailbox park parking area.
- 3** Lift low hanging tree branches.
- 4** Remove weeds out of median hedges on West Side.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Maintenance Items



- 5** Grass clippings need to be blown during mow cycles.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Recommendations for Property Enhancements



- 1** Recommend to replace grass on 238 St median. Turf weeds were treated and now have bare ground.
- 2** Recommend to replace grass on main rotunda after light project is completed.
- 3** Recommend to cut down Mahogany tree due to excessive leaning to one side. Can break of anytime with strong winds.
- 4** Recommend to lower hedges on end cap medians. Reduced visibility on cross sections. Safety hazzard.

Recommendations for Property Enhancements

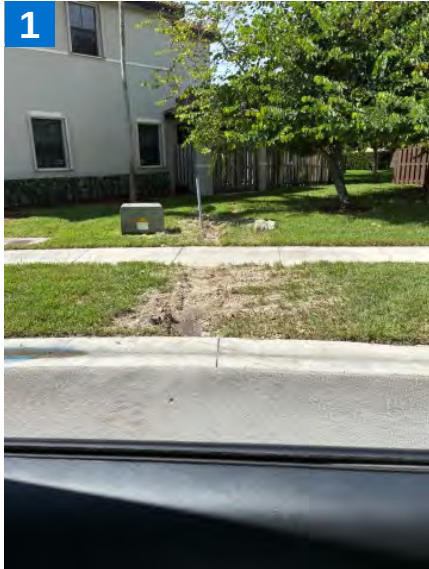


- 5** Proposal to install grass on guest parking waiting on construction to finish the asphalt installation.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



- 1** New grass will need to be replaced after construction project is done. Outside area of main rotunda.
- 2** Before trimming is done on Bismark palms. Loaded with seeds.
- 3** After trimming is done on Bismark Palms.
- 4** Palms are too tall for maintenance crew. Need to be trimmed by arbor crew.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Notes to Owner / Client



5 Sand removal on playgrounds was left on grass and will create a burnt spot.

6 Bismark Palm pruning in progress.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Completed Items



- 1** Remove seed pods throughout.
- 2** Trim Maho trees away from trellis at main entrance.
- 3** Cut off center stem from false agave at main entrance. Plant will live longer by cutting it off.
- 4** Clean flower beds and remove dead flowers.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Completed Items



5 Remove dead flowers at 242 st entrance.

6 Confirm if grass can be mowed around flags before ground breaking starts at main rotunda.

7 Remove dead flowers at West side monument.

8 Trim silver button wood hedges on the top only. Let the sides film in located at 118 Avenue Median.

QUALITY SITE ASSESSMENT

Silver Palms - Palm Glades CDD

Completed Items



- 9** Remove dead weeping hibiscus tree and replace with same.
- 10** Lift up low tree branch over sidewalk at 236 st playground.
- 11** Remove vines out of cocoplum hedges.



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

Date: **September 16, 2026**

Time: **7:00AM**

Job Name: **Palm Glades CDD**

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

Water Management:

Program A:

Servicing Tech: September Wet Check Report TIMERS 1-4



Timer #1 Schedule: Pro A: Mon Wed and Fri @ 10pm/ Pro B Tues Thurs & Sat @ 10pm / Pro C Everyday new annuals only 5am and noon

Found system not working due to wire issue in field. Possible damage by lightning strike.

Techs troubleshoot wires traced and repaired problem to restore irrigation.

\$1,040.00

Several decoders were found not working, possible lightning strike damaging decoders.

Zone25,26,27,28,29: Need to replace bad decoders, zones not coming on with timer.

\$1,925.00

Zone14,38and48: Replaced 10" valve boxes.

BV

Zone31: Need to replace bad valve 2" not fully closing staying leaking

\$525.00

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

The screen is blank highly recommend to replace timer. See separate prooposal.

BV

Zone14,16,26and43: Replaced 4 broken pop-ups.

BV

Zone49: Replaced rotor not turning.

Rest of Zones Ok



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

Zone1and9: Straightened 2 rotor heads.

BV

Rest of Zones Ok

Timer #4 Schedule: Pro A Mon Wed and Fri @ 8pm/ Pro B: Tues Thurs and Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals

Zone6,16,23,59and62 : Lifted and straightened rotor heads.

BV

Zone5and33: Replaced broken rotor.

BV

Zone29and55: Replaced 2 rotors stop turning.

BV

Zone42: Replaced broken pop-up.

BV

Rest of Zones Ok

Total Labor & Materials

\$3,490.00



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

Contract & Authorization For Extra Work

Date: **September 16, 2026** Time: **8:00am**
Job Name: **Silver Palms**
Job Address: **171 NE 30 Road**
Homestead FL, 33033

Irrigation Proposal to Repair Irrigation Damages caused by Construction for Roundabout Project

Irrigation lateral lines and 2-wire have been damaged in several places caused by machinery trenching.
Techs will need to re-install pvc pipes, repair irrigation 2 wire and fix damaged heads once zones can be tested.
Time and Materials to restore irrigation at Roundabout.

Not to exceed without further approval. \$4,800.00



Total Labor & Materials

\$4,800.00

THIS IS NOT AN INVOICE



Pesticide Application

352102013

Tracking: KTotQpKzVJHPPHr



Property & Applicator

Estimated Time

Date of Application

Start Time

End Time

09/02/2026

8:15 AM

11:30 AM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

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

Application Location

Medians 240/238

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

Company Making the Application

Name Branch Name Branch Phone Number Branch Address

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

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Crosscheck Plus	279-3206-10404	Bifenthrin	Chinch bug
Rate Of Application	Total Product Applied	Unit	
Normal	7.5	Ounces	

Application

Crop/Commodity Treated

Turfgrass

Size of Area Treated (1)	Unit	Total Dry Weight or Liquid Volume Applied (1)	Unit
30000	Square Feet	50	Gallons

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

Method of Application	Temperature (°F)	Wind Speed (mph)	Wind Direction
Spray Gun	87	2	S

Post Application Restrictions

Do not enter until spray has dried

Other Notes

Signature & Submit

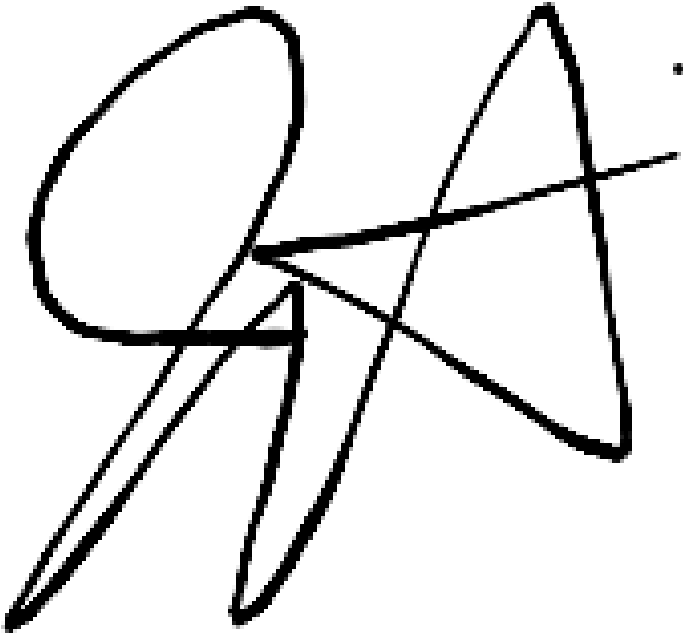
Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

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

Supervising Certified Applicator and Certification Number



Same as the Applicator



Pesticide Application

352102013

Tracking: njERkdsddz-Wqcr



Property & Applicator

Estimated Time

Date of Application	Start Time	End Time
09/14/2026	1:45 PM	2:25 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

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

Application Location

235 st

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

Company Making the Application

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

Copy of pesticide label is available upon request

Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Triple Crown T&O Insecticide	279-3456	Zeta-Cypermethrin; Bifenthrin; Imidacloprid	White fly
Rate Of Application	Total Product Applied	Unit	
Normal	1.5	Ounces	

Application

Crop/Commodity Treated

Trees

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

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

Method of Application	Temperature (°F)	Wind Speed (mph)	Wind Direction
Spray Gun	87	6	E

Post Application Restrictions

Do not enter until spray has dried

Other Notes

Signature & Submit

Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

Signature

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

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 L.

DATE OF INSPECTION:

9.14.26



egis

Insurance & Risk Advisors

Playground Safety Checklist

Park #2

1139 Ave

SURFACING

- ☒ Adequate protective surfacing under and around the equipment.
- ☒ Surfacing materials have not deteriorated.
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- ☒ There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: 9.14.26

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.
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INSPECTION BY: Jesus L.

DATE OF INSPECTION: 9.14.26

Playground Safety Checklist

Park #1
240 Lane

SURFACING

- ☒ Adequate protective surfacing under and around the equipment.
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INSPECTION BY:

Jesus L.

DATE OF INSPECTION:

9.29.26

Playground Safety Checklist

Park #2
113 Place ✓

SURFACING

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

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INSPECTION BY: Jesus L.

DATE OF INSPECTION: 9.29.26

Playground Safety Checklist

Park #3
233 Terrace

SURFACING

- ☒ Adequate protective surfacing under and around the equipment.
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DRAINAGE

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INSPECTION BY:

Jesus L.

DATE OF INSPECTION:

9.29.26

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT

Check Register

08/01/26 - 08/31/26

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
08/01/26 - 08/31/26	5320-5349	\$159,340.09
Capital Reserve Fund		
08/01/26 - 08/31/26	NO CHECKS WRITTEN	\$0.00
TOTAL		\$ 159,340.09

Checks Voided **

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/29/26	PAGE	1
***	CHECK DATES 08/01/2026 - 08/31/2026 ***													
	PALM GLADES CDD													
	BANK A PALM GLADES CDD													
CHECK DATE	VEND#	INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	CHECK.....				
		DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	#			
8/14/26	00065	8/02/26	2308	202608	320-54100-46600			*	6,000.00					
			AUG 26 -	JANITORIAL SVC										
		8/04/26	2317	202608	320-54100-49300			*	175.00					
			SPECIAL	SERV. CLN 7/18/26										
				ALL PROFESSIONAL CLEANING LLC							6,175.00	005320		
8/14/26	00007	7/31/26	199994	202607	310-51300-31500			*	4,235.00					
			JUL 26 -	ATTORNEY FEES										
				BILLING COCHRAN, P.A.							4,235.00	005321		
8/14/26	00055	7/28/26	9880337	202607	320-57200-46290			*	3,178.77					
				INST ARECAS&BOUGAINVILLEA										
		7/30/26	9884328	202607	320-57200-46290			*	765.40					
				INST ADDT'L BOUGAINVILLEA										
		7/30/26	9884329	202607	320-57200-46290			*	500.00					
				CUT DOWN DEAD PALMS										
		7/30/26	9884330	202607	320-57200-46290			*	227.83					
				RPLC DMG PLANTS ON 236 ST										
				BRIGHTVIEW LANDSCAPE SERVICES, INC.							4,672.00	005322		
8/14/26	00221	8/10/26	81026	202608	320-57200-46290			*	21,650.00					
				GUEST PARKING HEDGE RMVL										
				CHANDLER CONTRACTORS, INC.							21,650.00	005323		
8/14/26	00190	8/02/26	84956006	202608	320-54100-41010			*	221.50					
			AUG 26 -	CABLE										
				COMCAST							221.50	005324		
8/14/26	00190	8/06/26	84956006	202608	320-54100-41010			*	222.81					
			AUG 26 -	INTERNET										
				COMCAST							222.81	005325		
8/14/26	00259	8/04/26	2580182	202608	300-15500-10000			*	4,000.00					
			SR2017	8/31-8/30/27										
				COMPUTERSHARE TRUST COMPANY,N.A.							4,000.00	005326		
8/14/26	00301	8/01/26	8152	202608	320-54100-47000			*	3,790.00					
			AUG 26 -	POOL SERVICE										
				E&J QUALITY POOL SERVICE							3,790.00	005327		
8/14/26	00271	8/03/26	5569 399	202607	320-54100-49300			*	1,574.85					
			JUL 26 -	CREDIT CARD CHGS										
		8/03/26	5569 399	202607	320-54100-51000			*	549.38					
			JUL 26 -	CREDIT CARD CHGS										
		8/03/26	5569 399	202607	320-54100-46700			*	254.70					
			JUL 26 -	CREDIT CARD CHGS										
				ELITE CARD PAYMENT CENTER							2,378.93	005328		
				PLMG -PALM GLADES- ACOOPER										

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/14/26	00006	8/04/26 9-408-12	202607 310-51300-42000	DELIVERIES THRU 7/27/26	*	25.30	
				FEDEX			25.30 005329
8/14/26	00067	7/28/26 73288	202607 320-54100-46800	SERV. CALL LEG PRESS	*	175.00	
				THE FITNESS SOLUTION, INC.			175.00 005330
8/14/26	00001	8/01/26 476	202608 320-57200-34000	AUG 26 - FIELD SERVICES	*	2,087.83	
		8/01/26 477	202608 310-51300-34000	AUG 26 - MGMT FEES	*	4,641.83	
		8/01/26 477	202608 310-51300-31300	AUG 26 - DISSEMINATION	*	229.17	
		8/01/26 477	202608 310-51300-35110	AUG 26 - WEBSITE ADMIN	*	275.00	
		8/01/26 477	202608 310-51300-42000	AUG 26 - POSTAGE	*	23.51	
		8/01/26 477	202608 310-51300-42500	AUG 26 - COPIES	*	43.95	
				GOVERNMENTAL MANAGEMENT SERVICES -			7,301.29 005331
8/14/26	00016	7/30/26 29961	202607 310-51300-31200	S2018 FY 4/30/26 ARBITRA	*	600.00	
				GRAU & ASSOCIATES			600.00 005332
8/14/26	00314	8/01/26 I-082604	202608 320-54100-34510	1 YEAR GALAXY PREV MAINT	*	135.00	
				IDEAL TECH SOLUTIONS LLC			135.00 005333
8/14/26	00217	8/01/26 IN211569	202608 320-54100-41000	AUG 26 - PHONE SERVICE	*	105.54	
				IPFONE			105.54 005334
8/14/26	00312	8/03/26 19010	202608 320-54100-41500	AUG 26 - IT SERVICES	*	208.00	
				IT WORKS NETWORK GROUP, INC			208.00 005335
8/14/26	00193	7/29/26 07262026	202607 320-54100-34000	PPE 7/26/26	*	10,060.87	
				KW PROPERTY MANAGEMENT			10,060.87 005336
8/14/26	00309	6/30/26 IN163267	202606 310-51300-48000	BUDGET FY27 SPECIAL SHORT	*	400.45	
		6/30/26 IN163268	202606 310-51300-48000	RFP ENG PALM GLADES	*	276.47	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/30/26	IN163269 202606 310-51300-48000 LEGAL AD RE:170		*	319.71	
				MCCLATCHY COMPANY LLC			996.63 005337
8/14/26	00207	7/27/26	CSP060 202607 320-54100-46000 QTRLY SVC FOR A/C 1,2,3		*	895.00	
		7/27/26	CSP061 202607 320-54100-46000 AC#5 THERM REPROGRAM		*	160.00	
				MONTANO APPLIANCE SERVICES, INC.			1,055.00 005338
8/14/26	00243	8/04/26	IV012698 202608 320-54100-34520 AUG 26 - MONTHLY BILLING		*	100.00	
				PYE BARKER FIRE & SAFETY, LLC			100.00 005339
8/14/26	00273	7/30/26	29024 202607 320-57200-34500 SECURITY SVCS 07/17-07/30		*	21,288.55	
		7/30/26	29025 202607 320-54100-34500 SECURITY SVCS 07/17-07/30		*	3,924.60	
				SEACOAST BUSINESS FUNDING			25,213.15 005340
8/14/26	00326	8/04/26	2315 202608 320-57200-46600 AUG 26 - LAKE MAINT		*	750.00	
				SOUTHEAST LAND AND WATER			750.00 005341
8/14/26	00186	7/29/26	55072926 202607 320-54100-46220 JAPANESE BLUEBERRY TREES		*	1,100.00	
		8/01/26	15080126 202608 320-54100-46200 AUG 26 - LANDSCAPE SVC		*	1,960.00	
		8/13/26	55081326 202608 320-57200-49100 50% DEP PLYGRND 2 PROJECT		*	6,159.50	
		8/13/26	55081326 202608 320-57200-49100 50% DEP PLYGRND 1 PROJECT		*	7,501.40	
				TONY'S NURSERY & GARDEN			16,720.90 005342
8/14/26	00062	7/15/26	3751970W 202608 320-57200-44000 AUG 26 - WASTE SERVICES		*	1,737.05	
				WASTE CONNECTIONS OF FLORIDA			1,737.05 005343
8/19/26	00024	8/17/26	AUG 26 202608 320-57200-43000 AUG 26 - ELECTRIC		*	3,545.71	
		8/17/26	AUG 26 202608 320-54100-43000 AUG 26 - ELECTRIC CLUBH		*	4,594.94	
				FPL			8,140.65 005344
8/19/26	00272	7/16/26	42521013 202607 320-54100-51000 COPYSTAR CS 4054CI COPIER		*	286.00	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/16/26	42776384 202608 320-54100-51000 COPYSTAR CS 4054CI COPIER		*	314.60	
				GREAT AMERICA FINANCIAL SVCS.			600.60 005345
8/19/26	00193	8/01/26	MGMT 202608 320-54100-34000 AUG 26 - MGMT FEE		*	1,500.00	
		8/12/26	08122026 202608 320-54100-34000 PPE 8/09/26		*	9,353.65	
		8/14/26	08142026 202606 320-54100-34000 TEMP SERVICES EVENT		*	1,575.50	
				KW PROPERTY MANAGEMENT			12,429.15 005346
8/19/26	00298	8/17/26	1187846 202608 320-54100-46901 AUG 26 - INDOOR PEST CONT		*	164.80	
		8/17/26	1187847 202608 320-54100-46900 AUG 26 - RODENT CONTROL		*	92.70	
				POWERX			257.50 005347
8/19/26	00273	8/13/26	29115 202608 320-57200-34500 SECURITY SVCS 07/31-08/13		*	21,213.42	
		8/13/26	29116 202608 320-54100-34500 SECURITY SVCS 07/31-08/13		*	3,544.80	
				SEACOAST BUSINESS FUNDING			24,758.22 005348
8/19/26	00326	8/17/26	2353 202608 320-57200-49100 DUCK REMOVAL 8/17/26		*	625.00	
				SOUTHEAST LAND AND WATER			625.00 005349
TOTAL FOR BANK A						159,340.09	
TOTAL FOR REGISTER						159,340.09	

PLMG -PALM GLADES- ACOOPER

Palm Glades
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Palm Glades
Community Development District
Combined Balance Sheet
August 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	\$ 16,681	\$ -	\$ -	\$ -	\$ 16,681
Capital Reserve	-	-	2,996	-	2,996
<u>Investments:</u>					
State Board of Administration (SBA)	604,679	-	610,468	-	1,215,147
<u>Series 2016</u>					
Reserve	-	562,979	-	-	562,979
Revenue	-	695,625	-	-	695,625
Interest	-	15	-	-	15
Sinking	-	57	-	-	57
Principal	-	72	-	-	72
<u>Series 2017</u>					
Reserve	-	126,941	-	-	126,941
Revenue	-	314,698	-	-	314,698
Interest	-	18	-	-	18
Sinking	-	37	-	-	37
<u>Series 2018A1</u>					
Reserve	-	341,343	-	-	341,343
Interest	-	16	-	-	16
Revenue	-	668,667	-	-	668,667
Principal	-	6	-	-	6
<u>Series 2018A2</u>					
Reserve	-	32,683	-	-	32,683
Interest	-	4	-	-	4
Principal	-	73	-	-	73
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,989	2,989
<u>Series 2020</u>					
Reserve	-	30,380	-	-	30,380
Interest	-	2	-	-	2
Revenue	-	36,275	-	-	36,275
Sinking	-	2	-	-	2
<u>Series 2021</u>					
Reserve	-	3,574	-	-	3,574
Interest	-	5	-	-	5
Revenue	-	29,966	-	-	29,966
Sinking	-	4	-	-	4
Acq. & Construction - Series 2021	-	-	-	93	93
Deposits	6,874	-	-	-	6,874
Total Assets	\$ 632,234	\$ 2,843,457	\$ 613,465	\$ 3,082	\$ 4,092,237

Palm Glades
Community Development District
Combined Balance Sheet
August 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	\$ 95,013	-	\$ -	\$ -	\$ 95,013
Total Liabilities	\$ 95,013	\$ -	\$ -	\$ -	\$ 95,013
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	2,843,457	-	-	2,843,457
Capital Project	-	-	-	3,082	3,082
Assigned for:					
Capital Reserve Fund	-	-	613,465	-	613,465
Unassigned	526,347	-	-	-	526,347
Total Fund Balances	\$ 537,221	\$ 2,843,457	\$ 613,465	\$ 3,082	\$ 3,997,224
Total Liabilities & Fund Balance	\$ 632,234	\$ 2,843,457	\$ 613,465	\$ 3,082	\$ 4,092,237

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,585,061	\$ 2,596,390	\$ 11,329
Interest Income	42,500	38,958	43,369	4,411
Guess Passes	-	-	680	680
Party Rental Fees	13,000	11,917	13,730	1,813
Non-Residential Memberships	-	-	12,420	12,420
Key Card/Replacements	-	-	2,400	2,400
Landscape Replacement Damage	-	-	3,199	3,199
Resident Events	-	-	585	585
Total Revenues	\$ 2,640,561	\$ 2,635,936	\$2,673,558	\$ 37,622

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,400	\$ 600
PR-FICA	918	842	796	46
Engineering	10,000	10,000	24,425	(14,425)
Attorney	45,000	45,000	47,066	(2,066)
Annual Audit	7,300	4,900	4,900	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	1,200	1,200	-
Dissemination Agent	2,750	2,521	2,521	(0)
Trustee Fees	24,000	24,000	24,000	-
Management Fees	55,702	51,060	51,060	(0)
Website Maintenance	3,300	3,025	3,025	-
Telephone	100	92	-	92
Postage & Delivery	1,000	1,000	3,905	(2,905)
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	1,989	490	1,499
Legal Advertising	2,600	2,600	5,420	(2,820)
Other Current Charges	1,050	963	978	(15)
Office Supplies	260	260	299	(39)
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	229	-	229
Total General & Administrative	\$ 184,505	\$ 174,385	\$ 194,228	\$ (19,844)

Palm Glades
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Landscape Maintenance	\$ 200,435	\$ 183,732	\$ 174,982.5	\$ 8,750
Porter Service	79,560	72,930	73,593	(663)
Mulch	65,050	65,050	67,979	(2,929)
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	40,214	39,928	286
Annuals	15,000	13,750	14,100	(350)
Plants Replacement	50,000	50,000	72,746	(22,746)
Irrigation System	23,940	21,945	20,900	1,045
Irrigation Repairs	30,000	30,000	32,053	(2,053)
Electricity	40,000	36,667	36,469	197
Refuse	18,500	18,500	19,321	(821)
Entrance Maintenance & Repairs	29,000	26,583	11,125	15,458
Janitorial Supplies	4,200	3,850	-	3,850
Lake Maintenance	13,500	12,375	7,570	4,805
Lake Debris Removal	3,600	3,300	-	3,300
Cleaning of Drainage System	22,000	20,167	5,500	14,667
Pressure Cleaning - Sidewalk	20,000	20,000	20,650	(650)
Field Management	25,054	22,966	22,966	(0)
Security Services	661,128	606,034	512,559	93,475
Holiday Decorations	45,000	39,865	39,865	-
Sidewalk Repairs	50,000	50,000	85,650	(35,650)
Contingency	60,000	60,000	108,561	(48,561)
Capital Reserves	157,325	157,325	157,325	-
Subtotal Field Expenditures	\$ 1,696,162	\$ 1,589,298	\$ 1,557,888	\$ 31,410
Clubhouse Expenditures				
Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 5,000	\$ 5,149	\$ (149)
Air Conditioning Maintenance	7,000	6,417	4,045	2,372
Basketball Court Repairs and Maintenance	10,000	9,167	8,075	1,092
Cable & Internet Service	5,000	4,583	4,837	(254)
IT Services	2,500	2,500	2,500	0
Circuit Training Equipment Maintenance	6,350	5,821	6,061	(240)
Sauna Equipment Maintenance	3,500	3,208	1,475	1,733
Electricity	51,000	46,750	43,349	3,401
Fire Alarm & Building Alarm Monitoring	8,000	7,333	4,744	2,589
Gazebo and Trellis Repairs and Maintenance	11,000	10,083	-	10,083
Holiday Decorations	14,100	11,395	11,395	-
Insurance	69,300	63,194	63,194	-
Flood Insurance	14,000	12,515	12,515	-
Irrigation Repairs and Maintenance	5,000	4,583	-	4,583
Janitorial	72,000	66,000	66,200	(200)
Janitorial Supplies	5,200	4,767	3,659	1,108
Landscape Maintenance	30,540	27,995	21,560	6,435
Landscape Replacement (Includes Mulching)	26,176	26,176	53,488	(27,312)
Management Fees	260,000	260,000	263,991	(3,991)
Office Equipment Maintenance	9,000	8,250	-	8,250
Office Supplies/Clubhouse Supplies	18,000	18,000	24,228	(6,228)
Pest Control - Exterior	8,300	7,608	1,012	6,597

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Clubhouse Expenditures (continued)				
Pest Control - Interior	\$ 3,500	\$ 3,208	\$ 1,798	1,410
Pool, Spa and Waterpark Maintenance	45,000	41,250	41,690	(440)
Pool, Spa and Waterpark Repairs	32,500	32,500	93,004	(60,504)
Printing & Postage	2,400	2,200	-	2,200
Property Taxes	500	458	793	(335)
Repairs/Maintenance & Supplies (General)	50,000	45,833	25,463	20,370
Residential Social Expenses	70,000	70,000	82,997	(12,997)
Security	76,545	76,545	88,881	(12,336)
Telephone	900	825	1,135	(310)
Trash Collection/Recycling	6,500	5,958	-	5,958
Water & Sewer	8,000	8,000	9,019	2,263
Window Cleaning/Pressure Cleaning	4,000	3,667	-	3,667
Contingency	31,783	31,783	122,055	(90,272)
Subtotal Clubhouse Expenditures	\$ 972,594	\$ 933,574	\$ 1,068,312	\$ (131,457)
Total Operations & Maintenance	\$ 2,668,756	\$ 2,522,872	\$ 2,626,200	\$ (100,047)
Total Expenditures	\$ 2,853,261	\$ 2,697,256	\$ 2,820,429	\$ (119,891)
Excess (Deficiency) of Revenues over Expenditures	\$ (212,700)	\$ (61,320)	\$ (146,870)	\$ (82,269)
Net Change in Fund Balance	\$ (212,700)	\$ (61,320)	\$ (146,870)	\$ (82,269)
Fund Balance - Beginning	\$ 212,700		\$ 684,091	
Fund Balance - Ending	\$ 0		\$ 537,221	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Capital Reserve Contributions	\$ 157,325	\$ 157,325	\$ 157,325	\$ -
Interest Income	5,000	5,000	20,045	15,045
Total Revenues	\$ 162,325	\$ 162,325	\$ 177,370	\$ 15,045
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 44,500	\$ (44,500)
Bank Charges	500	500	723	(223)
Total Expenditures	\$ 500	\$ 500	\$ 45,223	\$ (44,723)
Excess (Deficiency) of Revenues over Expenditures	\$ 161,825		\$ 132,147	
Net Change in Fund Balance	\$ 161,825	\$ -	\$ 132,147	\$ (44,723)
Fund Balance - Beginning	\$ 476,787		\$ 481,318	
Fund Balance - Ending	\$ 638,612		\$ 613,465	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 899,599	\$ 899,599	\$ 903,477	\$ 3,878
Interest Income	15,000	15,000	48,622	33,622
Total Revenues	\$ 914,599	\$ 914,599	\$ 952,099	\$ 37,500
Expenditures:				
Interest Expense - 11/1	\$ 152,081	\$ 152,081	\$ 152,081	\$ -
Principal Expense - 5/1	580,000	580,000	580,000	-
Interest Expense - 5/1	152,081	152,081	152,081	-
Total Expenditures	\$ 884,163	\$ 884,163	\$ 884,163	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 30,436	\$ 30,436	\$ 67,937	\$ 37,500
Net Change in Fund Balance	\$ 30,436	\$ 30,436	\$ 67,937	\$ 37,500
Fund Balance - Beginning	\$ 685,776		\$ 1,190,813	
Fund Balance - Ending	\$ 716,212		\$ 1,258,749	

Palm Glades
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,253	\$ 727,253	\$ 730,257	\$ 3,004
Interest Income	10,000	10,000	19,839	9,839
Total Revenues	\$ 737,253	\$ 737,253	\$ 750,096	\$ 12,843
Expenditures:				
Interest Expense - 11/1	\$ 179,050	\$ 179,050	\$ 179,050	\$ -
Principal Expense - 5/1	375,000	375,000	375,000	-
Interest Expense - 5/1	179,050	179,050	179,050	-
Total Expenditures	\$ 733,100	\$ 733,100	\$ 733,100	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,153	\$ 4,153	\$ 16,996	\$ 12,843
Net Change in Fund Balance	\$ 4,153	\$ 4,153	\$ 16,996	\$ 12,843
Fund Balance - Beginning	\$ 278,235		\$ 424,698	
Fund Balance - Ending	\$ 282,388		\$ 441,694	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 682,304	\$ 682,304	\$ 685,188	\$ 2,884
Interest Income	20,000	20,000	33,738	13,738
Total Revenues	\$ 702,304	\$ 702,304	\$ 718,927	\$ 16,623
Expenditures:				
Series 2018A1				
Interest Expense - 11/1	\$ 167,945	\$ 167,945	\$ 167,945	\$ -
Principal Expense - 11/1	215,000	215,000	215,000	-
Interest Expense - 5/1	164,183	164,183	164,183	-
Series 2018A2				
Interest Expense - 11/1	43,434	43,434	43,434	-
Principal Expense - 11/1	40,000	40,000	40,000	-
Interest Expense - 5/1	42,534	42,534	42,534	-
Total Expenditures	\$ 673,096	\$ 673,096	\$ 673,096	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,208	\$ 29,208	\$ 45,830	\$ 16,623
Net Change in Fund Balance	\$ 29,208	\$ 29,208	\$ 45,830	\$ 16,623
Fund Balance - Beginning	\$ 634,459		\$ 996,975	
Fund Balance - Ending	\$ 663,667		\$ 1,042,805	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 51,000	\$ 51,000	\$ 51,211	\$ 211
Interest Income	1,000	1,000	2,500	1,500
Total Revenues	\$ 52,000	\$ 52,000	\$ 53,710	\$ 1,710
Expenditures:				
Interest Expense - 11/1	\$ 15,300	\$ 15,300	\$ 15,300	\$ -
Principal Expense - 5/1	20,000	20,000	20,000	-
Interest Expense - 5/1	15,300	15,300	15,300	-
Total Expenditures	\$ 50,600	\$ 50,600	\$ 50,600	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 1,400	\$ 3,110	\$ 1,710
Net Change in Fund Balance	\$ 1,400	\$ 1,400	\$ 3,110	\$ 1,710
Fund Balance - Beginning	\$ 34,884		\$ 63,548	
Fund Balance - Ending	\$ 36,284		\$ 66,659	

Palm Glades
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 30,769	\$ 30,769	\$ 30,896	\$ 127
Interest Income	500	500	1,200	700
Total Revenues	\$ 31,269	\$ 31,269	\$ 32,096	\$ 827
Expenditures:				
Interest Expense - 12/15	\$ 8,836	\$ 8,836	\$ 8,836	\$ -
Principal Expense - 12/15	13,000	13,000	13,000	-
Interest Expense - 6/15	8,693	8,693	8,693	-
Total Expenditures	\$ 30,530	\$ 30,530	\$ 30,530	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 739	\$ 739	\$ 1,566	\$ 827
Net Change in Fund Balance	\$ 739	\$ 739	\$ 1,566	\$ 827
Fund Balance - Beginning	\$ 28,487		\$ 31,983	
Fund Balance - Ending	\$ 29,226		\$ 33,549	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 99	\$ 99
Total Revenues	\$ -	\$ -	\$ 99	\$ 99
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 99	\$ 99
Net Change in Fund Balance	\$ -		\$ 99	
Fund Balance - Beginning	\$ -		\$ 2,891	
Fund Balance - Ending	\$ -		\$ 2,989	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	\$ 3
Net Change in Fund Balance	\$ -		\$ 3	
Fund Balance - Beginning	\$ -		\$ 90	
Fund Balance - Ending	\$ -		\$ 93	

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 205,808	\$ 2,198,701	\$ 41,964	\$ 25,026	\$ 17,757	\$ 62,433	\$ 7,691	\$ 37,010	\$ -	\$ -	\$ -	\$ 2,596,390
Interest Income	2,091	1,574	2,992	7,208	6,211	5,698	4,849	4,257	3,398	2,914	2,176	-	43,369
Guess Passes	50	-	-	-	-	50	130	30	200	30	190	-	680
Party Rental Fees	695	-	-	2,525	-	3,340	395	2,730	1,270	1,280	1,495	-	13,730
Non-Residential Memberships	8,280	1,380	-	-	-	-	1,380	1,380	-	-	-	-	12,420
Miscellaneous	-	-	-	-	-	-	785	-	-	-	-	-	785
Key Card/Replacements	170	90	-	230	120	100	310	270	350	500	260	-	2,400
Landscape Replacement Damage	-	393	-	-	-	300	932	1,163	412	-	-	-	3,199
Resident Events	94	-	-	-	-	-	-	106	-	199	186	-	585
Total Revenues	\$ 11,380	\$ 209,245	\$ 2,201,693	\$ 51,927	\$ 31,357	\$ 27,245	\$ 71,214	\$ 17,627	\$ 42,640	\$ 4,923	\$ 4,307	\$ -	\$ 2,673,558

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 10,400
PR-FICA	77	77	77	77	61	61	61	77	77	77	77	-	796
Engineering	2,925	17,500	2,200	-	120	-	-	1,500	180	-	-	-	24,425
Attorney	9,980	4,150	3,163	3,769	4,015	3,693	5,595	3317.5	2,950	4,235	2,200	-	47,066
Annual Audit	-	-	-	-	2,000	2,900	-	-	-	-	-	-	4,900
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	600	600	-	-	1,200
Dissemination Agent	229	229	229	229	229	229	229	229	229	229	229	-	2,521
Trustee Fees	7,500	-	-	-	-	-	3,500	13,000	-	-	-	-	24,000
Management Fees	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	4,642	-	51,060
Website Maintenance	275	275	275	275	275	275	275	275	275	275	275	-	3,025
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	77	25	148	111	123	2,868	248	24	-	3,905
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	0	3	10	6	1	278	2	44	-	490
Legal Advertising	-	-	-	-	-	-	-	4,423	-	997	-	-	5,420
Other Current Charges	109	66	23	-	16	93	105	170	115	171	110	-	978
Office Supplies	5	5	-	-	-	-	0	-	289	-	-	-	299
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 40,659	\$ 28,068	\$ 11,737	\$ 10,068	\$ 12,187	\$ 12,851	\$ 15,324	\$ 28,758	\$ 13,502	\$ 12,475	\$ 8,600	\$ -	\$ 194,228

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Landscape Maintenance	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ 15,908	\$ -	\$ 174,983
Porter Service	5,967	7,956	5,967	5,967	7,956	5,967	5,967	7,956	5,967	5,967	7,956	-	73,593
Mulch	-	32,040	-	-	3,898	-	32,040	-	-	-	-	-	67,979
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	-	39,928
Annuals	-	4,700	-	-	-	-	4,700	-	4,700	-	-	-	14,100
Plants Replacement	2,399	13,727	3,002	5,307	16,294	1,400	-	238	4,057	4,672	21,650	-	72,746
Irrigation System	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	-	20,900
Irrigation Repairs	3,125	3,165	-	5,160	3,320	3,300	2,330	2,435	1,550	3,653	4,015	-	32,053
Electricity	3,027	3,037	3,284	3,456	3,482	3,142	3,218	3,338	3,286	3,535	3,663	-	36,469
Refuse	1,577	1,734	1,760	1,734	1,734	1,734	1,760	1,907	1,734	1,734	1,910	-	19,321
Entrance Maintenance & Repairs	1,640	-	-	6,750	1,875	-	-	-	860	-	-	-	11,125
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	750	750	750	750	750	750	750	750	-	8,320
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning of Drainage System	-	-	-	5,500	-	-	-	-	-	-	-	-	5,500
Pressure Cleaning - Sidewalk	-	-	20,650	-	-	-	-	-	-	-	-	-	20,650
Field Management	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	-	22,966
Security Services	42,099	42,335	65,281	42,257	42,389	42,298	42,677	43,129	64,593	43,144	42,357	-	512,559
Holiday Decorations	-	-	39,865	-	-	-	-	-	-	-	-	-	39,865
Sidewalk Repairs	-	-	-	1,950	-	-	23,150	26,050	34,500	-	-	-	85,650
Contingency	9,772	1,679	3,910	7,361	43,699	4,397	6,350	6,182	1,932	6,778	16,501	-	108,561
Capital Reserves	-	-	-	-	157,325	-	-	-	-	-	-	-	157,325
Subtotal Field Expenditures	\$ 127,961	\$ 134,685	\$ 167,994	\$ 109,717	\$ 306,248	\$ 86,513	\$ 146,468	\$ 115,509	\$ 147,455	\$ 93,759	\$ 122,328	\$ -	\$ 1,558,638

Palm Glades
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Access Control (cards, systems, cameras maint	\$ 1,133	\$ 831	\$ 135	\$ 135	\$ 2,105	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ 5,149
Air Conditioning Maintenance	-	-	-	915	-	-	-	2,075	-	1,055	-	-	4,045
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	125	-	8,075
Cable & Internet Service	420	420	439	445	445	445	445	443	445	445	444	-	4,837
IT Services	208	420	208	208	208	208	208	208	208	208	208	-	2,500
Circuit Training Equipment Maintenance	-	210	1,677	150	1,103	1,496	-	210	830	175	210	-	6,061
Sauna Equipment Maintenance	-	-	-	-	225	-	-	-	-	1,250	-	-	1,475
Electricity	3,876	3,998	3,706	3,602	2,827	3,722	3,763	4,725	3,898	4,637	4,595	-	43,349
Fire Alarm & Building Alarm Monitoring	1,080	500	100	100	342	100	100	450	1,551	100	322	-	4,744
Gazebo and Trellis Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	11,395	-	-	-	-	-	-	-	-	-	11,395
Insurance	63,194	-	-	-	-	-	-	-	-	-	-	-	63,194
Flood Insurance	-	-	-	-	12,515	-	-	-	-	-	-	-	12,515
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	6,200	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	-	66,200
Janitorial Supplies	260	260	375	250	500	250	246	255	500	255	509	-	3,659
Landscape Maintenance	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	-	21,560
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	1,680	-	-	1,997	1,100	-	-	53,488
Management Fees	10,272	38,513	23,630	22,426	22,264	20,464	26,484	29,361	24,522	26,187	19,869	-	263,991
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,669	1,816	1,339	2,484	1,826	2,578	2,269	1,964	2,736	-	24,228
Pest Control - Exterior	90	90	90	93	93	93	93	93	93	93	93	-	1,012
Pest Control - Interior	160	160	160	165	165	165	165	165	165	165	165	-	1,798
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	7,580	3,790	-	3,790	3,790	3,790	3,790	3,790	-	41,690
Pool, Spa and Waterpark Repairs	250	635	-	17,385	32,875	837	13,522	13,174	4,015	4,741	5,570	-	93,004
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	793	-	-	-	-	-	793
Repairs/Maintenance & Supplies (General)	1,700	769	525	2,200	7,602	2,828	2,580	969	3,674	-	2,616	-	25,463
Residential Social Expenses	19,011	5,876	1,735	736	1,519	24,409	3,759	1,900	12,315	10,245	1,492	-	82,997
Security	7,427	7,854	11,589	6,583	6,876	6,894	7,651	6,908	11,639	8,464	6,995	-	88,881
Telephone	76	105	105	105	105	105	105	105	110	106	106	-	1,135
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	1,094	-	1,839	-	1,094	1,350	1,094	-	1,224	-	9,019
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	13,125	15,515	22,330	25,070	1,525	3,384	9,594	21,614	4,317	-	122,055
Subtotal Clubhouse Expenditures	\$ 124,809	\$ 96,923	\$ 124,386	\$ 88,369	\$ 129,025	\$ 99,345	\$ 76,244	\$ 80,238	\$ 90,806	\$ 94,687	\$ 63,481	\$ -	\$ 1,068,312
Total Operations & Maintenance	\$ 252,771	\$ 231,608	\$ 292,380	\$ 198,087	\$ 435,274	\$ 185,858	\$ 222,712	\$ 195,747	\$ 238,261	\$ 188,445	\$ 185,809	\$ -	\$ 2,626,950
Total Expenditures	\$ 293,430	\$ 259,675	\$ 304,117	\$ 208,155	\$ 447,460	\$ 198,709	\$ 238,036	\$ 224,504	\$ 251,763	\$ 200,920	\$ 194,408	\$ -	\$ 2,821,179
Excess (Deficiency) of Revenues over Expenditures	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (171,463)	\$ (166,822)	\$ (206,877)	\$ (209,123)	\$ (195,997)	\$ (190,101)	\$ -	\$ (147,620)
Net Change in Fund Balance	\$ (282,050)	\$ (50,430)	\$ 1,897,575	\$ (156,228)	\$ (416,103)	\$ (171,463)	\$ (166,822)	\$ (206,877)	\$ (209,123)	\$ (195,997)	\$ (190,101)	\$ -	\$ (147,620)

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	562,979	
Bonds Outstanding at - 9/30/22		\$9,490,000
Less: Principal Payment - 05/01/23		(\$530,000)
Less: Principal Payment - 05/01/24		(\$550,000)
Less: Principal Payment - 05/01/25		(\$565,000)
Less: Principal Payment - 05/01/26		(\$580,000)
Current Bonds Outstanding		\$7,265,000

Special Assessment Refunding Bonds, Series 2017		
Original Issue Amount: 08/31/2017		\$9,755,000
Term 1:	\$1,085,000.00	
Interest Rate:	3.500%	
Maturity Date:	5/1/2021	
Term 2:	\$2,120,000.00	
Interest Rate:	4.000%	
Maturity Date:	5/1/2027	
Term 3:	\$6,550,000.00	
Interest Rate:	5.000%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	125% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$125,000	
Reserve Fund Balance	126,941	
Bonds Outstanding at - 9/30/22		\$8,350,000
Less: Principal Payment - 05/01/23		(\$330,000)
Less: Principal Payment - 05/01/24		(\$345,000)
Less: Principal Payment - 05/01/25		(\$360,000)
Less: Principal Payment - 05/01/26		(\$375,000)
Current Bonds Outstanding		\$6,940,000

Palm Glades
Community Development District
Long Term Debt Report

Senior Special Assessment Bonds, Series 2018 A-1		
Original Issue Amount: 05/31/2018		\$9,455,000
Term 1:	\$1,165,000	
Interest Rate:	3.000%	
Maturity Date:	11/1/2024	
Term 2:	\$910,000	
Interest Rate:	3.500%	
Maturity Date:	11/1/2028	
Term 3:	\$2,960,000	
Interest Rate:	4.000%	
Maturity Date:	11/1/2038	
Term 4:	\$4,420,000	
Interest Rate:	4.200%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$276,720	
Reserve Fund Balance	341,343	
Bonds Outstanding - 05/31/2018		\$9,455,000
Less: Principal Payment -11/1/19		(\$180,000)
Less: Principal Payment - 11/1/20		(\$185,000)
Less: Principal Payment - 11/1/21		(\$190,000)
Less: Principal Payment - 11/1/22		(\$195,000)
Less: Principal Payment -11/1/23		(\$205,000)
Less: Principal Payment -11/1/24		(\$210,000)
Less: Principal Payment -11/1/25		(\$215,000)
Current Bonds Outstanding		\$8,075,000
Subordinate Special Assessment Bonds, Series 2018 A-2		
Original Issue Amount: 05/31/2018		\$1,935,000
Term 1:	\$165,000	
Interest Rate:	3.725%	
Maturity Date:	11/1/2023	
Term 2:	\$210,000	
Interest Rate:	4.500%	
Maturity Date:	11/1/2028	
Term 3:	\$585,000	
Interest Rate:	5.000%	
Maturity Date:	11/1/2038	
Term 4:	\$975,000	
Interest Rate:	5.125%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$32,167	
Reserve Fund Balance	32,683	
Bonds Outstanding - 05/31/2018		\$1,935,000
Less: Principal Payment -11/1/19		(\$30,000)
Less: Principal Payment - 11/1/20		(\$30,000)
Less: Principal Payment - 11/1/21		(\$35,000)
Less: Principal Payment - 11/1/22		(\$35,000)
Less: Principal Payment -11/1/23		(\$35,000)
Less: Principal Payment -11/1/24		(\$40,000)
Less: Principal Payment -11/1/25		(\$40,000)
Current Bonds Outstanding		\$1,690,000

Palm Glades
Community Development District
Long Term Debt Report

Special Assessment Bonds, Series 2020		
Original Issue Amount: 04/29/2020		\$845,000
Term 1:	\$60,000	
Interest Rate:	3.250%	
Maturity Date:	5/1/2024	
Term 2:	\$785,000	
Interest Rate:	4.000%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$25,500	
Reserve Fund Balance	30,380	
Bonds Outstanding - 04/29/2020		\$845,000
Less: Principal Payment - 05/1/21		(\$15,000)
Less: Principal Payment - 05/1/22		(\$15,000)
Less: Principal Payment - 05/1/23		(\$15,000)
Less: Principal Payment - 05/1/24		(\$15,000)
Less: Principal Payment - 05/1/25		(\$20,000)
Less: Principal Payment - 05/1/26		(\$20,000)
Current Bonds Outstanding		\$745,000

Special Assessment Bonds, Series 2021		
Original Issue Amount: 10/25/2021		\$550,000
Term 1:	\$62,000	
Interest Rate:	2.200%	
Maturity Date:	12/15/2026	
Term 2:	\$69,000	
Interest Rate:	2.700%	
Maturity Date:	12/15/2031	
Term 3:	\$174,000	
Interest Rate:	3.125%	
Maturity Date:	12/15/2041	
Term 4:	\$245,000	
Interest Rate:	4.000%	
Maturity Date:	12/15/2051	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$3,077	
Reserve Fund Balance	3,574	
Bonds Outstanding - 10/25/2021		\$550,000
Less: Principal Payment -12/15/22		(\$12,000)
Less: Principal Payment -12/15/23		(\$12,000)
Less: Principal Payment -12/15/24		(\$12,000)
Less: Principal Payment -12/15/25		(\$13,000)
Current Bonds Outstanding		\$501,000

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

ASSESSED THROUGH MIAMI-DADE COUNTY

PHASE I TOTAL ASSESSMENT LEVY GROSS							General Fund		S2016	S2018	Total
							\$977,682.75 35.30%	\$459,543.15 16.59%	\$946,946.02 34.19%	\$385,715.55 13.93%	\$2,769,887.47 100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	Adm&Field	Clubhouse	2016A DSF Portion	Club Debt	Total
11/12/25	10/1-10/31/25	\$11,900.88	\$476.04	\$114.25	\$0.00	\$11,310.59	\$3,992.28	\$1,876.50	\$3,866.77	\$1,575.04	\$11,310.59
11/17/25	11/1-11/10/25	\$90,028.68	\$3,545.30	\$864.83	\$0.00	\$85,618.55	\$30,220.64	\$14,204.70	\$29,270.56	\$11,922.65	\$85,618.55
11/18/25	06/01-10/31/25	\$27,158.17	\$1,397.81	\$257.60	\$0.00	\$25,502.76	\$9,001.67	\$4,231.08	\$8,718.67	\$3,551.34	\$25,502.76
11/28/25	11/11/25 - 11/30/25	\$94,831.86	\$3,793.31	\$910.39	\$0.00	\$90,128.16	\$31,812.39	\$14,952.87	\$30,812.26	\$12,550.63	\$90,128.16
12/05/25	11/21/25 - 11/30/25	\$2,277,376.61	\$91,096.09	\$21,862.81	\$0.00	\$2,164,417.71	\$763,971.06	\$359,091.60	\$739,953.07	\$301,401.98	\$2,164,417.71
12/24/25	12/01/25-12/15/25	\$86,343.91	\$3,334.77	\$830.09	\$0.00	\$82,179.05	\$29,006.61	\$13,634.06	\$28,094.69	\$11,443.69	\$82,179.05
01/08/26	12/16/25 - 12/31/25	\$38,036.85	\$1,119.09	\$369.18	\$0.00	\$36,548.58	\$12,900.49	\$6,063.66	\$12,494.92	\$5,089.50	\$36,548.58
01/23/26	Interest	\$0.00	\$0.00	\$0.00	\$2,626.47	\$2,626.47	\$927.06	\$435.75	\$897.92	\$365.74	\$2,626.47
02/06/26	01/01/26 - 01/15/26	\$15,365.13	\$298.79	\$150.66	\$0.00	\$14,915.68	\$5,264.76	\$2,474.61	\$5,099.25	\$2,077.06	\$14,915.68
03/07/26	02/01/26 - 02/28/26	\$11,420.47	\$89.89	\$113.30	\$0.00	\$11,217.28	\$3,959.35	\$1,861.02	\$3,834.87	\$1,562.04	\$11,217.28
04/14/26	03/01/26 - 03/31/26	\$52,085.43	\$0.00	\$520.86	\$0.00	\$51,564.57	\$18,200.66	\$8,554.91	\$17,628.47	\$7,180.53	\$51,564.57
04/14/26	03/01/26 - 03/31/26	\$13,746.64	\$0.00	\$137.47	\$0.00	\$13,609.17	\$4,803.61	\$2,257.85	\$4,652.59	\$1,895.12	\$13,609.17
04/22/26	Interest	\$0.00	\$0.00	\$0.00	\$177.80	\$177.80	\$177.80	\$0.00	\$0.00	\$0.00	\$177.80
05/13/26	04/01/26 - 04/30/26	\$8,863.13	(\$174.76)	\$90.37	\$0.00	\$8,947.52	\$3,158.19	\$1,484.45	\$3,058.90	\$1,245.97	\$8,947.52
06/12/26	05/01/26 - 05/31/26	\$3,652.16	(\$109.56)	\$37.62	\$0.00	\$3,724.10	\$1,314.49	\$617.85	\$1,273.16	\$518.59	\$3,724.10
06/26/26	06/01/26 - 06/15/26	\$39,077.55	(\$1,758.48)	\$408.36	\$0.00	\$40,427.67	\$14,269.69	\$6,707.23	\$13,821.07	\$5,629.68	\$40,427.67
TOTAL		\$2,769,887.47	\$103,108.29	\$26,667.79	\$2,804.27	\$2,642,915.66	\$932,980.76	\$438,448.17	\$903,477.17	\$368,009.57	\$2,642,915.66

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

ASSESSED THROUGH MIAMI-DADE COUNTY

PHASE II TOTAL ASSESSMENT LEVY GROSS							General Fund		S2017	S2018	S2020	S2021	Total
							\$887,756.85	\$396,140.94	\$765,529.31	\$332,499.18	\$53,684.21	\$32,388.36	\$2,467,998.85
							35.97%	16.05%	31.02%	13.47%	2.18%	1.31%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	Adm&Field	Clubhouse	2017 DSF Portion	Club Debt	Expansion Area	2021 DSF Portion	Total
11/17/25	11/1-11/10/25	\$97,309.27	\$3,892.36	\$934.17	\$0.00	\$92,482.74	\$33,266.70	\$14,844.50	\$28,686.50	\$12,459.66	\$2,011.70	\$1,213.68	\$92,482.74
11/18/25	06/01-10/31/25	\$15,085.90	\$720.43	\$143.65	\$0.00	\$14,221.82	\$5,115.69	\$2,282.76	\$4,411.36	\$1,916.02	\$309.35	\$186.64	\$14,221.82
11/28/25	11/11/25 - 11/30/25	\$80,916.64	\$3,236.65	\$776.80	\$0.00	\$76,903.19	\$27,662.63	\$12,343.81	\$23,854.00	\$10,360.72	\$1,672.81	\$1,009.23	\$76,903.19
12/05/25	11/21/25 - 11/30/25	\$2,050,835.19	\$82,032.98	\$19,688.03	\$0.00	\$1,949,114.18	\$701,110.32	\$312,854.25	\$604,580.52	\$262,592.86	\$42,397.37	\$25,578.87	\$1,949,114.18
12/24/25	12/01/25-12/15/25	\$38,279.71	\$1,324.26	\$369.55	\$0.00	\$36,585.90	\$13,160.21	\$5,872.44	\$11,348.29	\$4,929.01	\$795.82	\$480.13	\$36,585.90
01/08/26	12/16/25 - 12/31/25	\$40,939.69	\$1,228.20	\$397.12	\$0.00	\$39,314.37	\$14,141.66	\$6,310.39	\$12,194.62	\$5,296.60	\$855.17	\$515.94	\$39,314.37
01/23/26	Interest	\$0.00	\$0.00	\$0.00	\$2,277.86	\$2,277.86	\$819.36	\$365.62	\$706.55	\$306.88	\$49.55	\$29.89	\$2,277.86
02/06/26	01/01/26 - 01/15/26	\$34,249.26	\$684.98	\$335.64	\$0.00	\$33,228.64	\$11,952.58	\$5,333.56	\$10,306.93	\$4,476.70	\$722.79	\$436.07	\$33,228.64
03/07/26	02/01/26 - 02/28/26	\$23,412.10	\$234.13	\$231.78	\$0.00	\$22,946.19	\$8,253.91	\$3,683.12	\$7,117.50	\$3,091.41	\$499.13	\$301.13	\$22,946.19
04/14/26	03/01/26 - 03/31/26	\$46,669.22	\$28.74	\$466.40	\$0.00	\$46,174.08	\$16,609.15	\$7,411.45	\$14,322.38	\$6,220.77	\$1,004.38	\$605.96	\$46,174.08
04/14/26	03/01/26 - 03/31/26	\$8,195.76	\$45.78	\$81.50	\$0.00	\$8,068.48	\$2,902.29	\$1,295.08	\$2,502.70	\$1,087.02	\$175.51	\$105.89	\$8,068.48
04/22/26	Interest	\$0.00	\$0.00	\$0.00	\$220.27	\$220.27	\$220.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.27
05/13/26	04/01/26 - 04/30/26	\$5,747.02	(\$172.41)	\$59.20	\$0.00	\$5,860.23	\$2,107.97	\$940.63	\$1,817.74	\$789.51	\$127.47	\$76.91	\$5,860.23
06/12/26	05/01/26 - 05/31/26	\$8,035.72	(\$195.29)	\$82.31	\$0.00	\$8,148.70	\$2,931.15	\$1,307.96	\$2,527.58	\$1,097.83	\$177.25	\$106.94	\$8,148.70
06/26/26	06/01/26 - 06/15/26	\$18,323.37	(\$824.57)	\$191.48	\$0.00	\$18,956.46	\$6,818.77	\$3,042.72	\$5,879.96	\$2,553.89	\$412.34	\$248.77	\$18,956.46
TOTAL		\$2,467,998.85	\$92,236.24	\$23,757.63	\$2,498.13	\$2,354,503.11	\$847,072.66	\$377,888.27	\$730,256.63	\$317,178.88	\$51,210.65	\$30,896.03	\$2,354,503.11

100.00%		Percent Collected
\$	-	Balance Remaining to Collect