***Sabal Palm***
***Community Development District***

***October 15, 2026***

# Sabal Palm
# Community Development District
## Agenda

| | |
|---|---|
| Seat 4: Lindsay Foster – (C.) | |
| Seat 2: Shearon Martin – (V.C.) | |
| Seat 3: Atherley Soman – (A.S.) | |
| Seat 5: Nahesha Davis – (A.S.) | |
| Seat 1: Russell Broomer – (A.S.) | |

**Thursday**
**October 15, 2026**
**6:00 p.m.**

**Office of Governmental Management Services, South Florida**
**5385 N. Nob Hill Road Sunrise, FL 33351**
**Join the meeting now**
**Meeting ID: 246 946 757 74 and Passcode: Wuo7X5**
**1 872-240-4685 and Phone Conference ID: 176 557 16#**

1. Roll Call

2. Approval of the Minutes of the August 20, 2026 Meeting **– Page 4**

3. Staff Reports
   A. Attorney

   B. Engineer
      1) Proposals for Manor Parc's 5-Year Broward County Surface Water Management License Renewal
         a. PCI Stormwater Solutions, Inc. **– Page 61**

         b. Raptor Vac-Systems **– Page 63**

      2) KCI Engineers Work Authorization for 5-Year License Renewal at Hidden Trails **– Page 64**

   C. Manager

   D. Field Manager
      1) Consideration of Proposals for Manor Parc:
         a. Correcting Leaning Oak Trees by JLS Artistic Landscape Creations, Inc.
            i. Proposal #17883 **– Page 69**

            ii. Proposal #17882 **– Page 79**

            iii. Proposal #17881 **– Page 86**

         b. Consideration of Repair and Repaint Proposal of Entrance Columns by FCC Carpentry & General Painting, LLC at Manor Parc **– Page 96**

      2) City of Tamarac Response to Sight Triangle Concerns at the Intersection of NW 51st Terrace and NW 50th Street in Manor Parc **– Page 97**

      3) Consideration of Proposals for Central Parc
         a. Sidewalk Repair Proposal with Florida Sidewalk Solutions **– Page 99**

         b. West Entrance Landscape Enhancement by JLS Artistic Landscape Creations, Inc. Proposal #18556 **– Page 109**

      4) Monthly Report **– Page 118**

4. Financial Reports
    A. Acceptance of Check Register **– Page 129**

    B. Acceptance of Unaudited Financials **– Page 135**

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.sabalpalmcdd.com***

# MINUTES OF THE MEETING
# SABAL PALM
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sabal Palm Community Development District was held on Thursday, August 20, 2026, at 6:00 p.m. at 5701 Madison Avenue, Tamarac, Florida.

Present and constituting a quorum were:

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| Lindsay Foster | Chairman |
| Shearon Martin | Vice Chairman |
| Russell Broomer | Assistant Secretary |
| Atherley Soman | Assistant Secretary |
| Naheisha Davis | Assistant Secretary |

Also present were:

| | |
|---|---|
| Andrew Gill | District Manager |
| Jason Gitel | Governmental Management Services |
| Patrick Burgess | Governmental Management Services |
| Ginger Wald | District Counsel |
| Jonathan Geiger | District Engineer |
| Several Residents | (by phone/TEAMS) |

***(PLEASE NOTE: Due to recording difficulties, these minutes were transcribed to the best of our ability)***

## FIRST ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting to order and called roll.

## SECOND ORDER OF BUSINESS — Approval of the Minutes of the June 18, 2026 Meeting

Mr. Gill: The second item on your agenda is the approval of the minutes of the June 18, 2026 meeting and Supervisors, that was included in your packet. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve.

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| On MOTION by Ms. Davis seconded by Ms. Foster with all in favor, the Minutes of the June 18, 2026 meeting were approved. |

## THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

### A. Motion to Open the Public Hearing

Mr. Gill: Ok moving down to item No. 3, this is a public hearing to adopt the fiscal year 2027 budget. I first need a motion to open the public hearing.

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| On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, opening the Public Hearing was approved. |

### B. Public Comment and Discussion

Mr. Gill: So now we can move on to the portion of the meeting where we will discuss the upcoming budget for the fiscal year. I do understand there was a mailed notice for increases within the budget and I've provided hard copies of the budget there for you and we'll also potentially pull it up if we need to here. I'll first open the floor up to the public for comments if you have specific comments on the budget, state your name first and speak up.

Mr. Reyes: Yes, my name is Christian Rayes, I'm from Manor Parc and just as kind of a heads up, we gather all the homeowners from Manor Parc and we've had a corral of general questions, so we have three speakers, so that way instead of having a few speakers we might have a little bit more composure but, I understand you guys might now answer everything so we're going to email everything over as well too. So, I'm going to read off what I have here, the first thing is I did not get this in the mail. I believe none of us did. So, I'm letting you guys know because in less than 24 hours I was able to look at tis and kind of put some questions together on numbers but, I don't think anybody really had the time to look at it, so that's one of the first things that we need to work on is communication between the CDD and the homeowners. I'm just speaking for Manor Parc, I don't know how it is for the other communities but, I just wanted to point that out, I think it is very important that we get that.

Ms. Martin: Let me comment on that first thing, you got a notice of the meeting but what did you not get?

Mr. Reyes: This, the actual breakdown of what's been increased and all of that.

Mr. Gill: There was a mailed notice that went out.

Mr. Reyes: Yes, we got the notice that says like how much the total is that will increase but, not line by line breakdown.

Ms. Wald: And let me tell you what the law is. What the law is, and I'm the attorney by the way.

Mr. Gill: I'm sorry, let's go around and introduce ourselves really quickly.

Ms. Wald: So, what's required by law is the notice that was sent out to every single homeowner when there's an increase. On that, it provides that if you want a copy of the budget, there's two ways you can go, you can contact the District management company and they'll provide it to you because there's an expense when putting all this together. Or you could go on to the District website and you can pull up the budget on the District website.

Mr. Reyes: But it wasn't on there.

Ms. Wald: I understand, for the website it's only required two days before the actual hearing but, you can always contact them and they can email it to you.

Mr. Reyes: Ok.

Ms. Wald: So, I understood what you're saying but, that's what is required by law.

Mr. Reyes: Ok, I just wanted to make that point, and thank you for clarifying that. My two cents on that is even though by law it's two days, when we're talking about physical hard work and money that we all earn I think we should have as much amicable time as possible so we can digest those numbers, we're not experts and we can't go through this in just two seconds but, let me go ahead go with my comments. Again, I'm from Manor Parc so anything that I'm talking about is Manor Parc related. Good evening everybody, so specifically I want to focus on the proposed increase, that's what my questions are going to be about. So, according to the 2027 budget our annual maintenance assessment increases from $1,530 to about $1,929. So essentially we're going to have about a $400 increase, 26% for everybody across the board. Importantly, our debt asset is not increasing at all, the entire amount seems to be coming from operation and maintenance. The Manor Parc operations budget itself increased from $307 to $391 which is an $83,000 increase in one year. We understand

that costs increase but, when residents are being asked to accept and increase of this size, we believe the Board should clearly explain what change and what additional services residents will receive. Several items as far as specific explanations, tree trimming goes from zero dollars in 2026 to $45,000 in 2027, landscaping contingency goes from zero dollars to $15,000, mulch increase goes from $8,000 to $15,680, janitorial increases from $9,500 to $15,984, pressure washing increases from $5,250 to $8,850, security increases from $16,000 to $20,904 and two new categories appear $5,000 for camera repairs and $5,000 for playground repairs. At the same time Manor Parc already had another $30,000 and $35,000 contingency reserve allocation so our question is not simply why are fee is going up, our question is can the Board show residents exactly the additional services and measurable improvements where we would receive in exchange for this additional fee per home. Before approving this increase we're asking for a clear explanation of the major increases, the supporting quotes or contracts and why each new expense is necessary. That's it, and I'll email this also.

Ms. Martin: Thank you.

Mr. Gill: So, a lot of that sounds like a public records request, we can send you all the proposals we've received, all the dollar amounts, if you forward that to me I'll get it to my office and we'll get all together and send you a drop box link and then anybody can have access to all of the documents that you're looking for specially all of the landscaping proposals because that's a large part of the upcoming budget.

Mr. Reyes: But the biggest thing is, I understand that part of the question is showing us what you approved but, I'm not saying that you guys needs to give us quotes and all that stuff, is we don't see the value in what the money is going to, we don't even see the physical people doing the work, so our questions are justified.

Ms. Wald: Hold on, so normally, and it is pursuant to resolution, each individual will have the ability to speak, to make comment or to ask questions, and normally you have 3 minutes a piece, and it's better to not go back and forth, it's better to take each one of the comments and then bring it back and to be able to provide those responses, and then you have an orderly manner, and this is a small room, so any noises people

are going to have a hard time to hear, and we also want everybody to be able to hear on the line as well.

Mr. Gill: Likewise I'm sure there are going to be questions online as well, we'll take that your Board received your comment, I know you three also had some.

Ms. Wald: Thank you.

A resident: Yes, my name is Melissa, and I'm part of Manor Parc, and what I will be focusing on today is to account for what residents already paid along with some concerns and questions that we've collected. So, residents have raised concerns about the maintenance that has already been delayed or not performed consistently, including tree trimming, landscaping, pressure washing and other common area maintenance, that become particularly concerned when we look at this budget. The fiscal year 2026 Manor Parc operating budget was $300,760 but the District is currently projecting approximately $2,087.18 in actual expenses through the end of fiscal year, that is approximately $20,700 less than what was already budgeted, yet residents are not being asked to fund the operating budget of $391,203 next year. We'd like to understand what happened to the money that was budgeted for services that were not fully used or performed. For example, the fiscal year 2026 budget contained $32,500 in contingency reserve while projected spending in a category is approximately $20,000 to date. Drain cleaning was budget at $3,000 with no projected expenditure shown. Irrigation repairs were budgeted at a$15,000 while projected spending is approximately $7,248. At the same time other categories exceeded their budgets, camera repairs were not budgeted at all but are projected at $13,622. Cabana maintenance was budgeted at $5,370, but is projected at approximately $8,610, janitorial was budgeted at $9,500 but is projected at approximately $11,8567, we are not suggesting that every budget line item must be spent exactly as originally projected, budgets change, but our residents deserve to understand those changes. For every significant service that was budget, but not performed or not fully spent we are asking what was budgeted, what was actually spent, what work was actually completed and where the remaining money go, was it carried forward, was it transferred, did it become part of reserves, what is spent on another category and most importantly if residents previously paid assessments for maintenance that was deferred why should residents be assessed

again to perform that same work without first accounting for the funds already collected before increasing assessment by approximately 26% we believe residents should receive a clean accounting of prior year spending and the work that was actually completed. I want to add on just something that we see, and we have a HOA that bridges the gap between us two, but I feel there should be some regular maintenance in which we don't have to tell them, hey, the maintenance area is dirty, it needs to be pressure washed, the pool needs to be cleaned, if that's something that we're paying to do, we shouldn't have to go through the HOA, I think that's something the residents should be seeing and upkept and that's not being done so that's why you probably see a lot more people here than you normally see because we're paying out money and it's like ok, why is it dirty like this, why is it this way, I'm not getting the bang for my buck. Thank you.

Ms. Wald: Now, one at a time.

A resident: Alright, good evening everybody my name is Jeffrey Hatcher and I'm from Manor Parc.

A resident: Are you going to answer her questions, at least one of them?

Ms. Wald: No, before you came in, what was decided was all of the comments or questions are going to be taken and then it's going to go back to the Board.

A resident: Ok, so I would also appreciate you guys paying attention to the other speakers.

Ms. Wald: Ok, so you're done, and you are interrupting this gentleman, and you will have an opportunity to speak so go ahead sir.

A resident: Yes, again, good evening everyone my name is Jeffery Hatcher, I'm from Manor Parc, I think I'm not going to go over numbers again because my neighbors have already done that. What I would ask this Board is seeing the outcome here, and seeing for lack of better words, on having what's in the community, I would ask that this Board maybe table this budget until we could maybe have some more meetings to try to understand what has happened, and how did we get here. My neighbor just got a 26% increase, now if you tie that to the CPI in any city I have never seen anyone increase anything in one year by 26%, that's a major increase. If you just look at it from a number perspective, that's a lot of money, 26% and when you multiply that by every

home in Manor Parc, every home in Hidden Trails, and every home in Central Parc, we're about a lot of money, when I can go out there and show you that our sidewalks haven't been pressure cleaned, so just a lot of questions that's been had now just so you guys understand in regards to the CDD. A lot of people don't understand the CDD, is our community public, or is our community private, in regards to if I'm paying my taxes to the city and I'm also paying the CDD, whose responsibility is it to take care of our sidewalks, take care of our streets, is it the CDD's responsibility or is it the city's responsibility? These are questions that we need to know. So, it would be my advise and I think the advice of all my neighbors to say that we should table this, if it's possible to table this until we can get some understanding because I mean, for any company, if I'm in charge of other people's money, if a company tells me that he's going to increase a contract in one year by 26%, there's no one that's going to sign that contract.

Mr. Gill: Thank you.

A resident: Yes, my name is Samadi from Manor Parc, just one thing we discussed that you forgot to mention is about the maintenance of the canal, it's in very bad condition, so I really want to know who's responsible for the canal because it's in front of my house.

Mr. Gill: Yes, go ahead.

A resident: Yes, I'm from Manor Parc, my biggest concern right now is our safety, we have two areas of concern, Rock Island and Commercial, we have cars speeding down every day going very fast. Not too long ago I had a car that veered off of Commercial and almost landed in my backyard. What are we doing for loss? You raised the money for everything else but, I think that we need to step in for a barrier of protection for homeowners let's say off of Rock Island and Commercial Boulevard, the cars are going very fast nowadays and there was another incident where the car actually went into somebody's yard, and that's the back of my yard. (inaudible comment)

Mr. Gill: Ok.

Ms. Wald: I would wait and get everyone's comments first because you have a lot of people.

Mr. Gill: Yes.

A resident: Yes, I'm from Manor Parc. (inaudible comment) Secondly, many of us don't understand the budget, so it would be helpful if you could clarify because some of us we had meetings, and I didn't really understand it, so if a person submitted, how much was the term like on the bond, and hopefully you guys are on time to refinance the bond. So, I would like some elaboration and clarity because that's a big cost.

Mr. Gill: Ok, yes, go ahead.

A resident: Yes, my name is Wilson Burke, Manor Parc, I hate to beat a dead horse because she already mentioned about the canals but, I can't emphasize how terrifying that is for me. When we had our rain event in 2023 or so the water made it up to my sidewalk and it was clean at that time, the canals were clean and unclogged, there were no lily pads and now it looks like a swamp and with the erratic weather we've been having lately I'm fearful that if we have another heavy rain like that it's going to overflow and make it to our homes. We don't live in a flood zone, and so very few of us have flood insurance, I do but I don't know about everyone else, and it could be a real big problem and stuff. I think for Manor Parc, the vendor you have listed as Solitude, that's what is on the paper but, we haven't seen any cleaning in those canals, so I just wanted to reiterate that again.

Mr. Gill: Ok, thank you. Yes, go ahead.

A resident: Hi my name is Desilu, hello everyone, I'm from Manor Parc as well. I'm going to piggyback on the canals as well, I know we keep repeating it but, my biggest concern is it is harboring so many animals back there, rats, raccoons, foxes, they're living back there and they're going through the trash, I don't care how many straps we put on the garbage cans, they're getting into the trash and we have to clean it up, and we can't enjoy our backyards, we can't sit back there because it's so bad how much that thing has grown, and I've contacted the Florida Department of Transportation, scolded them many times they sent someone out finally, the started the work and then they stopped. When I called and I asked them why they did that they said they ran out of money and there's nothing we can do about it.

Mr. Gill: Thank you.

Ms. Wald: Anybody else?

A resident: Yes, my name is Mario and I'm from Manor Parc also. So, I want to know first, how often do we elect the Board members, and what can we do as neighbors to become members of the Board?

Ms. Wald: Ok, anybody else?

A resident: Yes, I'm from Manor Parc as well and I would like to add something that he said about our safety at Manor Parc. I'm the one that lives close to Commercial Boulevard and the street, I hear and I see a lot of speeding and I'm afraid that one day I'm in my backyard and something is going to happen to me. Also, I want to add people crossing the street through my front yard. (inaudible comment) But also I would like to add that people who do not live in the community but they're swimming in the pool and I saw one of them and told them, look I saw this guy in the pool, and he used to come to the pool like every day, he comes with a pool pad, with a radio, and smoking, and I don't know what he's smoking but, he's in the pool all the time. So, I asked him ok can you provide identification, and he said I'm sorry, I don't have to provide any identification because they have cameras in there and they should know who is visiting the pool. Thank you so much.

Ms. Wald: Thank you.

Mr. Gill: Thank you.

A resident: Yes, my name is Harry, I live in Manor Parc, so as far as the security cameras go, I've heard from time to time the cameras are not working, they're offline, so I don't know if there's a way to start a committee just for the security system itself, someone that can oversee it. My company, we do that for HOAs as well, and we do have it where someone on a committee can actually see the cameras, so if someone broke into somebody's car, they wouldn't have to go through the CDD and go through many steps just to get a footage or a video. Apparently, there's been times the cops already stated, hey, we can get footage of the license plate reader, and us neighbors have to help each other out to find the culprit, or gather that information but, even for myself when I'm installing cameras for any community there's a fallback if the cameras go offline someone gets alerted not, hey we found out 10 months later it wasn't recording for 4 of the months or whatever the case may be. So, if there's a committee that can go for that or some type of fallback, and I don't know the camera you guys are

using for that if they're not doing typical maintenance on there, cameras will go bad, carjacks will crash, so there has to be some type of fallback to make sure if something does go wrong they can get it repaired as fast as possible versus waiting for an incident to happen and then realizing it wasn't recording for "X" amount of time.

Ms. Wald: Thank you.

Mr. Gill: Thank you.

A resident: Yes, my name is Verrida Haywood, I'm at Central Parc, my first question is about the cameras, one do they work, two is responsible for monitoring them, how do we request video if there's a problem withing the community that needs to be addressed, how many days of video is being kept in storage, and if they weren't working in the past why was there a line item on the budget that we're getting charged for. The next question is kind of in regards to the Board, I know there are 5 seats that I see, 3 of which terms expire in November, how many seats are filled by residents currently, if residents want an opportunity to sit on the Board what is that path to that, and then when is the Board going to conclude the turnover, or when is the Board going to be completely turned over to the landowners.

Ms. Wald: You mean the residents?

A resident: Yes, the residents.

Ms. Wald: Thank you.

Mr. Gill: Ok.

A resident: Yes, I'm Ashley, I'm from Manor Parc, another concern that I have about speeding is can we get more speed bumps because there are days where I'm coming home from work and you have people cutting corners, and speeding like crazy and I've had multiple occasions where it's happened, so can we have more speed bumps because the corners in the neighborhood have blinds spots, and how they're speeding that corner is ridiculous. (inaudible comment)

Mr. Gill: Ok.

A resident: This is Harry again, I was just told there are people waiting to be on a conference call, so if you could let them get on the conference call.

Ms. Wald: Ok, anyone else physically here want to make a comment? Yes, go ahead.

A resident: Yes, I'm from Central Parc, and it's the same thing concerning the safety and speeding, and I'm very concerned about how people are driving and speeding. (inaudible comment)

Ms. Wald: Thank you.

Mr. Gill: Thank you.

Ms. Wald: Anybody else? Just raise your hand, and let's make sure if there's anyone else that hasn't spoke already because we want to give everybody a chance. Yes, go ahead.

A resident: Yes, I'm Betty, I'm live in Central Parc, I don't know if they're talking about the same canal but, the one in Central Parc also is very bad. (inaudible comment)

Ms. Wald: Thank you, anybody else who hasn't spoken already and then we'll go back, yes, go ahead.

A resident: Yes, my name is Christina Sanchez from Manor Parc, going back to the canals this is a huge concern for everyone, we have group chat and we talk about it all the time. We need to get the water tested first and foremost, there are ducks that disappear, they were dead, we had bones of the dead ducks all over the front of the house it was there for months and now it's still there, except for now that when it rains it gets pushed in. Fish now, about a week or two ago, all the fish in the canals are dead and are floating at the top, they're now pushed into the sides, you see all the dead corpse of the fish, of the ducks, all over. We have a huge issue, I don't know if it's the canal but it's disgusting and they're dying or if there's actually some type of poison or something in the water from maybe the chemicals I don't know but, it's absolutely unsafe. We have pets, and if the pet licks the water or something, they could get sick, so somebody needs to go out and test it, check it, not only the speed bumps we need, but we also need actually speed signs, no one knows what the speed is, there is no limit, there's only a pole that says 15 mph where the speed bump is, nowhere else is there a speed sign, like the actual milage where you're supposed drive in the actual community at all. There was a car that caught on first in front someone's house that once they came, they moved the car, the debris, everything that's on the street, it's all messed up, it's burnt it's ugly, it's disgusting, no one has come out to check it or look at it, or anything. The trees in the back of the houses of everyone's home are overlapping,

hitting our fence, and if one of those trees or the branches fall and it breaks our fence, who is responsible for paying for that because it's getting really bad. The whole maintenance in the whole community is absolutely disgusting and unacceptable to be honest.

Ms. Wald: Thank you. Anybody else who hasn't spoken just raise your hand, yes.

A resident: Yes, my name is Denver, and I know again we're repeating ourselves, but the wall is crucial, and we see other places getting walls, basically that are brand new getting a wall, and so I'm just saying we need a wall.

Ms. Wald: Thank you. Anyone else who hasn't spoken please raise your hand so everyone can have an opportunity who wants to speak. Yes, go ahead.

A resident: Yes, just really quick. So, I think again that this Board has heard from everybody here, and again, I would hope that you guys take into consideration before you pass this budget that I know in city government they have workshops, and maybe we need to have some workshops so we can educate everybody on CDD and how these budgets get passed and things of that nature before we just impose an increase on everyone here, that would be my suggestion to this Board.

Ms. Wald: Thank you. Ok, so let's go to the people who haven't spoken yet because they've been patiently waiting because everyone does have an opportunity to speak.

Mr. Gill: Ok, we have a number of residents on the line, and I'll start in order, go ahead, do you have any comments for the Board? So, if you have a question in the chat room, please raise your hand. Yes, go ahead Gino.

A resident: Yes, and my thing is I'm going to piggyback on what just about all of us are concerned about, the lake number one is horrible, besides all the animals and iguanas and whatever else that's living in there and coming out of there visibly it's horrible. Right in front of my house, I look at this lake day in and day out, and when I first moved in here it looked nothing like that, now it's a monstrosity, when it rains it floods, it floods up to the driveway and even though my house is on an incline the water goes pretty high, the drainage, who takes care of the drainage, we have several drains on 50th Terrace and when it rains it rains a lot and the drain is overflooded, the water goes down very slow, who maintains that, there used to be a company that comes out

and cleared out all the drains, all the time, and I don't see that happening now. (inaudible comment) So, the sidewalk on the other side where the lake is on that side of the grass is horrible, we have a cul-de-sac, a roundabout, of the other street and the trees are horrible, it's not pressure washed, and we pay a lot of money for these homes why does our community even look like that, I don't know, and I'm going to piggyback again on the trees. The trees behind our properties, you maintain that, they're overgrowing, they're overlapping, the other day there was an iguana on one of the tree limbs and landed in my yard because it's not being maintained, so we do things that we need to bring to your attention because who is taking care of that, and I do agree there should be a wall that needs to be up. There's a lot of cars flying up and down the street as well, and it's a problem, so just feel like we're here but, no one is taking care of this we're just left to the side.

Ms. Wald: Thank you.

Mr. Gill: Please raise your hand if you'd like to make a public comment. Yes, go ahead do you have a comment for the Board?

A resident: Yes, I have a comment.

Mr. Gill: Go ahead.

A resident: Yes, my name is Alesa and I want to know is there at some point will we know how much we owe left on the CDD, because I know there's like a number that we were told that we would have to pay throughout the year, and I would like to know at some point will we know when that is going to be done, or how much we actually owe as each homeowner, how much we owe for the CDD.

Ms. Wald: Ok, thank you.

Mr. Gill: Ok, thank you.

Ms. Wald: I don't see anyone else on the phone.

Mr. Gill: No, so we're going to take comments from in person residents again, go ahead.

A resident: Hi my name is Marcy, I'm with Manor Parc, I have a question for the guy in the orange shirt, you said you were the field manager?

Mr. Gill: Yes, I'm sorry, this is just the public comment portion.

A resident: Ok, so my question is for the field person, what is your job, did you actually go to the field, and when was the last time you actually been in manor park since we did this? How are you going to know if you don't come and see?

Ms. Wald: Thank you.

Mr. Gill: Yes, go ahead.

A resident: I have a question regarding the payment on the 30 years, I want to know, I bought my place in 2020 and this goes through 2017, so can I credit it two years from the previous owner or does it start fresh with each owner, so from 2020 to 2026 I have 6 years of payments, or do I have almost 10 years of payments, do you know, and how long does it go for the 30 years?

Mr. Gill: Ok, thank you, go ahead.

A resident: Ok, yes, I'm from Manor Parc. (inaudible comment) So, I've been listening to the residents and so maybe as a better customer service it may be helpful for you guys to kind of give us like a summary, not today but, maybe later, regarding the CDD and all the information of the development. I'm not talking about going to read all the documentation which people can do but as customer service because I think some of us don't really understand what the rules are. So, I think as a customer service because we pay a lot of money. (inaudible comment), so I appreciate if that could be done, and again, I asked the question because many people don't understand, so hopefully again you're not going to finance the bond, we need to know how much is left, so I totally appreciate it.

Ms. Wald: Thank you.

Mr. Gill: Thank you. Yes.

A resident: How often do you have these CDD meetings? Why aren't we notified and why are we just notified now? (inaudible comment)

Mr. Gill: Next.

A resident: To mitigate someone speeding in the community. (inaudible comment) going towards the cul-de-sac, if you add a dead end sign to that area know that you can't go this way there's no way out, that way it mitigates speeding and to add speed bumps.

Ms. Wald: Ok.

Mr. Gill: Do you have another comment for us?

A resident: Yes, I do, I just thought about something, as far as parking, especially on the road and the cul-de-sacs who is in charge of that, is that a city thing, is that a community thing because this is another topic of conversation that's been going back and forth within our own community, overnight parking or parking on the street is not allowed, and some of these streets it's a dead end street, it's a cul-de-sac, and a lot of people believe it or not they either walk on the sidewalk, or they walk on the street when they're walking and exercising, so who's in charge of that, overnight parking? Who's monitoring that? Is there anything that can be done about that? What kind of notice, and if the city is in charge of that how do we know that? Should there be a notice sent out, ok the City of Tamarac is in charge of this, that or whatever, no you can't park overnight, there's certain rules, there's certain laws or certain restrictions, how do we know that? Where can we can get that information? Who would validate that?

Mr. Gill: Thank you.

A resident: My name is Christina from Manor Parc, I did want to add, in front of our homes we had a tree that is city protected, when I first purchased my home the community was beautiful, I'm talking about all the trees looked the same, everything was just beautiful, now who is responsible for cutting those trees because it seems like no one is taking responsibility and now everyone is like hiring different companies, one tree is big, one tree is small, it just looks terrible, it's not uniform and to be honest if it's city protected it's part of the city, it's part of the CDD area, are you guys responsible for maintaining and if so, how many times do you guys come out to even go and maintain it because before it was once a year at least and now for the last 3 years no one has even taken a look at it at all.

Ms. Wald: Ok, thank you.

Mr. Gill: Yes.

A resident: That's the first time I'm hearing all of that, I don't know really, I Google it, I see where it is but, I read what it is but, I don't know how I'm paying for it. (inaudible comment) If you can give us some information on how that works and how that aspect is that would be good, thank you.

Ms. Wald: Thank you. Anybody else have any comments?

Does anybody else on the phone have a question or a comment? Ok, I'm going to answer some of those questions.

Ms. Wald: Well, you're going to close the comment portion and go back to the Board.

Mr. Gill: Ok, so I'm going to close the public comment portion of the public hearing for the fiscal year 2027 budget. So, first of all a number of questions were asked, and some of these questions can be answered by my team attending, and I don't know if there's a town hall meeting but, I've done this at other communities where the entire community is there and then I describe the difference between the two, the CDD and the HOA and what we do. I think that is a great start and to your point about customer service that's something we can absolutely do, I can work with you all on the timing of that. I have a presentation that I can put on, a lot of the questions are just very general and high level and I can cover most of those during a CDD 101 tutorial, I'll walk through some of them now but, it's extensive. The first one in regard to Board composition, you have a five member Board, this is already turned over to the residents so every member of the Board currently is a resident. They have terms of 4 years or 2 years, and they sort of fluctuate where we have three members up for general election, so when you go to vote you'll see the name of a community member on the ballot and you'll vote for them. So, when that time comes we provide in our agenda how you can do that, how you can go register to be on the ballot. So, right now there are three seats up for election, seat #4 which is Lindsay Foster, seat #3, Atherley Soman, and seat #1, Russell Broomer. So, when you go to, and I believe they all are uncontested if they're on the ballot so you would see their name to vote. If you all decide you want to run then in 2 years you would be able to put your name on the ballot as well.

Ms. Wald: Let me just add to that, we announce it on the record and you can also go to the Supervisor of Elections website, there is a very specific time period in June that you have to qualify for any election you want to run for obviously as a public official. So, if you meet the qualifications and you do so, then you would be on the ballot. So, if nobody did that, and as just stated by the District manager that you're not going to see a ballot unless there's two people running, if it's uncontested, they automatically win but,

there will be two seats up in the next two years and again, we announce that on the record, and so you might want to explain how we have our meetings and how they're advertised.

Mr. Gill: Yes, so I think there was a question of when are the meetings, how do we find out. So, again, the website has all of this information listed and I think at this meeting, towards the end of it, we'll go through the proposed fiscal year 2026-2027 meeting schedule, every month, every meeting date. The past two fiscal years this Board has met quite a bit, we haven't canceled any meetings in the past, so you all can see those and join us. We went through this budget numerous time from May until today and it was tight, when you do a records request or if anyone requests these proposals you'll see the price increases that we used for each of the line items, and it was tight coming up with some of these numbers and trying to be very granular for every item that this Board wants to accomplish. Just dovetailing into the carry forward, so again, the budget is done now but, our fiscal year is not over until September 30th, and there are projected numbers that the accountant used which may not accurate but, a completely accurate one there may be spikes, we always thing about the looming weather conditions as they come towards the end of the year so we try to budget for that as well but, when we send you all of these documents you'll see that.

Ms. Foster: Can I just add a little bit more?

Mr. Gill: Yes, please go ahead.

Ms. Foster: I'm Lindsay Foster, the website is www.sabalpalmcdd.com and there's a lot of helpful information on there, so you can see all of our agendas, all the meetings that we have are public, they are on the website, you'll see them on the right which are the meeting dates, they're all public and anyone can attend. There are prior agendas on there as well with all the meeting minutes so literally every single word that we say and all of the minutes are recorded, and written down, you can look through them, it's all there, the budget is there, the financials are there, all of the information is available to everyone.

Mr. Gill: Ok, and I know the specific canal was a big item, I'm going to turn to the engineer to just discuss somewhat of that and the ownership.

Mr. Geiger: Yes, I'm Jonathan Gieger, District engineer, I work with KCI. We actually recently for Manor Parc specifically just did our 5 year Broward County inspection and we are actually in the process working with GMS and it's actually on the agenda today to approve. This is going to be some of the maintenance for the community for the drainage, the drain cleaning and everything. Part of the issue with the canal is when the CDD was built this was put in a conservation easement so there are very strict rules about plant removal and how you can treat it. It was never intended to be just a conveyance canal, it was always intended to be a conservation easement for wetland plantings, part of what the District had to do the first 5 years was monitor those and make sure they were growing and everything, so we have to look into what we can do legally if there are invasive species, I do think there is a mechanism for that, I'd have to work with District counsel.

Ms. Wald: We have to look at the permit.

Mr. Geiger: Yes, our permit with South Florida Water Management and Broward County basically to see what could be removed, if there nuisance plants that are causing an eyesore that's one thing, a lot of that foliage was planted with intention and part of what is supposed to happen is it's supposed to grow and look like a wetland. Obviously, dead fish that's a concern I do believe GMS has Solitude who tests the water, correct?

Mr. Gill: Yes.

Mr. Geiger: If there was anything wrong I think Solitude would bring it up but we can obviously have GMS look into it, you know the history on that and everything. The trees that grow on the banks, some of those we are looking into getting trimmed especially on the opposite side where the Mainlands is, I know a lot of trees are overgrowing in but, we are looking to do tree trimming as well as part of the 5 year recertification for Broward County. So, this is all stuff that is getting done here soon, like I said, we have on the agenda the stuff that would address the stormwater drainage and part of that is them going through and picking the trash out, I know there's a lot of debris that gets dumped in that conservation easement, the trees I think is a different thing but, it is getting worked on, and like I said, as far as the unsightliness some of that might just

be plants that people don't agree with but they're there for a reason and we'd have to work on what could be removed.

A resident: No, absolutely not.

Ms. Wald: This is not a back and forth conversation, the public comment portion is completed, it's back to the Board to try answer every single question and address each one of the comments, so go ahead.

A resident: I'm sorry but that wasn't an answer.

Ms. Wald: Stop the conversation, and let me answer again. The public comments portion has been completed, it is not required by law for any answers, what is being addressed is the comments and the questions as can be addressed. You may not get exactly what you want here but, again, if we cannot have order then we're not going to be able to finish this meeting and so I would suggest again, that since the public comment portion is completed it is now back to the Board to attempt to address the questions that have been asked even though it is not required by law to be done, this Board is going to do so. So, the respect is, so everyone can hear each other and actually hear the responses is for this Board to continue and the members on this Board to finish and then if they want to open it up, this Board can make that motion to open it back up again, so go ahead.

Mr. Geiger: I mean that's basically all I had to say, as far as dates we have a proposal on here and until it gets approved we have no way to schedule this, that's just how it's going to work, so hopefully the Board approves this tonight and if you have any questions on dates after that, obviously you can email GMS and we can give you guys a schedule and everything, that's just going to have to go through GMS.

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

Ms. Wald: Excuse me, again, the only way to have a government meeting and if anyone has ever been to a county meeting or a city meeting, if people are interrupting in the progress of a meeting, then they get removed. We're not doing that tonight, that does not make sense, everyone should be respectful of each other, I think everybody was respectful of listening to each other here tonight, and that respect should also be provided to the professionals and the Board members, the elected Board members, and please again, let the

professionals speak, the questions have been asked, the comments that have been made so they can be addressed instead of talking over each other whether you agree or not agree that is your personal decision but, please let some of these questions be addressed and those comments in a respectful manner. Go ahead, Andrew.

A resident: I'm sorry, are you going to have a new segment at the end?

Ms. Wald: Sir, I don't know how many times I can say this, we are done with the public comment, if the Board, when we are completed, as the Board in the section we are on the agenda want to open it back up to public comment that can be their decision to make, please proceed forward.

Mr. Gill: Ok, so at the end of the agenda there is Supervisor's requests and audience comments outside of this public hearing portion of the budget, we're trying to get through the budget portion, so bear with us while we finish this.

A resident: Ok.

Mr. Gill: Ok, so I'm going to put you on the spot for the wall, there were a number of comments about the wall.

Ms. Martin: Ok, so I'm Shearon Martin, I live in Manor Parc, I'm the president of the HOA and I want to make a comment about the wall, it's a valid concern and in November of last year I reached out to the city, the vice commissioner, Marlon, he deferred it to somebody by the name of Maxine, and she responded to my email in November, and that response was that regarding the buffer wall, the program is a product some major RT, we'll call it a study but, additional locations proposed based on the defined set of criteria. After review please note that the location in red below, which is Manor Parc, is not included in the plan and does not meet the established criteria for the wall, as such, there are no buffer wall improvements planned for this area. I picked up this conversation again a couple of weeks ago, I reached back out to Maxine and to Marlon, and I have received no response and I did raise a concern that there's a newer community that didn't exist before Manor Parc and the wall was extended to them. Additionally, I have been communicating with Andrew, our District manager to look at options to add some type of buffer for Manor Parc since the city will not stand the bill for that, it would obviously be something that more technically a feasibility study would have to be done, go through the city permits and all of that of what's possible, and obviously I'm assuming that bill would be some type of fees and assessment to be able to

accommodate that along Commercial Blvd. and Rock Island. So, I have no further information on that except that it's being looked into right now.

A resident: Thank you for sharing that information.

Ms. Martin: We did share it at our last HOA meeting.

Mr. Gieger: Just to piggyback on what the Board member said, Andrew did ask me to look into this. So, KCI has looked into the feasibility of this and I have provided GMS with some preliminary information, it's a lot to process, there's a lot of moving components with a wall. We've done walls in other Districts, GMS has helped us with, it is normally bond funded, they are not cheap to put in a precast panel wall, anything less than that doesn't provide the protection that the residents here are talking about. So, as the Board member did state it is something that would have be to assessed and the first step would be a feasibility study. We've been put in an awkward position with other communities where we don't do that and it just goes south, so there would be some money up front expense, that would just have to be something that if residents have this interest just keep coming to these meetings and letting the Board know and then they can give staff and the engineer the direction to look into that, and it is something that we have taken a look at and it is something that we've provided for other communities, it's just going to have to be something that's directed.

Ms. Martin: And also feel free to advocate to the city too, I tried.

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

Mr. Gieger: Ok, so before I get to more finance questions, there were a number of questions about the difference between HOA property, city property, and CDD property. That's something I think I can give you when I look at all the different areas you might come to the CDD 101 meeting, and I can bring Patrick with me, probably Jason, and we can go over the maps it will show you areas that are HOA, because I've heard a number of comments about HOA trees needed trimmed being trimmed by the CDD which shouldn't happen and so we just need to be clear of who has which maintenance responsibilities and then we have a maintenance schedule for landscaping, you all can see that as well, and that will satisfy some of the concerns.

Ms. Davis: Also identify what the CDD owns because the CDD does own the roads, they do own the canals, the playgrounds, the pool, the common areas, the sidewalks, the trees that are not on your personal property.

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

Ms. Wald: No, again, public comment was closed, and you'll have another opportunity at the end, go head.

Ms. Martin: So, just to address the comment that you made about the tree that is on your property, adjacent to your driveway, that's your property, HOA property, and maybe three years ago, you're correct, there were two years that we did cut those trees, and then we stopped because Kisten was on the Board I believe at the time with Mindy, I think it was at that time, or Jeff on the Board, and for the HOA to take that cost on the lowest quote that he got to cut all of the live oak trees on the property, the lowest quote he got was $39,000. So, in essence, it's the homeowner's responsibility to trim those trees, it's not CDD property.

Mr. Gill: Ok, so let's change gears, there were questions about the bonds, again at the CDD 101 meeting I'll go over that, you will have three 30 year bonds that are on the homes, so whether you purchased it day 1 when the bond is issued or 15 years after you're still paying forward, there's no, I believed somebody asked about a credit.

A resident: I'm sorry, I didn't hear you, you said three 30 years?

Ms. Wald: Just to make it simple, there are different bonds for each one of the communities, they started at different times and any time any of you, if you ever want to know what you have left that's owed on the bonds you can get that payoff amount, all you have to do is contact GMS, the District manager, and you can get that amount. So, any time you want that, any of the information regarding the bonds, what's left because there's different times for each one and we can't just sit with every single one of you and do that but, you can ask for that and that information will be provided as to your bond.

Mr. Gill: Yes, and it's in the budget as well, there's an amortization schedule in the budget, and every unaudited financials, they are on the website and in the budget.

Ms. Foster: The contact information for GMS, as well as the Board members is on the website, www.sabalpalmcdd.com.

Mr. Gill: Right, thank you Lindsay. Patrick, can I put you on the hot seat for cameras?

Mr. Burgess: Sure.

Mr. Gill: Ok, so there were extensive camera upgrades this year, infrastructure upgrades, and Patrick is also a field manager and was working on that technology and he can speak to some of the changes and the upgrades that just had.

Mr. Burgess: Yes, so your cameras are maintained by Q-Wire, and they do the pool cabana cameras, the CTP cameras and then your LPR cameras and overhead cameras at the entrances of Central Parc, Manor Parc and Hidden Trails. The Board recently approved this year to completely renovate the system because it was very dated, the equipment had reached its lifespan and it was not able to be replaced. There is a maintenance agreement with Q-Wire that any time there's a request for footage it's provided to us, and we have access to the cameras as well as needed but, the cameras are I believe are 90% completed and it's going to be back up and running, it was just a little bit neglected in the past and when we came on board it was a major point to redo but it was an expense and the maintenance too now maintain those cameras did increase as well, so that is part of the reason you'll see the security increase line item, as well as the cameras that are at the pool cabana that are monitored from 9:00 p.m. to 5:00 a.m. in the morning to kick people out if they're not supposed to be there. Those have been very successful and the LPR cameras we hope this time for the upcoming holiday season when it was an impact last year on the community that they are beneficial for many years.

Ms. Foster: LPR means license plate reader.

Mr. Burgess: Yes.

Ms. Wald: And footage, just so you know legally has to be kept for 30 days.

Mr. Burgess: Yes, I've asked them to check on that but, any time Q-Wire, he is incredibly helpful, he's also maintains the key FOBs for you guys so anytime there is an issue with that he's been right away helping us and it's definitely an asset to the community, it's just that you need to have up to date equipment and now you guys do and in the past you did not. So, what we do have out there I think is going to be beneficial anytime it's needed.

Mr. Gill: Ok, then questions about the pools, the pools are public, we for the last couple of weeks now we've even had security located at the pools on the weekends.

A resident: I'm sorry, you said they're public?

Ms. Wald: Well hold on, explain how it works for the utilization of the pools when you say public. So, explain what that means.

Mr. Gill: Ok, so the pools, the District infrastructure was funded with public funds which were the bonds, they have to be open to the public, the public has to have access to them.

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

Ms. Wald: Stop, that's incorrect, let me explain how it works, and please be respectful, so the way it works, they are purely public, that's not what he means, we're not talking about city and it's open, it is an amenity for each individual three different areas. With that, and the bonds, part of your bonds, that you pay, and also your maintenance thereof you pay that through your assessments which we're talking about tonight with the budget. If somebody, I don't live in your community but, let's say I decided I wanted to move into your beautiful community in Tamarac and I wanted to move into Manor Parc, and I wanted to buy a house in Manor Parc but, I haven't done it yet, but I've been to Manor Parc and I really like it and I want to experience what some of these amenities are like your pool, I want to check it out. I can buy a membership, I can buy a yearly membership to that amenity, I don't live there so I don't get to go there for free because you guys are already paying for it with your bonds and your maintenance, so the way I could do it by not living there would be to buy a membership to your amenities for the same cost that you pay as part of your bond and as part of your maintenance and an administrative cost on top of it, so I'm paying more in my scenario to that, so they're not purely public but, a member of the public in my example, me, could go ahead and buy that yearly membership and we do have rules and regulations as to those amounts and they do change on a regular basis which will probably change again depending on what this budget does, so please understand that. If somebody is entering into the pool area and they don't live there or they haven't paid their membership fee, yes that should be reported so they can be removed and trespassed.

A resident: I have one question for you.

Ms. Wald: No, we're not doing questions those will be done at the end, please be respectful, go ahead.

A resident: With all due respect.

Ms. Wald: No, this is the problem, if you open this back up.

Mr. Gill: Will do the questions at the end.

Ms. Wald: Go ahead, go to speed bumps.

Mr. Gill: Ok, so with respect to speed bumps there are areas within the community that you all can reach out to me and tell me exactly, this area needs, or we need traffic calming measures here which is what I heard today, I can work with the engineer and reach out to the county to see what can be done, what permits are required, what costs, and then I can present that to the Board once we have an idea of where these things should go.

Ms. Wald: Move on to sidewalks and cleaning.

Mr. Gill: Ok, let's jump down to the pressure washing of the sidewalks, again, there's a difference in ownership of certain areas, the areas that the CDD does own, we did just do pressure washing, right Patrick.

Mr. Burgess: Yes, so to do a full community pressure cleaning of your sidewalks, your valley drains, really anything as you can see specifically for Manor Parc, you can't do an entire community cleaning with $5,250 budgeted. So, what was done this year by the Board was focus areas like your entrances, your cabana area, the parking spaces by the kiosk, as much as we could do with the little bit of contingency wriggle room to try to do annual pressure cleaning. A lot of our communities do annual pressure cleaning but, it's a lot of money, Manor Parc as the biggest area to cover but, it's going to be an increase this year to properly do everything other than piecemeal which was done. So, all areas of the District are hopefully going to be pressure washed with the exception of Central Parc, their HOA requires some of the residents to do in front of their homes so that reduces the amount of area the CDD has to pressure clean but, it should all be done at once rather than piecemeal and it has to be property funded in order to do that, and we've had multiple vendors give us quotes and they're all around the same price that would increase and it should be done yearly.

Ms. Wald: Streets and parking.

Mr. Gill: Ok, so let's jump down to the streets and parking. So, recently the CDD created parking rules and provided those to the HOA to allow the HOA to have cars towed, and those parking rules I believe are on the website as well. I'd have to look at the specific maps of the areas that you guys are requesting but, there are rules in place to tow cars. Most of the other questions are related to field, and we have both of the field guys here, and

they're going to give a field report of what's been done. They're also going to go over some of the projects that were done this entire fiscal year, the larger projects, that's later on in the meeting, so I'll continue through this budget portion of then we'll move on to that.

### C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Gill: Alright Supervisors, moving down to item 3C, this is resolution #2026-02. This is the annual appropriation resolution of the Sabal Palm Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, authorizing budget amendments, and providing an effective date. This resolution takes your proposed budget which was proposed at the end of May and turns it into your adopted budget today. Are there any questions on that resolution? Hearing none, I'll ask for a motion to adopt resolution #2026-02.

> On MOTION by Ms. Davis seconded by Ms. Foster with all in favor, Resolution #2026-02 the Annual Appropriation Resolution was approved.

### D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Gill: Next up is item 3D this is consideration of resolution #2026-03 levy of Non Ad Valorem Assessment. Again, this allows you to all levy the assessments and certify the assessment roll to the county. Are there any questions on this resolution? Hearing none, I'll ask for a motion to adopt resolution #2026-03.

> On MOTION by Ms. Martin seconded by Ms. Martin with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments was approved.

### E. Motion to Close the Public Hearing

Mr. Gill: Next I'm just looking for a motion to close the public hearing.

> On MOTION by Ms. Davis seconded by Ms. Foster with all in favor, closing the Public Hearing was approved.

Mr. Gill: Ok, that takes out of the public hearing portion for the fiscal year 2027 budget. Again, for our budget we have strict schedule we're required to propose the budget by June 15th, and adopt the budget by September 30th, so we're already in August right now, and we had a number of workshops. I think going into next fiscal year, at least what I'm hearing from the community, this specific workshop we'll try to do something, if the Board does this, and we fine tune the budget, this is one of my few Boards that takes a fine tooth comb and goes through every line item, we do multiple proposals, and I think it would be great for more community members to be here for that portion, so I think into next year, if the Board is ok with it what we'll do is we'll try to have another one of these meetings here where I can have community members see the Board go through our budgeting process because you all my have comments as well, and again, it's line by line, item by item and we have a tight budget going into next year.

Ms. Foster: And again, everyone can come to all of these meetings as we generally meet monthly we discuss all of this, it takes hours, and go through each line item but, everyone is welcome to come, we'd love to have your input it would be very helpful.

Mr. Gill: One last thing just on the budget before you leave, so I did go through a history of 2020 to 2027 to look at your increases to see where there were increases and where there was not, from 2019 to 2020 there was no increase, 2020 to 2021 no increase, 2021 to 2022 no increase, 2022 to 2023, the maximum increase was about 15%, so those years where there were no increases and prices were increasing we're making up for it especially with the landscaping enhancements, the tree trimming which we're trying to get knee high now which is why the budget is where it is.

A resident: You did a very good job.

A resident: Can I ask you a question please?

Mr. Gill: Bear with me, at the end, there's going to be a field report right now, so should I jump to the field report.

Ms. Wald: You might as well, you keep saying it.

Mr. Gill: Ok, so is the Board is ok with us going to the field report now?

Ms. Foster: Yes.

Mr. Gill: Ok.

## SIXTH ORDER OF BUSINESS Staff Reports

**D. Field Manager**

1) **Consideration of Proposal with FCC Carpentry & General Painting, LLC for Fence Panel Height Increase at Central Parc Cabana**
2) **Discussion of Annual Landscape Services Schedule with JLS**
3) **Proposal with G-Force Striping to Paint Parking Lots Stall in Manor Parc and Hidden Trails**
4) **JLS Proposals**
   a) **Hidden Trails**
      1) **Removal of Dead Silver Buttonwoods Along South Wall**
      2) **Medjool Trimming and Royal Poinciana Clearance Pruning**
   b) **Manor Parc**
      1) **Replanting Along NW 50th Avenue and Commercial Boulevard**
      2) **Replanting Along Commercial Boulevard**

**E. Monthly Report**

Mr. Gill: Ok, so we'll jump down to the field report, Jason.

Mr. Gitel: Ok, so we want to jump into what was for the initial report?

Mr. Gill: Well, let's do the approvals of the proposals that you have that you can report and the Board can approve now so they can see this process and then afterwards we'll do the report.

Mr. Gitel: Ok, sure. So, proposal #17791 this is for Hidden Trails. There is that south wall and all those buttonwoods that are all dead, you now what I'm talking about, and especially these two because it needed to be taken out for a while I think it's time we go ahead and move forward with that and make it look at little bit nicer on that side. I know we power washed it, and if you looked at, and I'll just jump ahead on the field report, we actually had JLS remove all the vines that were hanging around different areas on that wall and they removed those, so I think once those are gone and we can maybe do an enhancement later but, as of right now this fiscal year if we could move forward with that then I'll be more than happy to get that done. So, the total price on that is $1,250 so if we can get a motion we can move forward with that I'd be happy to get that done for you.

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| On MOTION by Mr. Broomer seconded by Ms. Davis with all in favor, accepting proposal #17791 from JLS Landscaping for removing all dead silver buttonwood bushes and clean up the area at the south concrete wall in Hidden Trails in the amount of $1,250 was approved. |

Mr. Gitel: Ok, the second one here this is #17669 so this is another one for Hidden Trails, the royal poincianas, oh I'm sorry, mainly the medjool palms, there's 43 medjool palms and 11 royal poincianas to be lifted, they're looking pretty shabby right now, so we need to get those trimmed and we do have that in the budget to go ahead and do that as well. So, if you want to get those trimmed out and look nice, raise the royal poincianas up, just for more of a clearance side so people walking by or cars driving by.

Mr. Broomer: Where are they located?

Mr. Gitel: So, they have it on here, if you want to see it it's the main entrance, pool area, south roundabout, north roundabout, central roundabout, just anywhere where you see those large palms and those pods kind of pointing down and they created a mess so 43 medjools and 11 royal poincianas, and then there's a map on here too, you can see it as well if you want to see it but, the total cost of that is $7,500 to get that done, and they can get that done and everything done at the same time if you'd like to move forward with that.

Mr. Broomer: This is all within our budget?

Mr. Gill: Yes it is.

Ms. Martin: Can I ask a question?

Mr. Gill: Sure.

Ms. Martin: Does it take out the one at the entrance?

Mr. Gitel: Where is that exactly at?

Ms. Martin: This front home right here where the trees are.

Mr. Gitel: If it's on CDD property and it's one of those medjool palms.

Ms. Martin: Yes, ok.

Ms. Foster: And that is what's being circled on the map that they provided.

Mr. Gitel: Can I get a motion to move forward on that for $7,500 for the medjools and the royal poinciana trimming?

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| On MOTION by Mr. Broomer seconded by Ms. Davis with all in favor, accepting proposal #17669 from JLS Landscaping for trimming 43 medjool palms and lifting 11 royal poincianas in Hidden Trails in the amount of $7,500 was approved. |

Mr. Gitel: Alright, so Manor Parc now, we have one here, #17714 this one is, obviously that happened that we saw, this on the NW 50th Avenue and Commercial Blvd., so not on the main Commercial side. This is to replace what was there, and what they're adding to that vehicle damaged area. They cleaned up what they could and now to do the replacements is $1,175. We spoke about making sure we get more mature plants to make it look a little bit more grown so you're not waiting for so long, and they go ahead and do that as well. So, we'll make that happen and put it back as much as we can back to normal.

Ms. Martin: And we weren't successful in getting anything from the police for the insurance?

Mr. Gitel: No, sorry, the police wouldn't give it to me, they said that there was no accident report that showed property damage, so whoever wrote the report or whatever, however the police did it, they said we can't give you this report to go after insurance, we have no proof that this was reported, so we either just keep fighting it or not get it done is kind of what they said.

Ms. Davis: When you say they, you're talking about who?

Mr. Gitel: The Broward County Sheriff's office when you do the public request.

Ms. Wald: So, the report you got was there was no property listed?

Mr. Gitel: There was no report so they wouldn't give me a report because we wanted it for the insurance claim.

Mr. Burgess: There was no property damage listed on the police report.

Ms. Wald: Ok, on the police report, but you can still get the police report, you can still write to the police to request that the report be amended and you show them the response, if they amend it or not, you still make the request try to get a response back from them and once you find that out, the information they provided and we can still make a claim but, you have to go through the steps.

Mr. Gitel: Ok.

Ms. Wald: I would recommend to do that it's worthwhile to make that formal, do it formal, make a request because even if it's not listed on the police report that does not mean that you can't make that claim.

Mr. Gitel: Ok, so I did get the report it, signed it, and I got it notarized everything to try to get it covered but, so I guess for now we can put that on hold, I mean the area is cleaned up, it's bare where it is right now.

Mr. Broomer: We can pass it and then get reimbursed by the insurance later.

Mr. Gitel: Ok, so we'll do that and then also.

Ms. Martin: No hold on.

Ms. Wald: We're not done, we're still talking about this.

Ms. Martin: Yes, so because it's been a couple of weeks now, and the homes that are in that area are completely exposed I would want to move forward with approving the proposals and if we get reimbursed for it, good.

Ms. Wald: So, you have all the photographic evidence, you have the original police report, and you are going to make the request for the addendum and so you can proceed forward because you have the proposal and the amount so when you do make the claim to the individual so he can make it to his insurance company, then you will have all that information that you can provide which includes how much it was, so it actually might be an easier way to recoup your money.

Ms. Martin: Right.

Mr. Gitel: Ok, so we'll get it done now, that sounds good.

Ms. Martin: And I just want to make sure that JLS understands we want taller plants than the baby ones they used the last time, they take too long to grow.

Mr. Gitel: Correct, yes I understand, I agree.

Mr. Burgess: They're 15 gallons ones.

Mr. Gitel: Yes, they're big.

Ms. Martin: Ok.

Mr. Gill: Alright, so this is proposal #17714 for Manor Parc, it is landscaping replacement due to vehicle damage in the amount not to exceed $1,175, is there a motion?

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| On MOTION by Ms. Martin seconded by Mr. Soman with all in favor, accepting proposal #17714 from JLS Landscaping for landscaping replacement at NW 50th Avenue and Commercial Blvd. where the vehicle damage had occurred in Manor Parc in the amount of $1,175 was approved. |

Mr. Gitel: Ok, the next one is #17712 for Manor Parc and that covers the Commercial Blvd. damage on the main Commercial Blvd. side, so that one we saw, and Shearon thank you for reaching out as well, and we have done that quickly to get JLS to clean that up, and then also get our proposal as well. So, to do the same type of deal with just replacing of what was there and what they picked up, what they can put back that total is $2,850 and I can also send an email to get the police report on that one but, if you want to move forward we just need a motion for that.

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| On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, accepting proposal #17712 from JLS Landscaping for landscaping replacement at Commercial Blvd. where the vehicle damage had occurred in Manor Parc in the amount of $2,850 was approved. |

Mr. Gitel: That's all for those proposals. Oh I'm sorry there is another one, this was recent this was, that's when the agenda came out, so this is for one more thing for Hidden Trails, let me pass this out. So, we got a phone call, there was a tree that was overgrowing, so the Turnpike wall, there's trees behind there on CDD property, on this little strip, and they're overgrowing, it's starting to be certain trees that are reaching over. So, we went to the lot with JLS, I walked them from the Turnpike here, probably on Friday I think it was, to the wall all the way to the end of the wall and JLS marked certain trees that were dead, and also the ones that we needed to trim because they definitely were causing an issue and we don't want to have that happen. So, if you look you can see the pictures on there, you can see reading over what it says, remove 5 dead trees, cut back 12 trees with branches extending over residents private property, so it's any trees that are impeding on the residents property and the dead trees to be removed, the total on that he quoted for $3,250. Also, by the way, my apologies, on the back there's where it is on the canal so on the east side of the canal, so some of that is

CDD property too and he found some trees over there, he went across there and said there's a tree that fell into the water the other day and he actually went over there and they had their crew come out and picked it up and cut the tree down, picked it up and moved it, so taking care of all this and I think it would be good for the residents as well to take care of that for them that's where we stand on that if you'd like to move forward with that right now.

Mr. Broomer: What's the amount?

Mr. Gitel: $3,250.

Ms. Wald: What's the number?

Mr. Gitel: #17933.

> On MOTION by Mr. Broomer seconded by Ms. Foster with all in favor, accepting proposal #17933 from JLS Landscaping for tree trimming and removal on CDD strip of land at the Turnpike wall in the amount of $3,250 was approved.

Mr. Gitel: I think that's it for the proposals, and then just a quick field report, just kind of where we're at just for a couple of items as well besides just general maintenance, general walk throughs. Nothing too much in Central Parc happened that we need to take care of on that end, so there was an issue with one of the toilets that was continuously running, one of the valves needed replaced, our cleaning company come actually and took care of that, so that was that on that end. Hidden Trails, the sound barrier wall from the Turnpike, I don't know if you've noticed but on the Turnpike it's completely cleaned up so that was a huge thing to get that done.

Mr. Burgess: I would just say that Turnpike wall has restriction possibilities and probably has a 4' buffer on each side of it, and it's a lot of maintenance and it's going to be done quarterly moving forward to make sure with the undergrowing. The first part, as you can see the picture here, and you can see by driving by on the Turnpike at 70 mph it's a long stretch, it's a bigger than you think, so we just didn't want the overgrowth to become some big project so had JLS start doing quarterly maintenance to keep it in control.

Mr. Gitel: Thanks Pat. The next one, as I talked about earlier, the vines you can see the difference when the vines were hanging over that south wall and how it looks now, it's definitely cleaned up, and it's going to look better when those silver buttonwoods are gone as well. The next one, and Shearon I know this was on your list for a long time, we got that finally done on the blind spot mirrors, so hopefully that's going to be a little bit easier for the residents as well in that area, so that was done. Manor Parc had a couple of large tree branches that fell from the storm, and I don't know what happened but they were notified that those fell and within a day or so JLS came out and cleaned all that up for us. There was one here and they sent us a picture later it's on the other side, so they cleaned that up as well.

Ms. Martin: And this was the same?

Mr. Gitel: Yes, that will be on there, yes. So, the accident clean up we already discussed that, so the clean up was completed by JLS on that, and then Manor Parc had a lot of the medjools and you can see they got cleaned and trimmed up on all those medjools in those medians, how all the dead spots are done and the stuff hanging from the tree itself was taken off, so that's for that. Patrick, do you want to speak on the pods, I'll pull that up.

Mr. Burgess: So JLS also provides pictures, you know the seed pods with the medjools they fall, you can seem them there at Manor Parc's Commercial Blvd. entrance. Now that JLS is doing the entire District, we'll talk about it later to have an annual maintenance plan rather than piece things along as we see them becoming issues. So, it would probably be good to do annual tree trimming, palm trimming which is done twice a year, it's things that we were trying to get done that are not in the current budget that are being done but, the medjool palms due to the crashes on Commercial Blvd., which we'll work on. There's a tree branch that fell, I believe this is the blind spot mirrors that installed to the Mainlands entrance, we did try to work with the city on a sight triangle spot, and they completely ignored us and didn't get back to us on that request, although we dealt with other cities that required us to get approve on sight triangles when doing plantings but, this is the Mainlands landscaping. So we have an email thread with the city requesting them to inspect the sight triangle and they did not get back to us so we installed blind spot mirrors because this is an intersection that

there's not a 4-way stop in it, so it's being addressed. This is the Turnpike wall that we mentioned, this was very overgrown, we've even had residents putting multiple tires in there, placing multiple tires in there that had to be removed, and you kind of see the stretch of the entire Turnpike wall, there's pictures of that, and every meeting agenda we have a report, it's on the website so you can see pictures of items on there.

Mr. Gitel: And just going back to the pump side, so we had irrigation pump #1 which is on the northwest side at Manor Parc, so that pump completely went down, it has a listing of what they needed to repair on there, they tried to get it fixed and they couldn't so we need to see what we need to do about this, so that's pump station #1.

Mr. Gill: And what was the price?

Mr. Gitel: So, pump station #1 to completely redo was $8,989 to repair pump station #1.

Mr. Gill: So, we're just looking for a motion, and generally when it comes to things with water and the pumps we try to get them done even if it's outside of a Board meeting, otherwise we have to wait until the next Board meeting.

Ms. Martin: So, it's done already?

Mr. Gitel: Yes.

Ms. Martin: Ok, I make a motion.

> On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, ratifying the proposal repair to irrigation pump station #1 at Manor Parc in the amount of $8,989 was approved.

Mr. Gitel: I think that's all I have right now unless you have any questions.

Ms. Martin: You still working on the solution for the umbrellas?

Mr. Gitel: Yes, I'm waiting for Alex, the general contractor, he's coming up with ideas, and he's going to give me one option for just doing sun shade for like some of the corners or also one for water as well, so we just have to figure out which options are good to see what the cost is and just decide on that in the future.

Ms. Martin: So, just so the community knows, over the years we are replacing the umbrellas maybe 3 times a year and it just has gotten really costly in the pool area.

Mr. Gitel: People are breaking them.

Ms. Martin: Right, and so we're looking for a more durable solution rather than just keep going through umbrellas.

Mr. Gitel: We did do, and Patrick do you want me to speak on this one?

Mr. Burgess: Sure.

Mr. Gitel: So, Patrick and I went with Terry who is one of our big landscaping guys and Southeast Land and Water for the canals, we drove through and just monitoring what we need to do and take a look, we're actually doing trash pickup tomorrow, getting them to go through all the canals and doing that at all three locations. The water levels again are so low since we're not getting enough rain, and it's really difficult so you can see how dry it is and how far it goes out, so would definitely use a lot of rain, I think that will help out a lot of issues. We are going through and finding out which ones, there's naples, pond apples, bald cypress that are dead, and I know Shearon and I have spoken a lot on that as well, there's trees in there that died from spraying from a previous vendors that possibly that could have happened from, and we don't want to sit here and point fingers but, we want to get it resolved. So, obviously what Jonathan was saying, there's trees that we can't remove but, we'd like to, the ones we can find remove those, and if it's something that can be taken care of we'd like to try and get that done and make it as pleasant as possible but, Southeast is on top of it as much as they can and we'll continue with it and any concerns you guys have you can always reach out to me, and that's all I have.

Mr. Gill: And Patrick, you have a list of the major projects that we went through if you want to talk about those and the ones we worked on this year.

Mr. Burgess: Yes, and the security upgrades was the big expense, out of pocket to add to the upcoming monthly servicing. We did change the porter company for the District, so the previous porter company was Phoenix Management was doing Hidden Trails and Manor Parc, and then when the property manager for Central Parc was removed, they had a different porter with the HOA, but basically Phoenix Management was doing all of the District and then once they got terminated the reality of what it takes to actually have proper portering we increase that price and now we actually have Total

Cleaning whose done a completely different job and a better job for the District that is increasing.

Ms. Martin: This is the new vendor?

Mr. Burgess: Yes, Total Cleaning.

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

Mr. Burgess: So, they're on the District property, and on the District's website is a maintenance maps that the engineer provided to us and you can see what is maintained and it's basically patrolling, picking up trash along the roadways, they don't go in the water to pick up trash but, cleaning the bathrooms pool cabanas, rearranging the pool cabanas, taking up the doggie stations, the trash that's around the District by the mail kiosks, and they've done a lot better, and so that's been an improvement but there was an increase as well. There is the weekend security vendor, that's basically going to the pool cabanas and making sure people are not having parties, they're not sitting there smoking weed and blasting loud music and ruining the experience for all the other resident because there's a lot of damage that happens, so we're trying to do things that present issues that cause maintenance to repair, so that is basically it for right now so that's for all the District. Central Parc, there was tree trimming budgeted and done, you had some enhancements done by JLS that I believe look great. The sidewalk trip hazards were completed, like I mentioned earlier, Manor Parc and Central Parc are the bigger issues, and Hidden Trails in tucked away so it's not easy to access but, a virtual guard company monitors the pool cabana from 9:00 p.m. to 6:00 a.m. and anyone that enters they hit a motion detector and they voice down to kick them out, and if they don't then they call the cops.

Mr. Soman: When did we start that?

Mr. Burgess: Manor Parc was done actually the HOA initiated it with the permission by the CDD last year, and it was great, and then we stretched over to Central Parc as well, so Central Parc started like a month or two ago, and you can see the report, people had jumped the fence, and they called and walked right out, or else the cops come, so it's been preventing people from being where they shouldn't be but,

the reality is they're just jumping fences and unless we raise the fences, that's really a hard thing to prevent.

Ms. Martin: And the HOA needs to add 1 more camera because there's a blind spot that people have identified where one of the cameras is needed in a corner, so they are seeking that area again.

Mr. Burgess: Ok. As I mentioned, JLS does all of the District now so communication is a lot easier, they've been the best landscape vendor that we use, and we manage a lot of Districts, and I can promise you that do a better job than any landscape vendor you've had at the District. Central Parc, I mentioned the landscape enhancements, you had your pool pump replacement done right before Memorial Day weekend, that blew out and we had the vendor replace it quickly. Hidden Trails, you guys budgeted for all of the enhancements to the entrance monuments, the pool cabana, the roundabouts, all got re-landscaped and I think that looks great, we got positive feedback on that. So, Manor Parc, we had the pool lounge chairs replaced, the sitting chairs replaced, and then you did do Commercial Blvd. landscape enhancements, your entrance monuments enhanced, and mulching at your focus areas, like your monuments and whatnot. So, there's been a lot done, a lot of focus to turn things around since we started working for the District.

## FOURTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Gill: Ok, so I'm going to jump back into the agenda and move on to item No. 4, this is consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026, that's at the end of this year. Again we have a contract with them to audit us each year, and this is already in your budget already. I'm just looking for a motion to accept and approve the engagement letter with Grau & Associates.

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| On MOTION by Mr. Soman seconded by Mr. Broomer with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year Ending September 30, 2026 was approved. |

## FOURTH ORDER OF BUSINESS Discussion and Approval of Parking Signs on District Property

Mr. Gill: Next, we just have a discussion and approval of parking signs on District property, and Patrick has this.

Mr. Burgess: Yes, this was a request for Manor Parc, and Shearon mentioned the turnaround area, and I know there were concerns about this during the public hearing but, you have people parking, and again the HOA has the parking authority that's what the CDD granted them through an agreement, and they have the signs that say no parking through this area so that they can then enforce that.

Ms. Wald: As long as it is in compliance with the rules, signs have already been adopted, I don't see any legal issue with putting those signs in.

Ms. Foster: Do we need like city permit do you think?

Ms. Wald: Well, it depends where you're putting the sign, so if the signs are going to be specifically let's say in your common area green area, because I know you have some problems with the trees, then the answer would be no, if it's going to be basically along your city streets, or your thoroughfare, then it may require city permit approval so it really depends where they are going.

Ms. Foster: Common areas.

Ms. Wald: Because I know with your grassy areas you were having problems if I remember correctly, so putting it on there, that's not an issue because the city doesn't care but, when you're dealing with the actual right-of-ways, then yes, you definitely need those permits. The only other thing is to make sure under the city code that there is no requirement for wind load with signs.

Ms. Foster: What's that mean?

Mr. Gieger: Normally the cities have requirements that you can use a certain form, a certain post for wind load requirements, and normally these signs are very standard so it's not as intensive. The other thing is when you start putting in signs, they

might make you also stripe the street which I know we have in Central Parc along that northern corridor there are signs and that little bit of striping so, if we do go to the city and the city says, go ahead and put signs they might also make you guys do the pavement marking, and that's just another thing to maintain, it's not the worse though.

Ms. Martin: Even though we're putting it on a grassy area?

Mr. Geiger: It just depends, it would have to be something you'd have to go to the city, so if it's within the right-of-way of the District owned road, if you're putting it on the backside of that, the back of the sidewalks somewhere, that's usually outside the realm of that but, like right up against where the curb is, you might run into some issues with them saying that's, you're designating the right-of-way.

Ms. Wald: Yes, that's where you run into issues but, I remember looking at your pictures where you were having problems with your grassy area and I don't see an issue with that. This is the HOA making the request so the HOA would be the one responsible for doing this anyway. I would recommend that the HOA check with the city with the building department and then also in that regard, if they do need a permit my recommendation would be for giving the authorization to the District manager to execute any permit application because you're the owner of the property, the CDD, so then you don't have to wait for another Board meeting.

Mr. Broomer: Don't we own our own streets?

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

Ms. Wald: No, they're CDD streets but you still have certain right-of-ways that the city has authority over, we can't specifically state this area is fine, this area isn't fine because we don't know.

Mr. Geiger: Normally in other Districts, they own the streets but it's in the roadway, the city engineering department normally makes a full engineering permit, it just depends on the complexity of the project but, it just depends on the city as well.

Ms. Wald: But what we don't want to happen is the HOA, who wants to spend money, good money after bad as I like to say, you have the HOA going ahead and putting up the signs and all of sudden the city comes in and says, you didn't get a permit for that and now we get a notice of violation of the CDD because we're the property

owner. More likely than not, you're not going to need a permit depending on where it's specifically located but, I would recommend to always check on that, it should not take long as long as you've already identified exactly where those locations are, you should be able to get a response from the city.

Ms. Martin: Ok.

Mr. Gill: Do we need a separate map showing the areas for those specific signs?

Ms. Wald: Well, the HOA is going to do this.

Mr. Gill: Ok.

Ms. Wald: So, the HOA is the one that's going to be providing that information, and then if the permit is required, then again, I would recommend that you just give the authority to the manager so you don't have to wait for another meeting.

Ms. Martin: Ok.

Mr. Gill: So, I'll work with you on this.

Ms. Martin: Ok.

Ms. Wald: And it is a good idea.

## SIXTH ORDER OF BUSINESS Staff Reports (Cont.)

Mr. Gill: Let's jump down to staff reports, District attorney, back to you Ginger.

### A. Attorney

Ms. Wald: I think I already did the legislative update.

Mr. Gill: You did.

Ms. Wald: That's the only thing I would have, the legislative update, everything is status quo as to that. I do want to recommend and I'm not sure it's on the agenda, if you haven't done already, please make sure you do your ethics training, I know I say this at every meeting you do have until December 31st of this year but, I always like to remind everybody it's better to do it sooner than later, and if you need the links again, then Andrew will go ahead and forward them to you. Remember it's 4 hours, there's the 4 hour one or you can do the 2 hours and 2 hours, and you have to do this every year.

Mr. Gill: Any questions for the attorney?

Ms. Foster: No.

### B. Engineer – Proposal with PCI Stormwater Solutions, Inc. for Manor Parc's 5-Year Broward County Surface Water Management License Renewal

Mr. Gill: Moving to the District engineer, you have a proposal for us.

Mr. Geiger: Yes, so we did the proposal to take of the cleaning for the Broward County surface water license recertification for Manor Parc. It's been a couple of months, we had a hard time getting vendors to respond, we finally got a response from PCI Stormwater Solutions and they went through our maintenance map on a punch list that I issued after my initial inspection, so everything on here is identified with the structure number and what they're going to do. The proposal is for $12,300 and that's going to take care of the catch basin cleanings, the vegetation that's overgrown around some of these structures and some of the manholes that we couldn't find. They're going to jet and clear the outfall pipes and every headwall, your outfalls is under the water so we can't really get to them so they have divers and a few small dives for this year since I don't think it's ever been done. We're recommending to blow everything that's basically in the street into the canal and jet that all out so come hurricane season that should be good and clear. There are about 25 catch basins to be cleared and this does include finding those two structures we couldn't find and raising the rims to bring them to grade per the permit. What this does not include I believe is some of the additional tree trimming I recommended but, I think I'm working with Patrick on that to take care of some of the stuff that is on CDD property but, it is on that opposite Mainland side where a lot of those trees have overgrown into the canal, so I think that's going to be a separate proposal down the road going through GMS, so this just takes care of the structural issues and everything. So, if the Board approves this the next step is PCI does their work, I go back over the punch list, I reinspect, and if everything is done per my punch list and per the proposal I revise my report, finalize it, that goes over to Broward County for their review, sometimes they send someone out to check it, sometimes they don't. The only other thing I need for that I believe is a check in the amount of $1,920, and the way we've been doing this recently with Districts is if they mail us a check we just do an E-check or sometimes GMS is given the information and they pay virtually that way, so KCI doesn't have to go through the E-check but, then as stated it's $12,300 to get the initial cleaning done and this should take care of us for the

next 5 years. If there is any flooding or issues after this that we recertified please always reach out to GMS or myself and we can go take a look but, this was an inspection of the entire system for Manor Parc.

Ms. Martin: What's our deadline to do it?

Mr. Geiger: Well, our license lapsed in June, and Broward County has a lot of leeway especially in the rainy season. They haven't reached out yet which is good but, usually the sooner the better. We've had Districts where it's taken a year or so to get the maintenance done because of certain issues, so Broward County they just want you to get it done and the initial inspection was done so as soon as this gets cleaned we'll be back out there and hoping to get this recertification over to Broward in the next month or two if PCI can get the work done. Obviously, this work is impacted by weather, you can't clean the catch basins out when the rain is coming down.

Mr. Gill: And we do have the funds to get this done.

Mr. Geiger: Yes, and this was talked about, we did have a number in mind I believe when we went through the budget.

Ms. Martin: So, is that the only proposal that we got?

Mr. Geiger: This is the only one we did receive but, Patrick reached out to 3 or 4 companies, and this is consistent, this is a pretty good price, we have other bigger communities with less structures that have paid more money. I was actually surprised at the price of this including some of the additional work. A lot of these companies don't do the structure raising, or that kind of work so it's actually nice that it's included, and you guys don't have to go find a GC or a contractor to take care of that, and anything that's not done obviously there will be a second punch list and I do know this, we're not going to issue more money if it wasn't done right the first time.

Ms. Martin: Andrew, when is our next meeting?

Mr. Gill: We'll plan to have one in September, we have one scheduled for September.

Ms. Martin: So, can we not give a motion on that today? Can we try again to get a second proposal and if we don't have one by the next meeting then can move forward?

Mr. Gill: Yes, we can bring a list of the companies we reach out to and see who responds to us and you can see the proposals.

Ms. Martin: Ok.

Mr. Geiger: But there are limits on what this proposal cost is.

Ms. Martin: Of course.

Mr. Geiger: So, just be aware this might come back higher if we reach out and we need an updated proposal.

Ms. Martin: Ok.

Mr. Geiger: And Patrick has a good relationship with them, just to caution sometimes that does happen.

Ms. Martin: Ok, but let's just try to get another one, and if we don't have it by the next meeting date you can just have them do it.

Mr. Geiger: Right, and Patrick can reach out to whose done the cleaning in the past, especially for Central Parc, I don't think they responded but, they were a lot more expensive when we used them last time.

Ms. Martin: Ok.

Mr. Gill: And this is coming due for the other subcommunities as well, right?

Mr. Geiger: Yes, so this is the second community that we've had to do this for, the next renewal is for Hidden Trails, actually their next renewal due date is November of this year I believe when we did the budgets I did provide an estimated cost for that. So, I think in the next couple of months it would be good to approve that so we can get ahead of this in the dry season, it's a lot easier to do the inspections when it's not raining and 100 degrees outside but, that one is due November of this year, so if we can get a jump on that in the next couple of months, like Andrew said, it is in the budget to do the initial inspection, so KCI did give you guys a range on that and the renewal fee. The only thing I don't know what they budgeted for was the actually cleaning but, sometimes that's up in the air sometimes, and it's such a small community compared to Manor Parc and Central Parc.

Ms. Martin: Ok.

Mr. Gill: Ok, so we'll table this and bring it back at the next meeting with additional proposals. Any other questions for the engineer?

Ms. Martin: No.

## C. Manager

### 1) Consideration of Proposed Fiscal Year 2026-2027 Meeting Schedule

Mr. Gill: Moving down to District manager, and the first item that I have for you is consideration of your proposed fiscal year 2026-2027 meeting schedule. You generally meet on the third Thursday of each month in the offices of Governmental Management Services, and that location is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and that's at 6:00 p.m. Again, we advertise every month for a meeting just to save on advertising costs and then if need to cancel, we do cancel, and they're always open to the public, they're listed on the website. I would love if more community members showed up especially when we have issues and I'll leave my card as well but, these meetings are held monthly and I think it would be great for the Board to see more faces outside of a public hearing. If the Board is ok with those dates, location and time, I'm just looking for a motion to approve the proposed meeting schedule and authorize management to advertise.

> On MOTION by Ms. Martin seconded by Ms. Davis with all in favor, accepting the proposed Fiscal Year 2026-2027 Meeting Schedule and authorizing District staff to advertise was approved.

### 2) Form 1 Financial Disclosure Due July 1, 2026 – *everyone filed*

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

### 4) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards

Mr. Gill: So, congratulations, you all have filed your Form 1 financial form. So, the Board is required to do a Form 1 to file their financials every year, and so they've done it. Then ethics training, again as Ginger said, I'll send over those links to you, you don't have to do a reply and send it to me, it is self-reporting but, on next year's Form 1 you'll have to check the little box that you completed your 4 hours of ethics training. Moving down to your performance measures and standards, as you know the Florida Legislature has required that Special Districts come up with matrix that they need to meet in respect to meetings, advertisements, notices and they haven't given us much

direction so we've come up with a template stating that we'll have at least 3 meetings per year, we'll propose our budget by the 15th of June, and adopt it by the 30th of September. So, all of those matrix have been met for this fiscal year, congratulations again, and so if the Board is ok with it, I'm looking for a motion to just approve those performance measures and standards for 2025-2026 and authorize us to put it on the website.

> On MOTION by Ms. Davis seconded by Mr. Soman with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards and authorizing District staff to post it on the website was approved.

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

Mr. Gill: Next is, using those same standards going into next fiscal year 2026-2027 if the Board is ok with us using the same template, I'm just looking for a motion to allow that.

> On MOTION by Mr. Soman seconded by Ms. Martin with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

**D. Field Manager**

**1) Consideration of Proposal with FCC Carpentry & General Painting, LLC for Fence Panel Height Increase at Central Parc Cabana**
**2) Discussion of Annual Landscape Services Schedule with JLS**
**3) Proposal with G-Force Striping to Paint Parking Lots Stall in Manor Parc and Hidden Trails**
**4) JLS Proposals**
**a) Hidden Trails**
**1) Removal of Dead Silver Buttonwoods Along South Wall**
**2) Medjool Trimming and Royal Poinciana Clearance Pruning**
**b) Manor Parc**
**1) Replanting Along NW 50th Avenue and Commercial Boulevard**
**2) Replanting Along Commercial Boulevard**

Mr. Gill: Jumping down to the financial reports.

Ms. Wald: What about FCC Carpentry and General Painting LLC for fence panel, there's a set of things under item 6D.

Mr. Gill: Oh, yes, I'm sorry.

Mr. Burgess: Ok, so this is Central Parc, and as you can see this is our security camera so it catches people that jump the fence, they jump this fence every time they jump into the community. We've done some landscaping there, the clusia hedge, that will eventually grow in but, for the time being we wanted to just see if the Board was interested in raising that fence that tail right there, you'll see where they're using it for jumping, I think the cameras are working at this point so it might not be worth the money but, I just wanted to give you guys the option of looking into that.

Mr. Soman: Do we need to get a whole fence there?

Mr. Burgess: Yes, it's in the agenda, it's $2,728, it would be adding 7.5 feet but, I think the cameras are working for now and down the road the hedge will grow in but, this is just kind of something we've had discussed.

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

Mr. Soman: With the cameras I think those deter a lot so I'd want to see what the cameras do before we spend money on a fence, and let's see, get a report on the cameras because I've gotten a few calls from residents saying, oh we didn't know we had this, so it's working.

Mr. Burgess: That's fine.

Ms. Foster: I think if we do this we're going to spend money and they're just going to jump around the other side but, I appreciate this.

Mr. Broomer: And Patrick did you go over the landscape schedule?

Mr. Burgess: No, but basically it occurs, if everyone is ok with it on the Board, again as JLS is doing all the property, we can now schedule your hardwood tree trimmings once a year. So, one time a year your hardwoods trees get trimmed that reduces wind when we get very high winds, palms are one time a year, twice a year Hidden Trails has a lot of vegetation around the pool that typically we try to get cleaned up a little more frequently because it causes the pool to get dirty. So, it's really just getting a schedule in place to know that you're getting your tree trimming done this time

of the year, you're getting your annual flowers three times a year, and your mulch is being freshened up before the holidays.

Ms. Foster: And this is what's already in the budget?

Mr. Burgess: This is what you guys are budgeting for.

Ms. Martin: And this is for next budget year?

Mr. Burgess: This is for October 1st to September 30th.

Ms. Martin: Ok.

Ms. Wald: Can you pull that back up again so everyone can see?

Mr. Burgess: Yes.

Ms. Wald: I think there might have been a question on it.

Mr. Burgess: So your annual flowers are at all your monuments, it's pretty standard, all Districts that do landscaping is to have just a simple plan, it's scheduled and it gets done.

Mr. Gill: And we're able to do this because we finally have one vendor covering all the subcommunities over the course of the full fiscal year.

Mr. Burgess: Yes.

A resident: I have a question was this tree trimming done last year?

Mr. Gill: There were two trimmings done last year.

A resident: Ok because I live on 48th Lane and there are dead palm trees that have been there for the last three years.

Mr. Gill: Let me get your information after the meeting and we'll talk about then.

A resident: Ok.

Ms. Wald: You are on G Force.

Mr. Gill: Yes, so jumping back to the agenda, under field manager D3, we have a proposal with G Force for the parking lot stalls.

Mr. Burgess: Yes, so G Force is striping those parking lot spots, in Central Parc they restriped all the parking stalls, it's really just that they're going to restripe your parking stalls. You're going to see the fresh lines, Manor Parc does not have any lines they're going to make sure the handicap symbols are there, so it's just a refresher of the paint that's worn off since it was originally painted when the community was developed, it was done in Central Parc and it needs to be done in Manor Parc and Hidden Trails.

Mr. Gill: And how much is it?

Mr. Burgess: $488.00.

Mr. Gitel: I believe this is for $488.00

Ms. Foster: For just for this area?

Ms. Wald: There's different ones.

Mr. Gitel: Yes, there's different ones.

Mr. Gill: Ok, so this the striping at the MP pool cabana for $488.00, Manor Parc West mailbox kiosk that's $322, Hidden Trails pool cabana and south roundabout that's $589, Hidden Trails north roundabout that's $268, and Hidden Trails entrance guest spaces also at $268. So, I'm just looking for a motion if the Board is ok with all of those.

> On MOTION by Mr. Soman seconded by Mr. Broomer with all in favor, accepting the proposals from G Force for parking lot stall striping in Manor Parc and Hidden Trails as stated on the record was approved.

### E. Monthly Report

Mr. Gill: Jason's monthly report, we discussed that earlier.

## SEVENTH ORDER OF BUSINESS Financial Reports

### A. Acceptance of Check Register

### B. Acceptance of Unaudited Financials

Mr. Gill: Now jumping down to financial reports, included on page 106 is your check register, and page 114 is the unaudited financials. I'm just looking for a motion to accept those.

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

## EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Gill: Back to Supervisor's requests and audience comments. We have direction from Supervisors on a number issues, any other requests for management?

Ms. Martin: No.

Mr. Gill: Ok. Moving back now to audience comments.

Ms. Martin: I have a comment.

Mr. Gill: Ok.

Ms. Martin: Good evening, I want to clarify, are you the mayor?

City Mayor: I am.

Ms. Martin: Ok, so I do want to ask for your help with getting more insight into the buffer wall that we are trying to get for Manor Parc. I did reach out to Marlin who initially forwarded my email to Maxine, and I can't remember her last name.

City Mayor: It's Collin.

Ms. Martin: Thank you, she responded that, and this was in November, she responded that our community isn't eligible, and she responded in November that Manor Parc didn't meet the criteria. I followed up a couple weeks ago to clarify what the criteria is because there's a new community at the corner of Rock Island and Commercial Blvd. that got the wall extended there and no response, it's hitting dead air from either Marlin or Maxine. So, I understand if we are not eligible but, what is the criteria?

A resident: Thank you for that question, Shearon.

City Mayor: I do appreciate it, I cannot give you a 100% answer, I think that extension on Rock Island was something that was done, and this wall project for us started in 2012 and it changed and it changed, and so that was actually 2B that's how far along in the past it was, so that wasn't even considered a townhome community. That being said, if I recall correctly I think a wall went up around the townhome community on Nob Hill, however, that also might have been paid for by the developer. So, what I'm going to ask for, I heard some of the concerns and the questions and if the city asks you to get a permit or not, if you've got something that you sent to the city, if you don't mind giving me a nice long email, just section it off, and I can copy and paste to send to whoever I need to get some answers.

Ms. Martin: I will forward you what I have.

City Mayor: So, I will get you answers but this shouldn't be waiting around for so long but, even if you forward me a long trail email the concern is it might get lost, if you don't mind.

Ms. Martin: So, I'll bullet point those items.

City Mayor: That's fine, that would be great because I don't see why you should have trouble putting a stake in the ground saying they're parking, your roads are your roads. I did hear a little comment and then concern about the canal part that is yours, so why is there no trespassing sign, and when I look at the map the canal may be yours but, the property that those signs are on that you have to step on the grass to get to the canal belongs to the resident that lives there, not in your community, the Mainlands, so that's why, you may own the water but you don't own the land to get there.

Ms. Davis: So, we own the water because I thought Mainlands owned the water.

City Mayor: No, you do but, the reason your community was created the way it was, it was talked about at a time when people who live in associations didn't have the ability to help their neighbors take care of their properties and maintain their properties. We were going through a lot of stuff with the recession and 2027, 2028 and so like my house, I had to pay for my neighbors for cutting their grass, my neighbors who didn't secure theirs, and so on throughout our city and people were getting squeezed in their own association dues to pay for that. So, the goal of the CDD was that you would control your community, and you would make it beautiful, and that you all share together and nobody would not pay because it comes on your tax bill, and if it comes on the tax bill if your neighbor doesn't pay their tax bill, there's some investor that go in that clubhouse and saying, hey, I got some money now I'm going to be making on somebody else's tax bill or getting a house 2 or 3 years later from the person who doesn't pay it. So, that was the reason for the concept and depending on when you bought your house and certain things, whether you were told, not told, it was explained, it wasn't explained, for all that for the confusion of the past, all I can say is I'm sorry but, I do think that it is important that you get together doing this community and the people on the Board, and I thank you for doing this, talk some things out, and you sound like you're getting things from the past, put them together, you were jaded in steps, and because you're taking steps your Board for Hidden Trails versus Manor Parc, versus Central Parc, were not together at the same time and so now you're going to scale upon these, but if you're scale, you can get some better pricing and be able to utilize and leverage all of that to get what you need as a community and know that your property

values are tremendous. So, some of you may know I live in the Woodlands, I've been out here 34 years living in my community and our property values went up because of you guys, because your property values skyrocketed because you maintain it and you do so well there that it helped the community. So, I know it feels like a lot, it's a lot especially when you see that bill but, just know that your investment is also growing and you're investment is solid where somebody who is not investing in their home is not as solid because I know how it feels when you have to pay the bill, and with the insurance and stuff, I have the same thing but, continue the communication because also your Board is doing what they can and if they don't hear from you or what your concern is, they can't fix anything.

Ms. Martin: Thank you, and I want to be respectful of Andrew's meeting.

City Mayor: And if you want to talk to me afterwards, I'll wait, it's fine.

Mr. Gill: And this is just audience comments for this meeting, so I'm going to close the meeting once we've had audience comments and I'm sticking around to answer questions as well. So, yes sir, go ahead.

A resident: Yes, I have question, I want to go back a little bit, I know you mentioned earlier that you guys hired some security during the daytime and the reason why I'm bringing this up is because I've been in the public with it, my wife and some neighbors where at the pool on a Saturday about 12:00 o'clock in the afternoon and they had an incident with a security guard, and the police were called and everything but, my question to you is that guard was saying that he was hired by and I think he said the association which we don't have security during the daytime from my understanding, and it was funny because the guy was driving a Toyota, he wasn't even in like a marked security vehicle and we have a picture, I'm sure I put it on the group chat once. So, can you kind of explain the hours and what they're supposed to be driving so us residents could know who he is.

Mr. Gill: So, we started this program only like a month or two ago, that we've had this, so until the end of this year, I think messaging will go to your community just to let you all know that these are the dates that the security will be there. Jason do you know the name of the company?

Mr. Gitel: Truman Security.

Mr. Gill: Ok, Truman Security.

Mr. Gitel: And when did you see them?

A resident: It was on a Saturday afternoon but, when we called the police he left, he got scared, and I'm sure you guys have cameras so you guys can review it, this happened two Saturdays ago if you're really interested I can email you but, he was just in a Toyota vehicle just chilling, hanging out at the pool, and then he started harassing the girls and that's when the girl decided to call the cops.

Mr. Gitel: Yes, so if you want to give me the information absolutely.

A resident: Ok.

Mr. Gitel: So they're supposed to be there Saturday and Sunday from 11:00 to 7:00 patrolling all three areas, so for a little bit they're kind of making their rounds.

A resident: But they should have like a security vehicle, right?

A resident: In a uniform.

Mr. Gitel: Uniform, yes, and we talked about it too, it was a lot more expensive too to have them get them, and we need to have them have a badge, and he needs to have a lanyard with a company name and badge and then he needs to have something that says Truman Security on there.

A resident: Ok.

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

Mr. Gill: Ok, so let's finish up with these comments.

A resident: (inaudible comment) Again, like I said, we need like a summary of your functions, that would be helpful. So, the question I have, you said the term is 4 years for a Board member, right, and why is that?

Ms. Wald: Because the law doesn't say it.

A resident: Well, I know when you run for election you can get the people and somebody can help because it's not a job. (inaudible comment)

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

Mr. Gill: Yes, go ahead.

A resident: So, just to add to what he was saying right at that corner because our house is actually right there and that's what my daughter was saying, when the oncoming traffic is coming they're flying around that corner, we don't have enough speed bumps in the neighborhood, there might be like 2 which is crazy, it should be 1 like right there because I'm not sure if a mirror is going to help or what but, the other thing I just want to say is I kind of feel like there's a disconnect with you guys and us. This is my first time at one of these meetings I'm not going to lie, I took off what I'm usually doing at night to make sure the I'm here and I want to be more involved because at this point I think that whoever walks around the neighborhood because I think we've spoken before but, I feel like there's a disconnect on what you guys may believe or whoever does the walk through the neighborhood which you believe looks like how it should look or what is being cleaned up and what we believe but, when it's time for us to get our roofs cleaned and our pavers, and make sure the paint is right like we have a certain standard that we have to stick or we're fined, so it's not so much what we're being charged because inflation, we know things go up, different companies charge "X" amount of dollars, it's just that when you're being charged, you want to see that the work is being done and we're not seeing that, so it's not the money, it's that we want to see the work being done. I know he mentioned that it's like a sanctuary, I've see sanctuaries before with the sign and it says it's protected where the birds are, during COVID they came and they cleaned it, I hadn't been there for how many years, we were there 4 years, they came, they cleaned it up, you could still get it nice because when we bought those properties in the back it was on the pretense that we had a lakeview, right now it's like there's weeds growing inside of there.

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

Ms. Martin: You're raising a point, you're along that 48th, so that's where we're requesting the signs, that's one of the area that we're requesting that sign for, and something that I have to follow up with you on is if we can two during the day, and this is a curb where people are just parking on the curb.

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

Ms. Martin: The CDD granted us the empowerment to tow, the HOA to tow, the towing that we're doing is basically between 12:00 midnight and 6:00 a.m., what I will discuss with Andrew is to be able to tow people that are parking dangerously and creating a hazardous situation regardless of whether this is overnight or not, so this is not something that can be answered tonight but, exactly that area, that area is one of the area that we want to put the signage.

A resident: (inaudible comment) The problem is it's not the curb, it's the people coming around the curb speeding like we don't live there. (inaudible comment) The speeders are the problem, not the curb.

Ms. Davis: Can I say something, guys thank you so much for coming out and I said earlier on, I've never seen this before, don't wait until budget season or the budget meeting for us to see this because a lot of the conflicts that you have could be addressed before tonight. Now, I realize that one of the biggest issues we all have in here, I'm hearing a lot is the canals. I live on that side of the lake as well in Hidden Trails, when we bought in we were sold, oh you're on the lake side we had to pay more to live on the lake side and we thought it was for beautification, but it's not for beautification guys. It's not going to be clean and nice where we can go and see the fish, that's not what it was designed for, unfortunately we were not told about that when we bought our homes, so bear with us as we walked through it, it's not that we don't want to clean it, we don't want to do whatever.

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

Mr. Gill: So once we're done with the meeting, we're going to stick around and talk about some of these issues, I just want to get through our meeting, so are there any other comments?

A resident: So pretty much everybody has had numerous questions, the role of this is not for us to attack you guys, we're all in the same house together, all the HOAs, the CDD, and the homeowners, so we have a job to do as well as performing, you guys then have to follow up and so on, and we're not here to place the blame, the thing is, things have gotten out of hand we all know that, so we have to start building back up per se, it's not going to happen overnight, we know that as well too but, and everybody,

you have to patient with it because there's a process for everything we have to go through but, we are asking that we start, we can't keep going on this circle, we have to get out of the hamster wheel and start building a new road. So, what I ask is for transparency and communication for things that can be changed for free. As you guys know, some of us are first time homeowners, I'm a second time homeowner, and there will be future homeowners so instead of going on a hamster wheel like when the new homeowners come in here and say, what's going on, a deer in the headlights kind of moment, on the website, you can do a FAQ section, you guys pay for our hosting for all this, it's free to do an event during the year and just address all these questions that I'm about to email you guys, that you guys are going to answer, and I'm talking about basic questions like, who owns the canal, you just answer it, and this is the map, this is this, this is that, and it's going save these guys hours of time, I was part of the Board for Manor Parc so I know how it is to get all these crazy requests, trust me, I know, and I'm an architect as well so if you guys need help with maps, I will volunteer my hours for free to help, and then the newsletter. Somebody brought it up, I think it was him, the newsletter, you can even do a free newsletter, if you guys need me to tell you what tool to use for free without having to increase anything, do it, so a monthly communication, hey we're doing this, hey we're doing that. The meetings, I understand you guys are saving money on paper because yes, things are expensive right now with paper, but just by putting on the website, at least just send out a newsletter so that way we can be aware because you guys are all surprised that were never here before, it wasn't because we didn't want to be here, it's because we weren't aware, and that's the thing, we had to hunt this information down, and I was aware, I knew you guys had meetings, I was part of the Board, I understand that but, it got to the point where it was like let's corral and that's what we ended up doing, we corralled everybody and the goal is, and I told everybody we have to continue coming out to these meetings because these situations and some of these cannot have problems and cannot get solved in one meeting, they take time. Like the quotes for Manor Parc, we held it for the next one, and get some more quotes, so it's education on both ends, our end as homeowners to understand and you guys to understand our concerns and we understand that we're

never going to agree 100% but, we have to at least see some type of moment that's all I'm asking transparency, that's about it.

Mr. Gill: Thank you. We have a few members of the public still on TEAMS, and we're in the audience comments portion of the meeting, does anyone have anything to add?

City Mayor: (inaudible comment) We're having trouble, or we had trouble with another entity, it doesn't mean that we're going to get anywhere but, let me help because I actually have a meeting next week where I'm trying to bring in, we're having trouble with, we need FDOT to get over a roadway and they have strict rules about something, and then they're going to come to us and say they need something, so let us see where we can help so let me know, whatever issues you brought up tonight, I apologize, I was at another event and I kept saying I have to go, so let me try to see if I can alleviate some of it, if I can great, if I can't I'll let you know. For transparency I think your ideas are great, if you don't mind me saying, you can also just have it on that same website page, this is the newsletter for the month and have an email blast going out saying, the newsletter is up there, and one thing that I do recommend on whether you put in on your website, put a date, because I know I've had to do it for something else, like Woodlands community where it's going through funds but, put a date when it was last updated and then you know you've already went though it and you don't have to go through it again. So, you all have my number, use it, I'm happy to help. Thank you.

## NINTH ORDER OF BUSINESS Adjournment

Mr. Gill: Ok, so hearing no more audience comments, I'm just looking for a motion to adjourn.

> On MOTION by Ms. Martin seconded by Ms. Davis with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

# PCI STORMWATER SOLUTIONS, INC.

**CFC 1431431**

**Specializing In Residential & Commercial Drainage System Cleaning**

**July 9, 2026**

**ATTN: Patrick Burgess : Governmental Management Services**

**JOB: Sabal Palm South : Storm Drain Cleaning and Repairs, Per GMS Report**

PCI Stormwater Solutions, Inc. appreciates the opportunity of submitting this bid today. We hereby propose to furnish all the necessary labor and equipment for the completion of this job for the sum of:

**$12,300.00**

PAYMENT SCHEDULE IS AS FOLLOWS:

50% OF PAYMENT DUE PRIOR TO START OF WORK.
REMAINDER OF PAYMENT DUE IN FULL WITHIN 10 DAYS OF RECEPIT OF FINAL INVOICE UPON COMPLETION OF JOB.

**ONCE PAYMENT HAS BEEN RECEIVED, WORK WILL BE SCHEDULED WITHIN 30 BUSINESS DAYS.**

All labor and work are guaranteed to be as specified; All agreements contingent upon strikes, accidents, or delays beyond our control. This proposal must become part of and included with any contract we enter into. In the event of nonpayment, customer will be responsible for all attorneys fees and court costs for the collection of any outstanding balance.

Respectfully Submitted, P.C.I. STORMWATER SOLUTIONS.

Kyle Hebert: Inspector, Project Manager

This proposal may be withdrawn by us if not accepted within 30 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Faxed and electronic signatures are considered to be legal and binding. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL DATE

**1007 N. FEDERAL HWY #267. • FORT LAUDERDALE, FLORIDA • 33304**
PHONE: 954-567-9354 • FAX: • 954-568-9345

# PCI STORMWATER SOLUTIONS, INC.

**Specializing In Residential & Commercial Drainage System Cleaning**

## PCI proposes to complete the following scope of work as specified

- **To Jet and Vac 25 Catch Basins**
  - **1C, 2, 6, 7, 12, 12A, 16, 24, 28, 30, 34A, 38C, 40, 41, 47, 47A, 48A CNL, 49, 57, 61, 62, 66, EX4, 74, 77**

- **To Remove and Clear Vegetation or Overgrowth from 18 Catch Basins and 6 Headwalls**
  - **4, 9, 12, 12A, 15, 21, 24, 27, 38C, 39, 46, 50, 61, 65, 68, 69, 73, 73A**
  - **HW 14, HW 20C, HW 29C, HW 34C, HW 38, HW 56**

- **To Jet and Clear the Outfall Pipe and Mouth of 15 Headwalls**
  - **OF8, OF11, OF17, OF20, OF23, OF26, OF29, OF31, OF51, OF59, OF63, OF67, OF71, OF73, OF73A**

- **To Backfill and Correct Erosion on Two Headwalls**
  - **HW 3 and HW 59**

- **To Raise Two Rims to proper grade**
  - **48A and 50**

- **Dipsoal of all Waste and Debris**

# Cost of Job: $12,300.00

- **PRICE DOES NOT INCLUDE ANY DISTRICT FEES**
- **IN ORDER TO SCHEDULE WORK LISTED ABOVE WE MUST HAVE THE FOLLOWING:**
  - **A SIGNED CONTRACT/PROPOSAL**
  - **50% DEPOSIT**

Please make all checks payable to: **P.C.I. STORMWATER SOLUTIONS, INC.**

**1007 N. FEDERAL HWY #267. • FORT LAUDERDALE, FLORIDA • 33304**
PHONE: 954-567-9354 • FAX: • 954-568-9345

# PROPOSAL

Tel 786-694-0709
E-mail: operations@raptorvac.com

## STORM DRAIN MAINTENANCE

| | |
|---|---|
| **PROPOSAL SUBMITTED TO:**<br>Sabal Palm CDD % GMSSF, LLC. | **PROJECT NAME:**<br>Sabal Palm CDD |
| **BUSINESS ADDRESS:**<br>5385 N Nob Hill Rd, Sunrise, FL 33351 | **PROJECT LOCATION:**<br>Commercial Blvd & NW 50 Terrace |
| **CONTACT:**<br>Management | **DATE:**<br>October 6, 2026 |

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

**SCOPE OF WORK:** Vac-con combination sewer cleaner, support pick up truck with auxiliary equipment including but not limited to water pump, pipeline plugs, 6" vacuum hose in order service infrastructure noted in the initial inspection punchlist. Additionally, provide all labor, equipment and material to backfill headwalls and grade certain structures. All work to be done in accordance with the punchlist provided.

**COST:** We propose to conduct this work in accordance with the above Scope of Work for the sum of $13,975.00

**Thirteen Thousand Nine Hundred Seventy Five Dollars and 00/100 Cents**

**TERMS:** Net 30

**ACCEPTANCE:** Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

_____
Authorized Representative's Signature

_____
Date of Acceptance

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

**WORK AUTHORIZATION**
**October 7th, 2026**

**KCI Project No. 00004023_00001**

The purpose of this form is to obtain your authorization for the work verbally requested by Government Management Services South Florida (GMS – District Property Management) on September 28th, 2026, and to confirm the terms under which these services will be provided. KCI Technologies, Inc. ("KCI") is pleased to provide the service described below as approved by a Work Authorization per the contract previously executed, **dated November 18, 2021,** for the Project called **Sabal Palm Community Development District (the "District") ("Client") located in Tamarac, FL.**

**Invoices to:** **Sabal Palm Community Development District**
**c/o Government Management Services**
**Attn: Andrew Gill, District Manager**
**5385 N. Nob Hill Rd.**
**Sunrise, FL 33351**

**Subject:** **The Trails at Central Parc (Hidden Trails)**
**Surface Water Management License No. SWM2008-090-4**
**5-Yr License Renewal w/**
**Broward County Public Works & Environmental Services Department (the "County")**

**PROJECT UNDERSTANDING:**

Per GMS's request, KCI shall provide professional services related to the reminder letter from the County's Environmental Permitting Division dated May 4, 2026, regarding the 5 Yr. SWM License Renewal for Lic. Number SWM2008-090-4

**SCOPE OF SERVICES**

This Proposal is limited exclusively to the Services as described below and anything not expressly described shall be considered expressly excluded from the Services. Any modifications to the Services made after execution of this Proposal will be Additional Services unless otherwise agreed to in writing by both parties.

KCI proposes to perform the following Services.

Location: **Hidden Trails (Sabal Palm CDD),** 4401 – 4949 NW 48th Terrace, Tamarac, FL 33319

Size: **37.60 Acres** (41 Structures, Lakes, Canals, and Associated Roadway)

Per GMS's request, KCI is to respond to Broward County Environmental Permitting Division's request for The Trails at Central Parc's (Hidden Trails) 5-Year SWM License Renewal per recent letter from Kate Caporrino of Broward County Water and Environmental Licensing Section. The County has cited Broward County Code – Chapter 27, Pollution Control, Sec 27-200 (b)(4)b. whereby operation licenses are valid for a specific period of time not to exceed five (5) years and water management works shall require an operating license for as long as operation continues. In addition, Sec. 27-198 (d)(2)f. of the code states that licensed projects shall be renewed sixty (60) days prior to the expiration date; SWM2008-90-4 expires on 11/04/2026. KCI is to perform an inspection of the licensed drainage system, provide feedback to the Client for any corrective measures to be implemented, and produce a report and certification letter to be submitted to the Broward County Water and Environmental Licensing Section for their review and acceptance.

## ENGINEERING SERVICES

### Task 1: RESEARCH EXISTING PERMIT

To review compliance with the SWM Operational License, KCI will research and obtain all permit documents related to SWM2008-090-4 including a copy of the permit, approved plans, as-builts, and other documentation available through the permitting agency and Client.

### Task 2 : COORDINATION OF REQUIRED ITEMS WITH CLIENT

Client to provide KCI with the following:

1. Log of operation and maintenance schedules/records for all components of surface water management system, if available. Records of payments to contractors/vendors who have cleaned, dredged, replaced, repaired, etc. portions of the surface water management system, if available.

2. Client to provide a check in the amount of $1,125.00 payable to the Broward County Board of County Commissioners.

### Task 3: SITE WALK-THROUGH/ASSESSMENT AND CERTIFICATION

Using the information collected from Task 1 and Task 2, KCI shall perform an on-site walk-through inspection to assess the condition of the existing licensed stormwater management system. This project has approximately 41 drainage structures (28 catch basins and inlets, 1 manhole, 2 yard drains, 1 control structures, and 9 outfalls with headwalls), a system of interconnected lakes and canals, and associated roadway areas to be inspected. Following the walk-through, KCI will prepare a draft report, including exhibits, with a list of items to be addressed to enable writing of the required report and certification letter and meet on-site with the Client representative to confirm any proposed corrective measures to be implemented. Upon completion and correction of outstanding items identified by KCI, the Client shall arrange for follow-up meeting and inspection

with KCI. Upon seeing all items addressed, with no new issues of significance revealed, KCI shall finalize the draft report and prepare a certification letter, both to be submitted to the Broward County Water and Environmental Licensing Section for their review and acceptance.

Upon submittal of all required items, a verification inspection may be conducted by Broward County representatives. Upon satisfactory findings, it is understood that issuance of an operation license renewal will be in order. Additional corrective measures may be identified by Broward County prior to their acceptance and issuance of the operational license renewal.

- The above scope of services assumes no significant remediation required to bring the existing system within compliance. Inspections of major repairs, if identified, are not included within this scope of services and will be negotiated separately. Additional inspections or site visits beyond those identified above will be charged on an hourly basis.
- If conditioned by permit renewal, a log of operation and maintenance schedules for components of the surface water management facilities will be provided by Client.
- The certification letter prepared by KCI shall **exclude** sub-aqueous features such as lake-bank slopes and interconnects. KCI is capable of providing certification of sub-aqueous features upon Client's request and sufficient information provided. Certification of sub-aqueous features will be considered additional scope with fee negotiated accordingly.
- Confirmation of grades and elevations is not typically included with certification of renewals. KCI is capable of providing such services at Client's request for an additional fee.

## FEES AND PAYMENTS

The following fees are for the performance of the Services listed in the Scope of Services above. The fees listed in this section do not cover any Additional Services, or any other services that are not specifically described as part of the Services.

KCI will submit monthly invoices for the Services and Additional Services rendered and the Direct Expenses and Charges incurred.

KCI's fee for the Services will be a Lump Sum of **$12,000.00** and will be invoiced monthly based on percentage of Services performed.

## DIRECT EXPENSES AND CHARGES

In addition to the above fees, Client shall also pay KCI the following expenses and charges:

1. Cost plus fifteen (15) percent for fees associated with the filing of applications and permits and for reproductions and prints, special mailings and courier fees as requested or required in KCI's normal performance of the Services.

2. 76 cents per mile for all automobile mileage associated with KCI's normal performance of the Services.

3. Cost plus fifteen (15) percent for any subcontract services and equipment rental, if required. The determination as to whether subcontract services are required shall be made solely by KCI with the approval of the Client.

Based upon currently available information, KCI estimates that the fees for the Direct Expenses and Charges associated with the performance of the Services will be approximately as follows:

Estimated Direct Expenses and Charges: **$200.00**

## ADDITIONAL SERVICES

Experience indicates that certain additional services ("Additional Services") may be appropriate, required, or necessary that KCI cannot presently determine or estimate. For this reason, the fee for Additional Services is not included in the "Fees and Payments" section of this Proposal. Further, the performance of these Additional Services is not included in the Scope of Services unless expressly described in that section of this Proposal.

These Additional Services are the result of many situations and decisions too numerous to include here but two such examples are your decision, or your contractor's, to deviate from current plans or standards, or a reviewing agency/regulator determination. For clarity, Additional Services, for the purposes of this Proposal, include the common understanding and purpose of the terms: extras, change orders, and add-ons.

For Client's reference, the following are some examples of Additional Services that may be necessary to complete the Services, but that are expressly excluded from the Scope of Services listed above. In view of their exclusion from this Proposal, KCI is not and shall not be held responsible for their performance as Services within the Scope of Services unless and until a mutually agreed to written amendment is executed by the parties.

*Survey work.*

*Additional permitting requirements by agencies other than the Broward County Resilient Environment Department Environmental Permitting Division.*

*Construction Phase Services*

*Off-site services required by a City or other governmental agency.*

*Services revisions on any Scope of Services items that are required as a result of a change requested by Client after previous approval by it or any approving agencies.*

*Expert witness testimony.*

## FEES AND PAYMENTS FOR ADDITIONAL SERVICES

Fees and payments for Additional Services shall be in addition to any fees and payments for the Services and shall be billed and paid on the same fee and payment terms described for the Services or as mutually agreed upon in written amendment when the Additional Services are ordered by the Client. See KCI's 2024 Hourly Rate Schedule as approved in the First Amendment to Engineering Agreement, dated October 1, 2024, between Sabal Palm Community Development District and KCI Technologies, Inc..

## CONCLUSION

KCI welcomes the opportunity to work with **Sabal Palm CDD** on this project. The KCI point of contact ("POC") if you have questions about this Work Authorization is Jonathan Geiger, PE, Project Engineer or Robert Zuccaro, PE, Senior Project Manager, either may be contacted at 954.776.1616 or via email at jonathan.geiger@kci.com or robert.zuccaro@kci.com.

Respectfully,

Prepared by: _____
Jonathan Geiger, PE, ENV SP
Project Engineer

Approved by: _____
Brian Wilkes,
Practice Leader

1425 W. Cypress Creek Rd. Suite 101
Fort Lauderdale, FL 33309

**Work Authorized by:**

_____
Signature

_____
Name/Title

_____
Date

*JLS Artistic Landscape Creations, Inc.*

**Proposal #17883**

**Date: 8/12/2026**

**PO #**

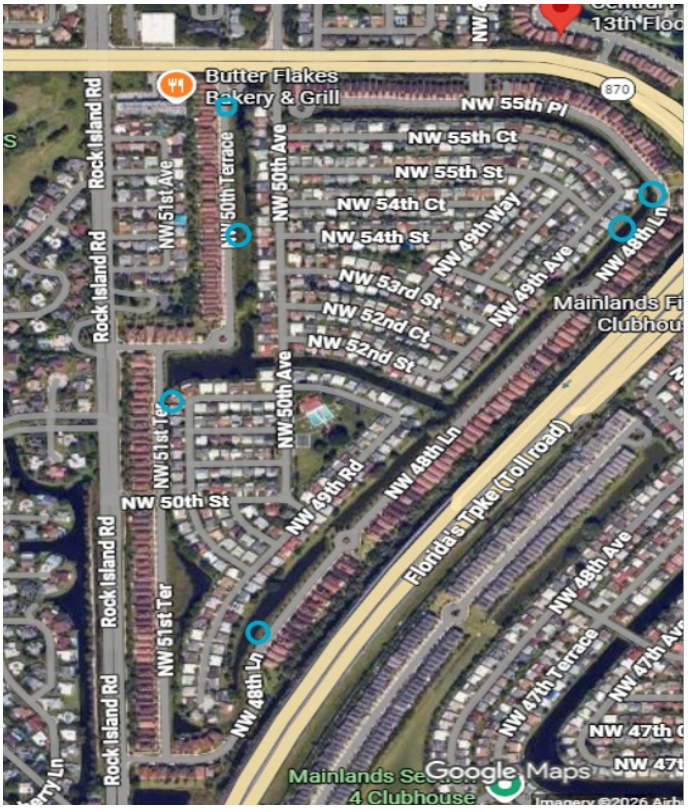
| Customer: |
| --- |
| Patrick Burgess<br>5385 North Nob Hill Road<br>Sunrise, FL 33351 |

| Property: |
| --- |
| Manor Parc CDD/Sabal Palm CDD<br>4831 NW 55th Pl.<br>Tamarac, FL 33319 |

## Replacement of leaning Live Oak trees at 6 locations

**Scope of work:**

Leaning Live Oak replacement at 6 locations



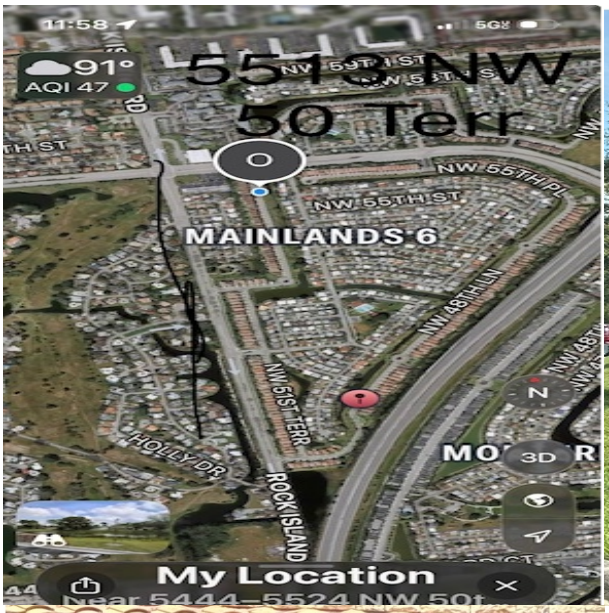

**Location:** 5513 NW 50th Terr (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









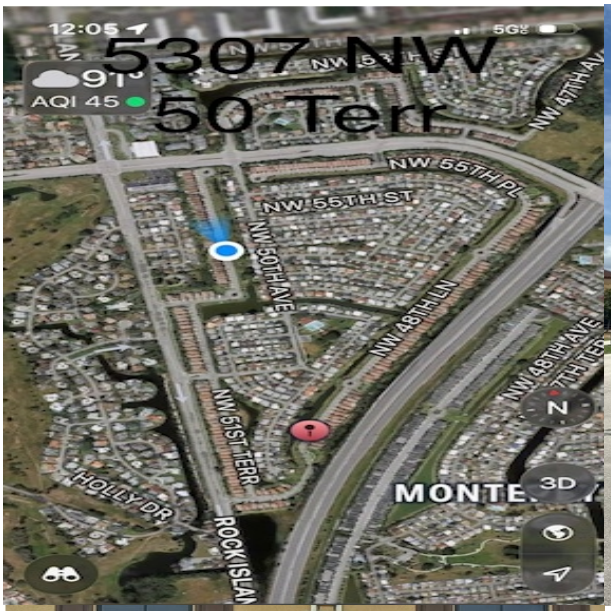
**Location:** 5307 NW 50th Terr (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









**Location:** 5011 NW 51st Terr (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









**Location:** 4908 NW 48th Lane (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

<u>Install:</u>

- 1 Live Oak tree approx. 10' to 11' Overall height









**Location:** 5412 NW 48th Lane (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









**Location:** 4841 NW 55th Place (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









Discounted price based on completing the whole proposal at one time. Price might vary if we do it as individual locations on different times.

Irrigations bubblers will need to be installed on all new Live Oaks tree beds.

All new installations include proper staking.

**Services Billed Upon Completion**

| Description of Services | Frequency | Cost per Occ. |
|---|---|---|
| Landscape Enhancement | | $6,500.00 |

| | |
|---|---|
| **By**  | **By** |
| **Rita Dahma** | |
| **Date** 8/12/2026 | **Date** |
| **JLS Artistic Landscape Creations, Inc.** | **Manor Parc CDD/Sabal Palm CDD** |

## Services

**Landscape Enhancement**

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
    - Plants
    - Trees
    - Palms
    - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

## Terms & Conditions

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

**DISCLAIMER:**

- JLS Artistic Landscape Creations, Inc. will not be held responsible for damages to any underground utilities.
- JLS Artistic Landscape Creations, Inc. is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Artistic Landscape Creations, Inc. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.

- **Payment is due in full upon completion of work.**
- Payment by Credit Card **(a convenience fee of 3% will be added to all Credit Card transaction)**. Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**

*JLS Artistic Landscape Creations, Inc.*

**Proposal #17882**

**Date: 8/12/2026**

**PO #**

| Customer: |
| --- |
| Patrick Burgess<br>5385 North Nob Hill Road<br>Sunrise, FL 33351 |

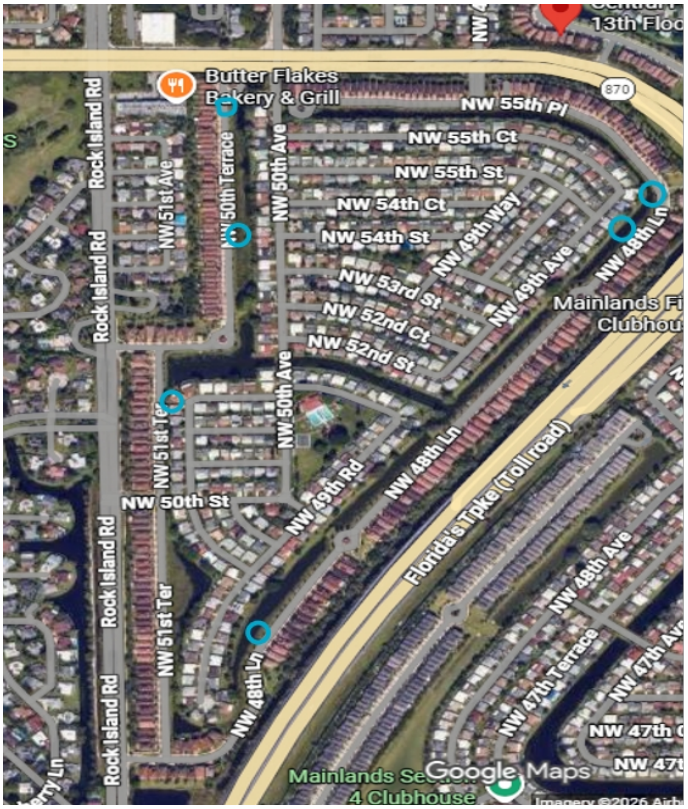
| Property: |
| --- |
| Manor Parc CDD/Sabal Palm CDD<br>4831 NW 55th Pl.<br>Tamarac, FL 33319 |

## Replanting and Straightening of Oak trees 2 locations and 1 new install

**Scope of work:**

Replanting and Straightening of Oak trees at 2 locations (Oak trees locations designated by property manager)

Replacement of Oak tree on 1 location.




**Location:** 5307 NW 50th Terr (blue dot on the map)

Prep:

- Dig out Oak tree to replant it
- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 5011 NW 51st Terr (blue dot on the map)

Prep:

- Dig out Oak tree to replant it

- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 4908 NW 48th Lane (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









Note: There is no warranty on transplanted trees

Irrigations bubblers will need to be installed or readjusted after Oak trees transplant as well as for new tree.

**Services Billed Upon Completion**

| Description of Services | Frequency | Cost per Occ. |
|---|---|---|
| Landscape Enhancement | | $2,550.00 |

**By** _____

**Rita Dahma**

**Date** 8/12/2026

**JLS Artistic Landscape Creations, Inc.**

**By** _____

**Date** _____

**Manor Parc CDD/Sabal Palm CDD**

## Services

**Landscape Enhancement**

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
    - Plants
    - Trees
    - Palms
    - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

## Terms & Conditions

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

**DISCLAIMER:**

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- JLS Artistic Landscape Creations, Inc. is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Artistic Landscape Creations, Inc. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.

- **Payment is due in full upon completion of work.**
- Payment by Credit Card **(a convenience fee of 3% will be added to all Credit Card transaction)**. Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**

*JLS Artistic Landscape Creations, Inc.*

**Proposal #17881**

**Date: 8/12/2026**

**PO #**

| Customer: |
| --- |
| Patrick Burgess<br>5385 North Nob Hill Road<br>Sunrise, FL 33351 |

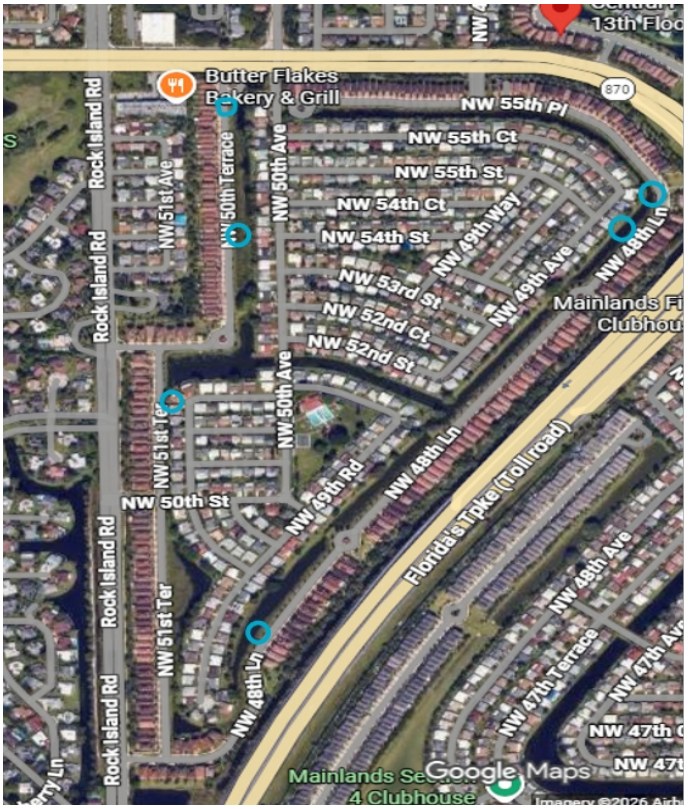
| Property: |
| --- |
| Manor Parc CDD/Sabal Palm CDD<br>4831 NW 55th Pl.<br>Tamarac, FL 33319 |

## Replanting and Straightening of Oak trees 5 locations and 1 new install

**Scope of work:**

Replanting and Straightening of Oak trees at 5 locations (Oak trees locations designated by property manager)

Replacement of Oak tree on 1 location.




**Location:** 5513 NW 50th Terr (blue dot on the map)

Prep:

- Dig out Oak tree to replant it
- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 5307 NW 50th Terr (blue dot on the map)

Prep:

- Dig out Oak tree to replant it
- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 5011 NW 51st Terr (blue dot on the map)

Prep:

- Dig out Oak tree to replant it

- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 4908 NW 48th Lane (blue dot on the map)

Prep:

- Remove damaged Oak tree
- Remove debris

Install:

- 1 Live Oak tree approx. 10' to 11' Overall height









**Location:** 5412 NW 48th Lane (blue dot on the map)

Prep:

- Dig out Oak tree to replant it
- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









**Location:** 4841 NW 55th Place (blue dot on the map)

Prep:

- Dig out Oak tree to replant it
- Trim Oak trees as needed for replanting

Install:

- Replant Oak tree
- Stake tree as needed with strapping and 2x4 stakes (depending on size of tree)









Note: There is no warranty on transplanted trees

Irrigations bubblers will need to be installed or readjusted after Oak trees transplant as well as for new tree.

**Services Billed Upon Completion**

| Description of Services | Frequency | Cost per Occ. |
|---|---|---|
| Landscape Enhancement | | $4,500.00 |

**By** _____

**Rita Dahma**

**Date** 8/12/2026

**JLS Artistic Landscape Creations, Inc.**

**By** _____

**Date** _____

**Manor Parc CDD/Sabal Palm CDD**

## Services

**Landscape Enhancement**

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
    - Plants
    - Trees
    - Palms
    - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

## Terms & Conditions

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

**DISCLAIMER:**

- JLS Artistic Landscape Creations, Inc. will not be held responsible for damages to any underground utilities.
- JLS Artistic Landscape Creations, Inc. is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Artistic Landscape Creations, Inc. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.

- **Payment is due in full upon completion of work.**
- Payment by Credit Card **(a convenience fee of 3% will be added to all Credit Card transaction)**. Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**




# PROPOSAL

## FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LISENCED & INSURED

PROPOSAL # 71710056
DATE: FEBRUARY 19, 2026

1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Sabal Palm CDD/Manor Parc c/o GMS South Florida, LLC**
5385 N.NOB HILL ROAD
SUNRISE, FL. 33351
**Contact:** Jason Gitel 314 596 7525
jgitel@gmssf.com

Make all Checks Payable to:
**FCC Carpentry & General Painting, LLC**

| SALESPERSON | JOB | LOCATION | PAYMENT TERMS: |
|---|---|---|---|
| Alexander Giz | EXTERIOR PRESSUE CLEAN, STUCCO REPAIR-PRIMER/PAINT | MANOR PARC MAIN ENTRANCE CONCRETE COLUMNS (12) | NET 20 DAYS LATE CHARGE FEE 20% |

We hereby submit specification to perform work as follows:

| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 001-01 | Prep & Basic labor to apply exterior pressure was to remove dirt, mildew @ columns and décor areas. (12 columns) | | |
| 002-01 | Prep & Basic labor to repair stucco walls cracks and damages with favorable site conditions. Bevel crack for maximum bonding strength. Brush to remove loose stucco and debris. Fill void with patching material and blend texture with trowel. | | |
| 003-01 | Prep & Basic labor to apply primer/paint to columns walls and décor trim with favorable site conditions. Roll/brush 2 coats of paint. Exterior paint. Latex based, paint and primer in one. Flat finish, Mildew resistant. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup. | | |
| | **LCAM MUST PROVIDE COLOR FORMULA OR PAINT WILL BE MATCHED. NO COLOR FORMULA GIVING OR AVAILABLE** | | |
| | **NO WOOD OR ALUMINUM PERGOLA INCLUDED** | | |
| | Clean and Pick up all Debris | | |
| | **ALL MATERIALS INCLUDED.** | | |
| | | **TOTAL AMOUNT** | $ 2,928.00 |

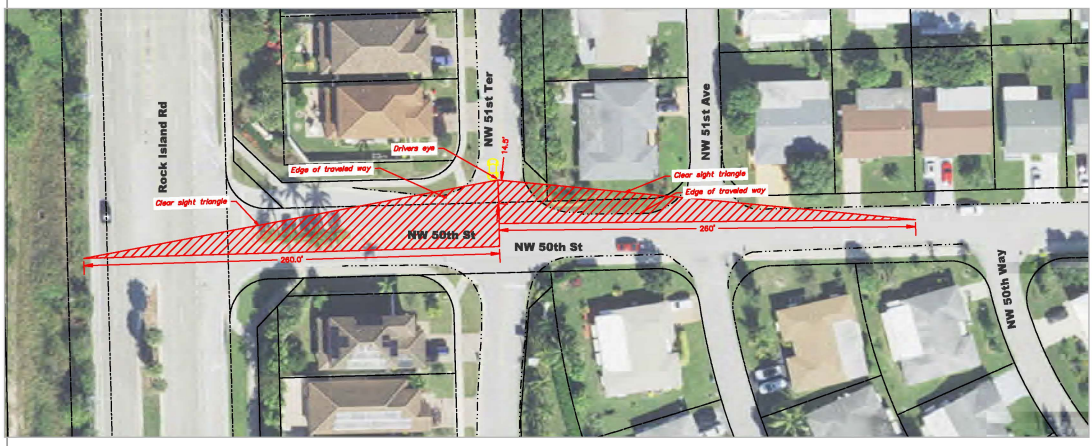
All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____DATE: _____

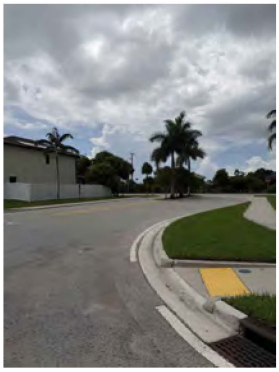
**THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!**

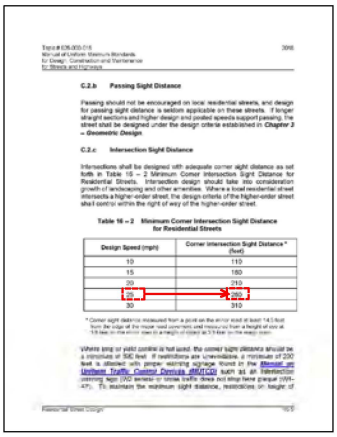
0 15 30 60

Scale: 1"=60' (Half Size)







C.2.b Passing Sight Distance

Passing should not be encouraged on local residential streets, and design for passing sight distance is seldom applicable on these streets. If longer straight sections and higher design and posted speeds support passing, the street shall be designed under the design criteria established in **Chapter 2 – Geometric Design**.

C.2.c Intersection Sight Distance

Intersections shall be designed with adequate corner sight distance as set forth in Table 16 – 2 Minimum Corner Intersection Sight Distance for Residential Streets. Intersection design should take into consideration growth of landscaping and other amenities. Where a local residential street intersects a higher-order street, the design criteria of the higher-order street shall control within the right of way of the higher-order street.

Table 16 – 2 Minimum Corner Intersection Sight Distance for Residential Streets

| Design Speed (mph) | Corner Intersection Sight Distance * (feet) |
|---|---|
| 10 | 110 |
| 15 | 160 |
| 20 | 210 |
| 25 | 260 |
| 30 | 310 |

* Corner sight distance measured from a point on the minor road centerline and measured from a height of eye at 3.5 feet on the minor road (3 a height of object at 3.5 feet on the major road.

Where stop or yield control is not used, the corner sight distance should be a minimum of 335 feet. If restrictions are unavoidable, a minimum of 200 feet is allowed with proper warning signage found in the Manual on Uniform Traffic Control Devices (MUTCD) such as an intersection warning sign (W2 series) or stops traffic does not stop here (regular (W4-47). To maintain the minimum sight distance, restrictions on height of

NOTES:

1. The sight distance triangles for Intersection Maneuvers have been design in accordance with the latest version of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

LEGEND

—Clear Sight Window

TAMARAC
The City For Your Life

CITY OF TAMARAC
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION

DANIELA HERRERA CUELLO, P.E
FL. NO. 99930

NW 51st Avenue and NW 50th Street
Sight Distance Triangles

FILE No. :

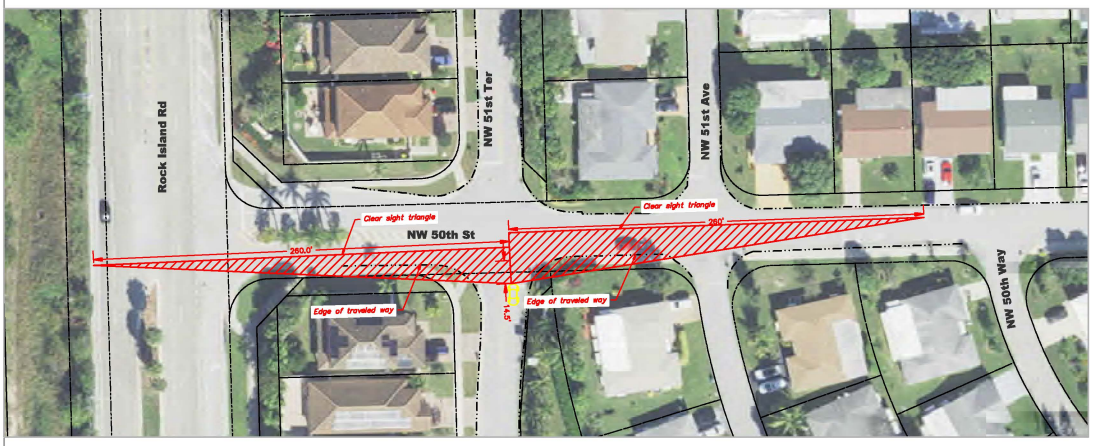
DRAWN : E.C.V
REVIEWED: A.S.R
CHECKED : D.H.C

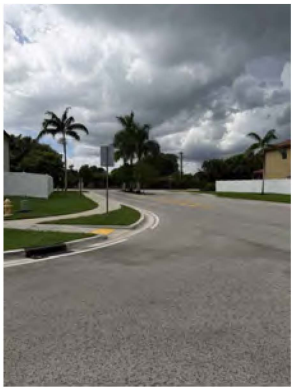
DATE : 9.3.2026

ISSUE / REVISIONS

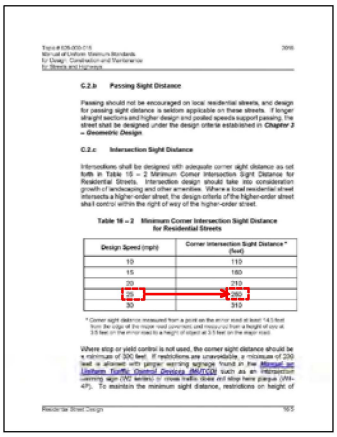
SHEET TITLE
NW 51st Terrace and NW 50th St

SHEET NUMBER
1







C.2.b Passing Sight Distance

Passing should not be encouraged on local residential streets, and design for passing sight distance is seldom applicable on these streets. If longer straight sections and higher design and posted speeds support passing, the street shall be designed under the design criteria established in ***Chapter 2 – Geometric Design***.

C.2.c Intersection Sight Distance

Intersections shall be designed with adequate corner sight distance as set forth in Table 16 – 2 Minimum Corner Intersection Sight Distance for Residential Streets. Intersection design should take into consideration growth of landscaping and other amenities. Where a local residential street intersects a higher-order street, the design criteria of the higher-order street shall control within the right of way of the higher-order street.

**Table 16 – 2 Minimum Corner Intersection Sight Distance for Residential Streets**

| Design Speed (mph) | Corner Intersection Sight Distance * (feet) |
|---|---|
| 10 | 110 |
| 15 | 180 |
| 20 | 280 |
| 25 | 280 |
| 30 | 310 |

* Corner sight distance measured from a point on the minor road at least 14.5 feet from the edge of the major road pavement, and measured from a height of eye at 3.5 feet on the minor road to a height of object at 3.5 feet on the major road.

Where stop or yield control is not used, the corner sight distance should be a minimum of 330 feet. If restrictions are unavoidable, a minimum of 280 feet is allowed with proper warning signage found in the Manual on Uniform Traffic Control Devices (MUTCD) such as an intersection warning sign (W2 series) or cross traffic does not stop here plaque (W4-4P). To maintain the minimum sight distance, restrictions on height of



NOTES:

1. The sight distance triangles for Intersection Maneuvers have been design in accordance with the latest version of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

LEGEND

—Clear Sight Window

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

September 16th , 2026

Sabal Palm Central Parc
5702 NW 50th Terrace
Tamarac, FL
C/O Jason Gitel

# SIDEWALK TRIP HAZARD EVALUATION




Florida Sidewalk Solutions
Prepared by Adrien Brisson

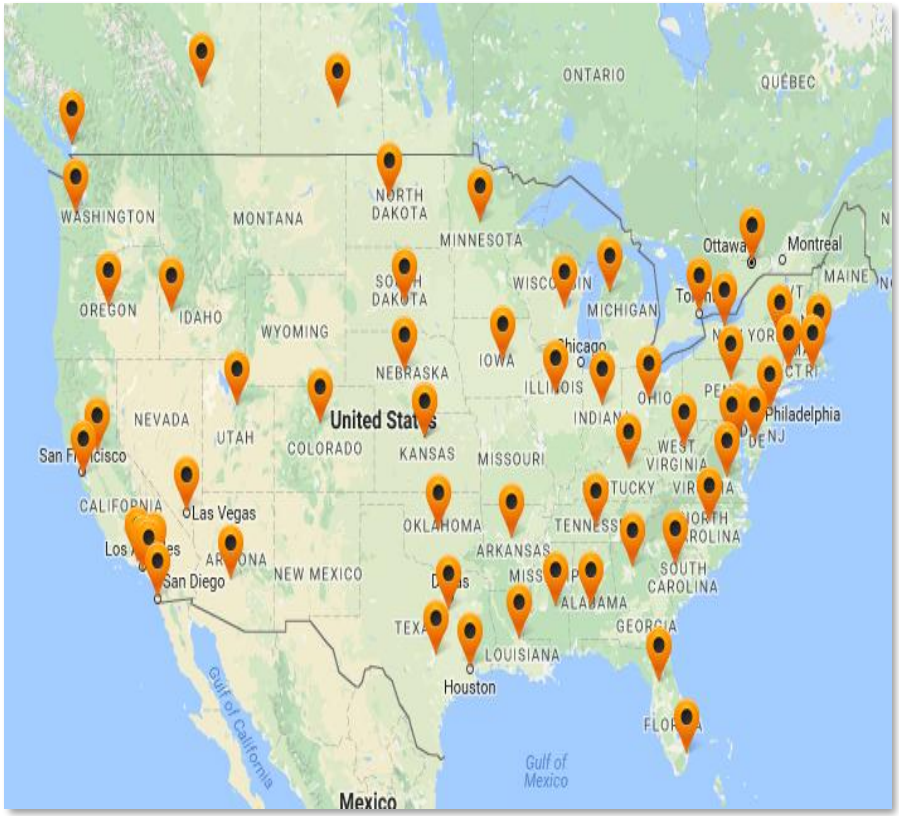
Cell #: 786-696-3530
Adrien@FloridaSidewalkSolutions.com

www.FloridaSidewalkSolutions.com
Office #: 954-514-7218

Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

**Sabal Palm Central Parc**
**5702 NW 50th Terrace**
**Tamarac, FL**
**C/O Jason Gitel**

# Florida Sidewalk Solutions




Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

| | |
|---|---|
| U.S. Pat. No. 6,827,074 | U.S. Pat. No. 6,896,604 |
| U.S. Pat. No. 7,000,606 | U.S. Pat. No. 7,143,760 |
| U.S. Pat. No. 7,201,644 | U.S. Pat. No. 7,402,095 |

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Smartphone Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.

The information in this summary is confidential and proprietary. This document is exempt from release under the Freedom of Information Act and may not be distributed under any circumstances.

Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

**Sabal Palm Central Parc**
**5702 NW 50th Terrace**
**Tamarac, FL**
**C/O Jason Gitel**

# OUR PROMISE TO YOU…

## Florida Sidewalk Solutions

**Proprietary and Patented Cutting Technology to repair trip hazards.**



**Our work is guaranteed to offer the following benefits:**

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **A.D.A. Compliance** - Approved and compliant with all A.D.A. standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

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# Before & After – Liability Removal - Superior Results




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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Sabal Palm Central Parc
5702 NW 50th Terrace
Tamarac, FL
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# GRINDING VS. FSS SAW CUTTING TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions' repair method is the quality, aesthetics, and A.D.A. compliance our patented saw-cutting offers.

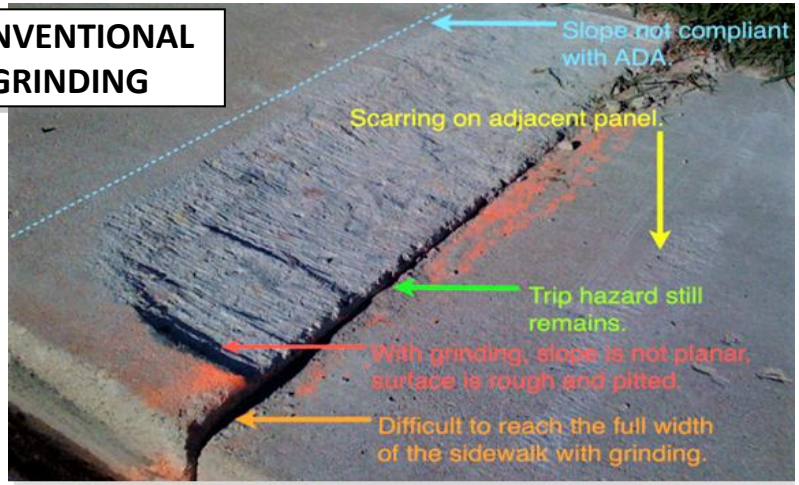
## Grinding Limitations:

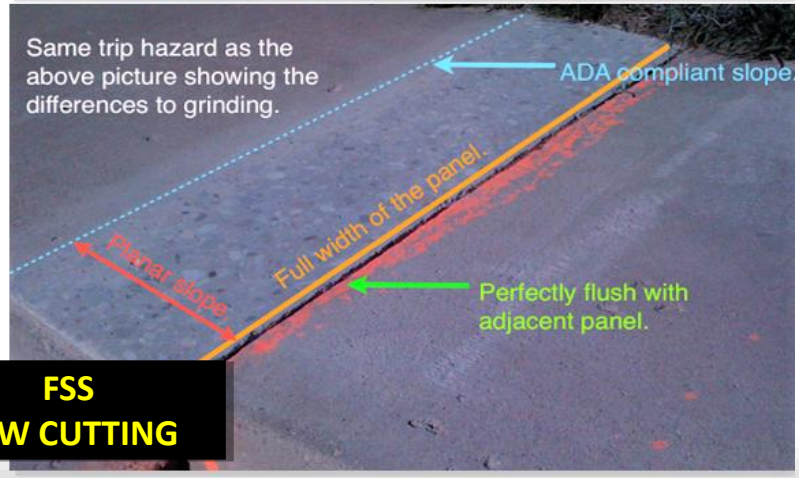
- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished and highlights the uneven scarring
- Does not meet A.D.A. slope requirements

## FSS Advantage:

- Our finish is **flush against adjacent slab.**
- Our slope meets all **A.D.A. Specifications.**
- Our sidewalks are the **safe.**
- Our technique is the **fast.**
- Our service is **SUPERIOR.**

**CONVENTIONAL GRINDING**




**FSS SAW CUTTING**

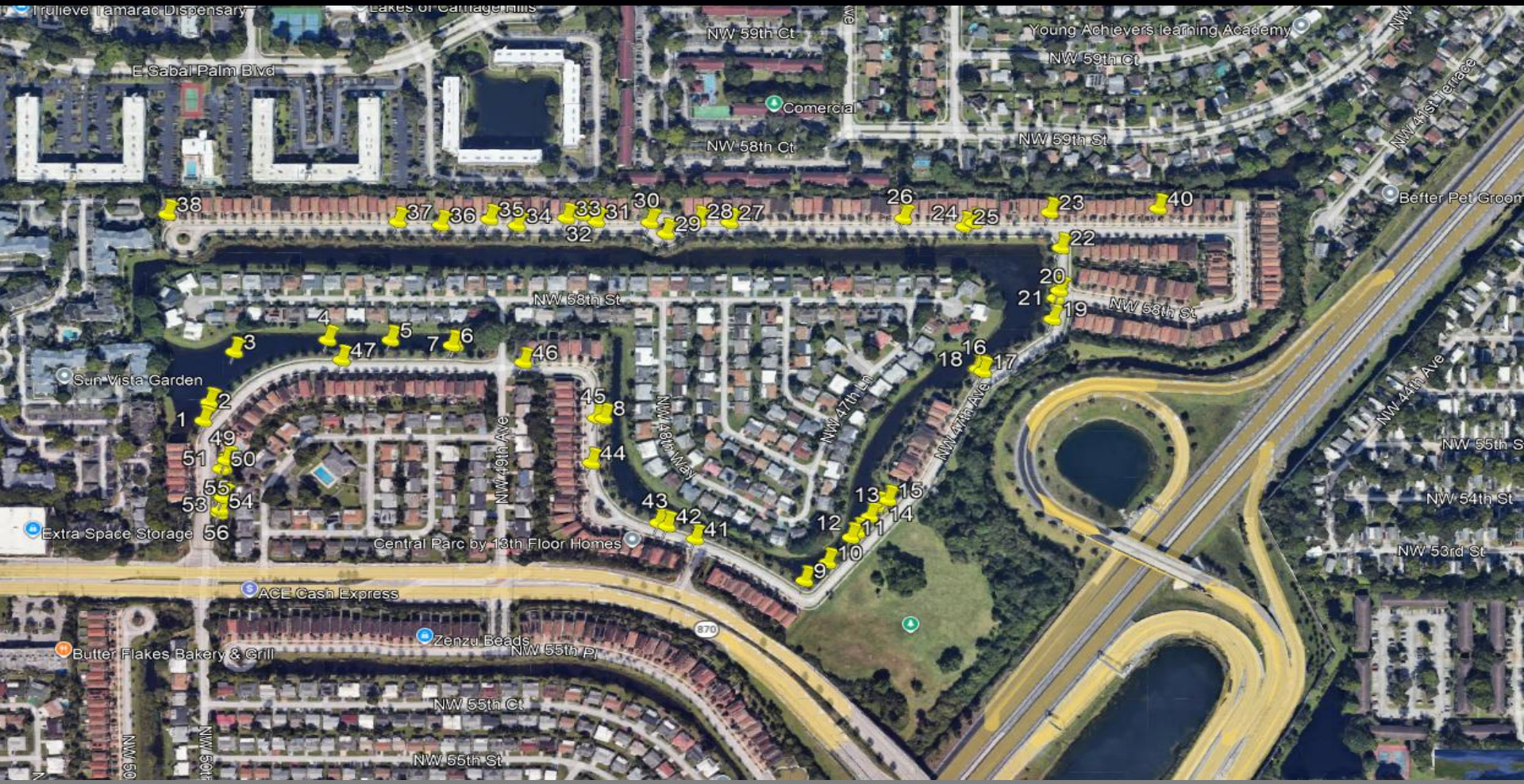
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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Within scope of repair

**Sabal Palm Central Parc**
**Area Snapshot**

# TRIP HAZARD REPAIR MAP




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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Trip Hazard Repairs

Sabal Palm Central Parc
5702 NW 50th Terrace
Tamarac, FL
C/O Jason Gitel

# SIDEWALK SURVEY RESULTS

## Complete Survey Results:

- Trip Hazards Listed: **53**
- Repair Location: **Sabal Palm Central Parc**
- Trip Hazard Repair Quote: **$7,735.50**

**The above quote reflects a 10% discount detailed on the following page**






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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

September 16th, 2026

Sabal Palm Central Parc
5702 NW 50th Terrace
Tamarac, FL
C/O Jason Gitel

# DISCOUNT OPTION:

Proposed Sidewalk Trip Hazard Corrections - 53

## Repair Quote

**$8,595.00**

**Price valid for 90 days**

## Quick Approval Discount

**$7,735.50**

***10% Discount ($859.50 Savings)***

***For Quick Approval by October 20th, 2026***

**QUICK APPROVAL DISCOUNT OPTION:**

- To take advantage of the **$859.50 SAVINGS** approval must be received by **October 20, 2026**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

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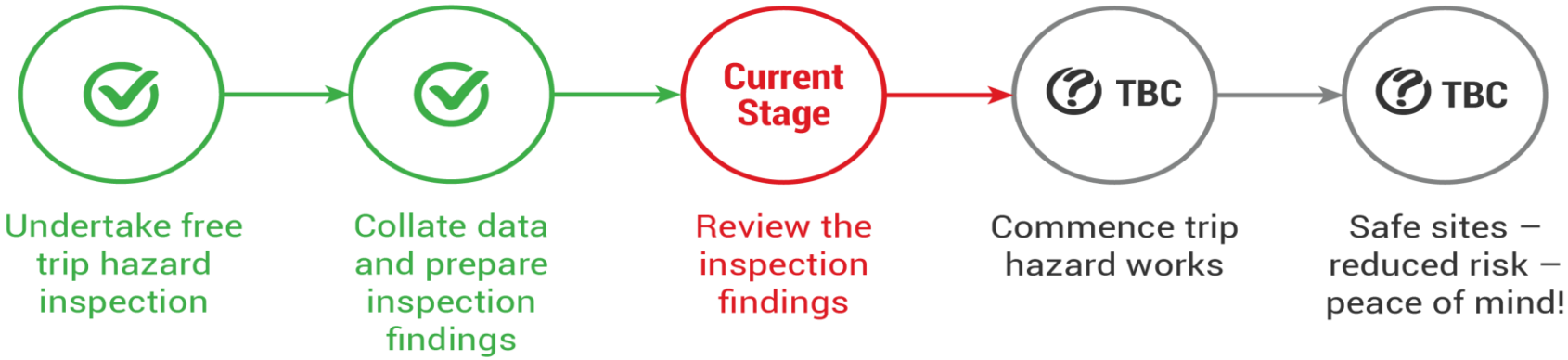
Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Sabal Palm Central Parc
5702 NW 50th Terrace
Tamarac, FL
C/O Jason Gitel

# WHAT'S NEXT

**Where are we at?**

Inspection delivered - Recommendations Made – Awaiting Approval




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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

**Sabal Palm Central Parc**
**5702 NW 50th Terrace**
**Tamarac, FL**
**C/O Jason Gitel**

# Florida Sidewalk Solutions

**ABOUT OUR WORK:**

- Please note, this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators - therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has **three (3)** locations beyond our scope of work and in need of replacement- **see red pinpoints on map.** Areas noted for replacement are recommendations only and are not included in this proposal. Replacements are the sole responsibility of the customer.

**LICENSE AND INSURANCE:**

- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=$2,000,000/General Aggregate=$2,000,000 / Automobile=$1,000,000/ Worker's Comp=$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.

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*JLS Artistic Landscape Creations, Inc.*

**Proposal #18556**

**Date: 10/2/2026**

**PO #**

| Customer: |
| --- |
| Patrick Burgess<br>5385 North Nob Hill Road<br>Sunrise, FL 33351 |

| Property: |
| --- |
| Central Parc CDD/Sabal Palm CDD<br>4638 NW 58th St<br>Tamarac, FL 33319 |

## Plumbago replacement and plant beds reduction at West entrance

**Scope of work:**

Plumbago replacement and plant beds reduction at West entrance












Pictures for visualization purposes only.

**Location:** East side

Prep:

- Remove Pittospotum
- Remove Plumbagos
- Reduce beds where needed
- Remove and discard debris
- Level out area for new install

Install:

- 12 Trinettes (around existing Ligustrums)
- 34 Pandanus 3 gal

- 34 Petra Croton 3 gal
- 1 1/2 pallet of sod

**Location**: Pergola on East side

Prep:

- Remove some of the Ilex to make symmetrical to the one on the West side

Install:

- 2 Petra Croton 7 gal (on both extremities)

**Location**: West side

Prep:

- Remove Plumbagos close to the sign
- Remove Pittospotum
- Remove Plumbagos around Japanese Blueberry cones
- Reduce beds where needed
- Remove and discard debris
- Level out area for new install

Install:

- 25 Pandanus 3 gal
- 31 Petra Crotons 3 gal
- 20 Trinettes 3 gal
- 1 pallet of sod

**Location**: Pergola on West side

Install:

- 2 Petra Croton 7 gal
- Extend grass strip under Pergola

**Location**: Pergola on East side

Install:

- 2 Petra Croton 7 gal




CENTRAL PARC






ENTRAL PARC









Note: Mulch not included on this proposal

**Services Billed Upon Completion**

| Description of Services | Frequency | Cost per Occ. |
|---|---|---|
| Landscape Enhancement | | $9,875.00 |

**By** _____ **By** _____

**Rita Dahma**

**Date** 10/2/2026 **Date** _____

**JLS Artistic Landscape Creations, Inc.**

**Central Parc CDD/Sabal Palm CDD**

## Services

**Landscape Enhancement**

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
    - Plants
    - Trees
    - Palms
    - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

## Terms & Conditions

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

**DISCLAIMER**

- LS Artistic Landscape Creations, Inc. will not be held responsible for damages to any underground utilities.
- JLS Artistic Landscape Creations, Inc. is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Artistic Landscape Creations, Inc. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- Once mulch has been delivered or installed, **JLS** is not responsible for changes in its appearance or placement over time. Mulch is an organic material subject to natural processes, including fading, decomposition, compaction, or displacement caused by rain, wind, or irrigation. No warranties are provided for mulch after installation.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.
- **Payment is due in full upon completion of work.**
- Payment by Credit Card **(a convenience fee of 3% will be added to all Credit Card transaction)**. Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**

# Sabal Palm CDD

## Field Report

October 2026 Meeting

# Central Parc

- Crotons added to the NW 48th Ln roundabout






# Hidden Trails

- Medjool's trimmed throughout the community



# Hidden Trails

- South wall vine cleanup completed.





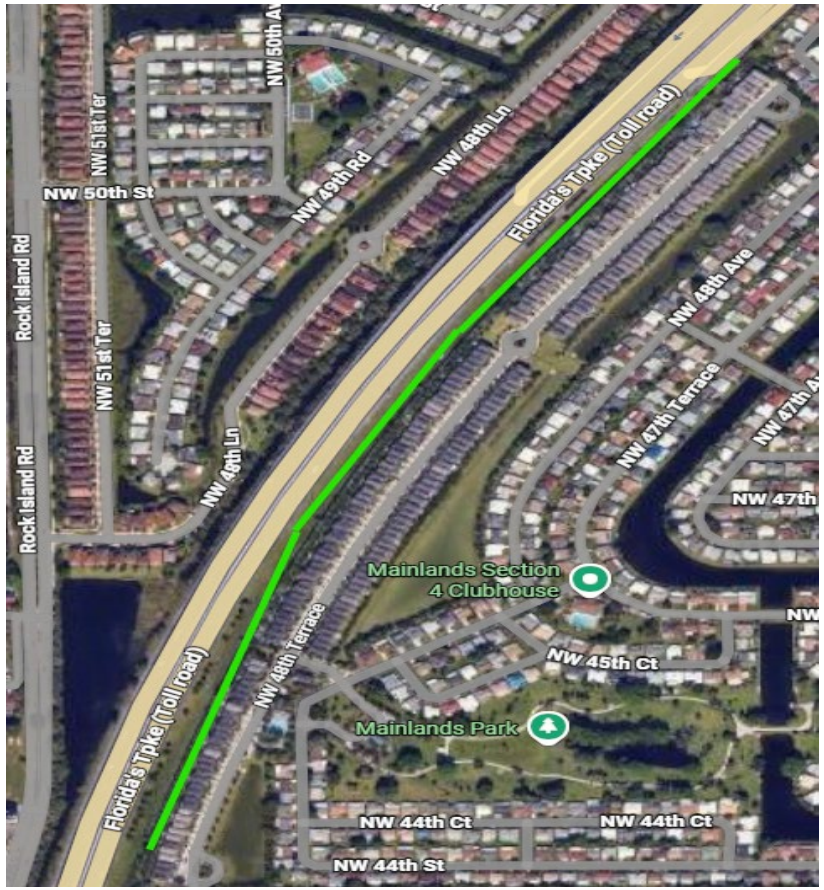

# Hidden Trails

- Cutbacks and removal of dead trees behind homes along the Turnpike wall and a few trees on the east perimeter across ponds.



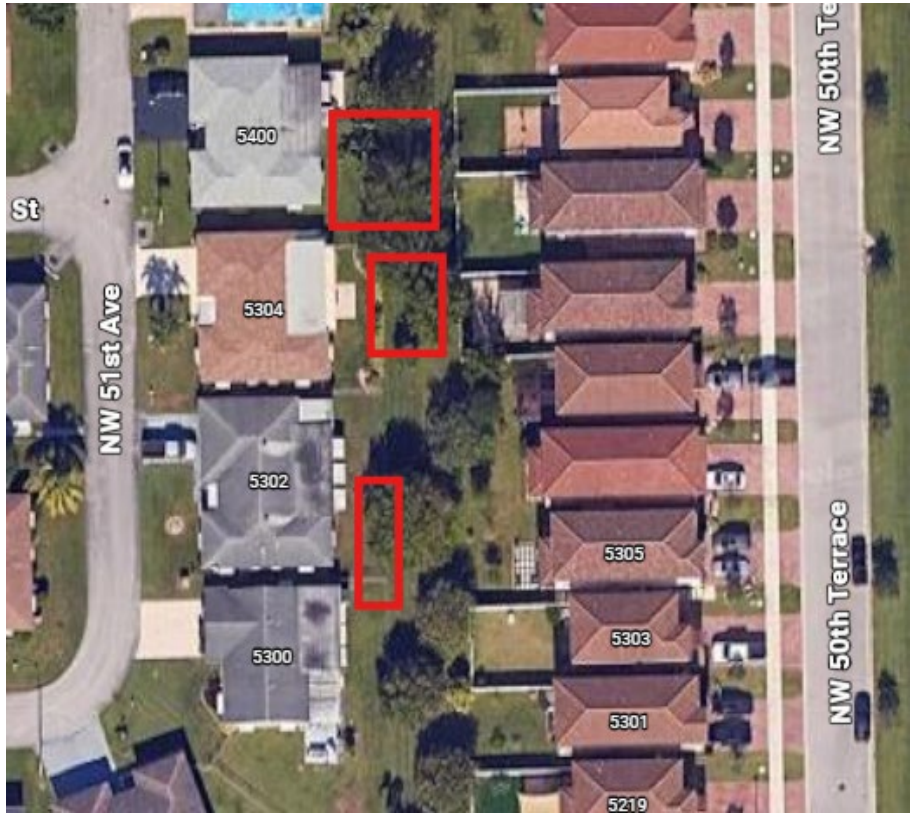
# Hidden Trails

- Herbicide treatment to invasive vines along both sides of the Turnpike wall. Waiting for them to die off before physically removing.



# Manor Parc

- Code enforcement clean up completed.








# Manor Parc

- All roundabouts pressure cleaned






# Manor Parc

- Commercial accident replanting’s and Cocoplum replacements



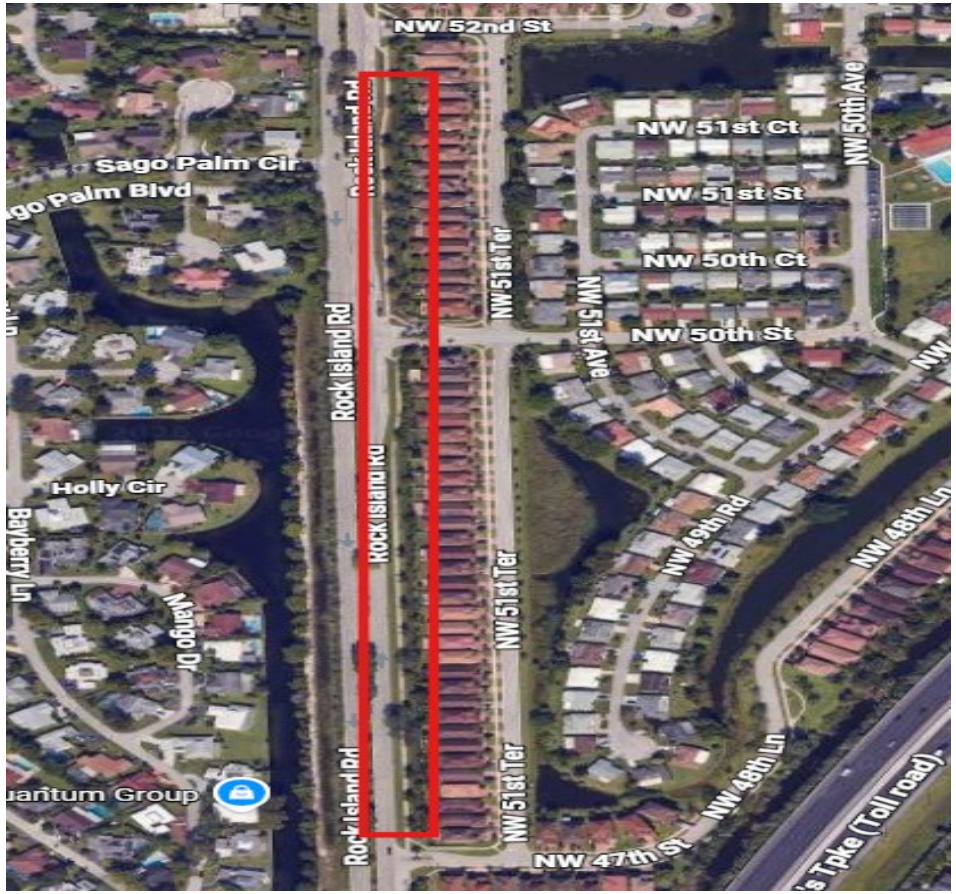






# Manor Parc

- Trees hanging over Rock Island sidewalk were lifted for clearance.



# Water Management

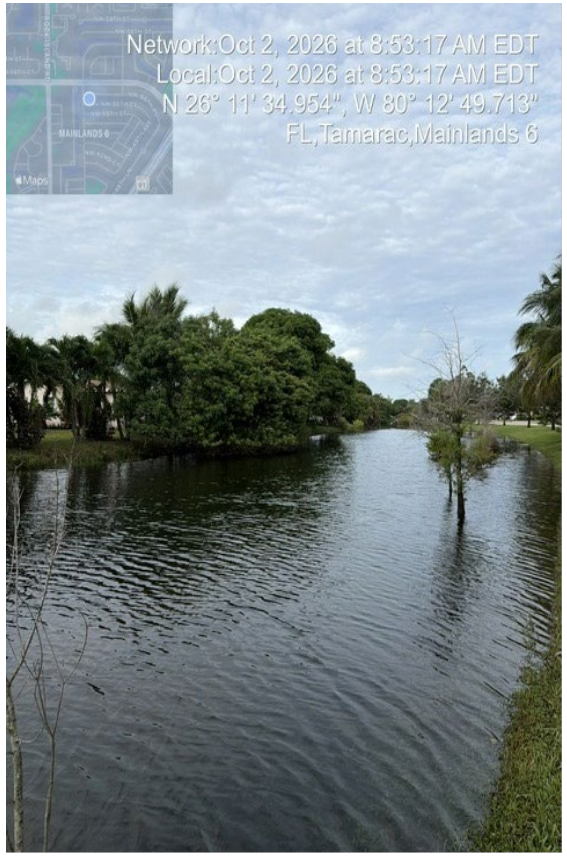
- Scheduled lake maintenance at CP, MP, and HT continue to be performed by SELWM.









# Sabal Palm

## COMMUNITY DEVELOPMENT DISTRICT

### Fiscal Year 2026

## Check Register

| *Date* | *check #'s* | *Amount* |
|---|---|---|
| 8/1-8/31 | *2689-2705* | $76,362.91 |
| Autopay | *80036-80037* | $8,355.72 |
| | **TOTAL** | **$84,718.63** |

*** CHECK DATES 08/01/2026 - 08/31/2026 *** SABAL PALM CDD - GF
BANK A SABAL PALM - GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/04/26 | 00016 | 7/11/26 | JUL 26 - WATER SERVICE | 202607 | 330 | 53800-43100 | | | | * | 316.49 | | |
| | | 7/11/26 | JUL 26 - WATER SERVICE | 202607 | 320 | 53800-43100 | | | | * | 283.51 | | |
| | | 7/11/26 | JUL 26 - WATER SERVICE | 202607 | 340 | 53800-43100 | | | | * | 86.67 | | |
| | | | | | | | | | CITY OF TAMARAC | | | 686.67 | 002689 |
| 8/04/26 | 00035 | 7/27/26 | 84957538 AUG 26 - INTERNET | 202608 | 330 | 53800-41500 | | | | * | 194.85 | | |
| | | | | | | | | | COMCAST | | | 194.85 | 002690 |
| 8/04/26 | 00092 | 7/17/26 | 26164208 AUG 26 - POOL SERVICE | 202608 | 340 | 53800-46700 | | | | * | 650.00 | | |
| | | 7/17/26 | 26168008 AUG 26 - POOL SERVICE | 202608 | 320 | 53800-46700 | | | | * | 650.00 | | |
| | | 7/24/26 | 26163908 AUG 26 - POOL SERVICE | 202608 | 330 | 53800-46700 | | | | * | 650.00 | | |
| | | 7/24/26 | 26164008 RMV FECES AT GUTTER | 202607 | 330 | 53800-46700 | | | | * | 527.52 | | |
| | | | | | | | | | CRYSTAL POOL SERVICES INC. | | | 2,477.52 | 002691 |
| 8/04/26 | 00001 | 8/01/26 | 261 AUG 26 - FIELD SERVICES | 202608 | 330 | 53800-34000 | | | | * | 1,250.00 | | |
| | | 8/01/26 | 262 AUG 26 - FIELD SERVICES | 202608 | 340 | 53800-34000 | | | | * | 1,166.67 | | |
| | | 8/01/26 | 263 AUG 26 - FIELD SERVICES | 202608 | 320 | 53800-34000 | | | | * | 1,350.00 | | |
| | | 8/01/26 | 264 AUG 26 - MGMT FEES | 202608 | 310 | 51300-34000 | | | | * | 3,911.75 | | |
| | | 8/01/26 | 264 AUG 26 - COMPUTER TIME | 202608 | 310 | 51300-35100 | | | | * | 41.67 | | |
| | | 8/01/26 | 264 AUG 26 - DISSEMINATION | 202608 | 310 | 51300-31300 | | | | * | 265.00 | | |
| | | 8/01/26 | 264 AUG 26 - WEBSITE ADMIN | 202608 | 310 | 51300-49500 | | | | * | 95.42 | | |
| | | 8/01/26 | 264 AUG 26 - OFFICE SUPPLIES | 202608 | 310 | 51300-51000 | | | | * | 56.48 | | |
| | | 8/01/26 | 264 AUG 26 - POSTAGE | 202608 | 310 | 51300-42000 | | | | * | 555.83 | | |
| | | 8/01/26 | 264 AUG 26 - COPIES | 202608 | 310 | 51300-42500 | | | | * | 308.80 | | |
| | | 8/01/26 | 264 TRIBUNE - 104949 | 202608 | 310 | 51300-48000 | | | | * | 1,388.00 | | |
| | | | | | | | | | GMS-SF, LLC | | | 10,389.62 | 002692 |

*** CHECK DATES 08/01/2026 - 08/31/2026 *** SABAL PALM CDD - GF
BANK A SABAL PALM - GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/04/26 | 00064 | 5/27/26 | 30134 | 202605 | 330-53800-46500 | | | * | 295.66 | | |
| | | | IRRIGATION REPAIR | | | | | | | | |
| | | 6/02/26 | 30243 | 202606 | 320-53800-46201 | | | * | 1,950.00 | | |
| | | | S. POOL GATE LANDSCP UPGD | | | | | | | | |
| | | 6/02/26 | 30244 | 202606 | 320-53800-46201 | | | * | 4,645.00 | | |
| | | | POOL AREA LANDSCP ENHANCE | | | | | | | | |
| | | 6/18/26 | 30399 | 202606 | 330-53800-46201 | | | * | 675.00 | | |
| | | | MONOFILAMENT TRIMMING | | | | | | | | |
| | | 7/14/26 | 30724 | 202607 | 330-53800-46210 | | | * | 990.00 | | |
| | | | SUMMER FLOWER INSTALL | | | | | | | | |
| | | 7/14/26 | 30725 | 202607 | 340-53800-46201 | | | * | 745.00 | | |
| | | | SUMMER FLOWER INSTALL | | | | | | | | |
| | | 7/16/26 | 30726 | 202607 | 330-53800-46201 | | | * | 1,100.00 | | |
| | | | CLN UP DEBRIS VEHICLE DMG | | | | | | | | |
| | | 7/16/26 | 30727 | 202607 | 330-53800-46201 | | | * | 475.00 | | |
| | | | CLN UP DEBRIS VEHICLE DMG | | | | | | | | |
| | | 7/17/26 | 30738 | 202607 | 330-53800-46500 | | | * | 192.50 | | |
| | | | IRRIGATION REPAIR | | | | | | | | |
| | | 7/17/26 | 30739 | 202607 | 340-53800-46500 | | | * | 168.96 | | |
| | | | IRRIGATION REPAIR | | | | | | | | |
| | | 7/17/26 | 30748 | 202607 | 320-53800-46200 | | | * | 22,500.00 | | |
| | | | TREE & PALM TRIMMING | | | | | | | | |
| | | | | | | | JLS TREE SERVICES | | | 33,737.12 | 002693 |
| 8/04/26 | 00031 | 8/01/26 | 11832 | 202608 | 320-53800-34500 | | | * | 700.00 | | |
| | | | AUG 26 - MONITORING | | | | | | | | |
| | | 8/01/26 | 11841 | 202608 | 320-53800-34500 | | | * | 205.00 | | |
| | | | PROX KEYFOBS | | | | | | | | |
| | | 8/01/26 | 11841 | 202608 | 330-53800-34500 | | | * | 205.00 | | |
| | | | PROX KEYFOBS | | | | | | | | |
| | | 8/01/26 | 11841 | 202608 | 340-53800-34500 | | | * | 205.00 | | |
| | | | PROX KEYFOBS | | | | | | | | |
| | | 8/17/26 | 11842 | 202608 | 340-53800-34500 | | | * | 350.00 | | |
| | | | AUG 26 - MONITORING | | | | | | | | |
| | | 8/17/26 | 11843 | 202608 | 330-53800-34500 | | | * | 1,175.00 | | |
| | | | AUG 26 - MONITORING | | | | | | | | |
| | | | | | | | Q-WIRE TECHNOLOGIES, INC. | | | 2,840.00 | 002694 |
| 8/04/26 | 00106 | 7/14/26 | 2238 | 202607 | 320-53800-46400 | | | * | 880.00 | | |
| | | | JUL 26 - LAKE MAINTENANCE | | | | | | | | |
| | | 7/14/26 | 2239 | 202607 | 340-53800-46400 | | | * | 612.00 | | |
| | | | JUL 26 - LAKE MAINTENANCE | | | | | | | | |
| | | 7/14/26 | 2240 | 202607 | 330-53800-46400 | | | * | 1,100.00 | | |
| | | | JUL 26 - LAKE MAINTENANCE | | | | | | | | |
| | | 8/04/26 | 2319 | 202608 | 320-53800-46400 | | | * | 880.00 | | |
| | | | AUG 26 - LAKE MAINTENANCE | | | | | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 8/04/26 | 2320 | 202608 | 340-53800-46400 | | | * | 612.00 | | |
| | | | AUG 26 - LAKE MAINTENANCE | | | | | | | | |
| | | 8/04/26 | 2321 | 202608 | 330-53800-46400 | | | * | 1,100.00 | | |
| | | | AUG 26 - LAKE MAINTENANCE | | | | | | | | |
| | | | | | | | SOUTHEAST LAND AND WATER | | | 5,184.00 | 002695 |
| 8/04/26 | 00113 | 7/20/26 | 120992 | 202608 | 330-53800-46600 | | | * | 1,332.00 | | |
| | | | AUG 26 - JANITORIAL SVC | | | | | | | | |
| | | 7/20/26 | 120992 | 202608 | 320-53800-46600 | | | * | 1,370.00 | | |
| | | | AUG 26 - JANITORIAL SVC | | | | | | | | |
| | | 7/20/26 | 120992 | 202608 | 340-53800-46600 | | | * | 1,076.00 | | |
| | | | AUG 26 - JANITORIAL SVC | | | | | | | | |
| | | 8/03/26 | 121265 | 202607 | 330-53800-52000 | | | * | 1,183.48 | | |
| | | | JUL 26 - CONSUMABLES | | | | | | | | |
| | | 8/03/26 | 121266 | 202607 | 320-53800-52000 | | | * | 1,032.17 | | |
| | | | JUL 26 - CONSUMABLES | | | | | | | | |
| | | 8/03/26 | 121267 | 202607 | 340-53800-52000 | | | * | 434.46 | | |
| | | | JUL 26 - CONSUMABLES | | | | | | | | |
| | | | | | | | TOTAL CLEANING | | | 6,428.11 | 002696 |
| 8/13/26 | 00003 | 7/31/26 | 199965 | 202607 | 310-51300-31500 | | | * | 720.00 | | |
| | | | JUL 26 - GENERAL COUNSEL | | | | | | | | |
| | | | | | | | BILLING COCHRAN, P.A. | | | 720.00 | 002697 |
| 8/13/26 | 00035 | 7/25/26 | 84957538 | 202608 | 320-53800-41500 | | | * | 195.72 | | |
| | | | AUG 26 - INTERNET | | | | | | | | |
| | | 7/28/26 | 84957538 | 202608 | 340-53800-41500 | | | * | 194.85 | | |
| | | | AUG 26 - INTERNET | | | | | | | | |
| | | | | | | | COMCAST | | | 390.57 | 002698 |
| 8/13/26 | 00064 | 8/08/26 | 31052 | 202608 | 330-53800-46200 | | | * | 150.00 | | |
| | | | SOD REPLACEMENT | | | | | | | | |
| | | | | | | | JLS TREE SERVICES | | | 150.00 | 002699 |
| 8/13/26 | 00076 | 5/13/26 | ARIV1062 | 202604 | 310-51300-31100 | | | * | 1,757.50 | | |
| | | | ENGINEER SVC THRU 4/30 | | | | | | | | |
| | | 6/12/26 | ARIV1065 | 202605 | 310-51300-31100 | | | * | 832.50 | | |
| | | | ENGINEER SVC THRU 5/28 | | | | | | | | |
| | | | | | | | KCI TECHNOLOGIES, INC. | | | 2,590.00 | 002700 |
| 8/13/26 | 00026 | 7/01/26 | 132084 | 202607 | 310-51300-32300 | | | * | 3,500.00 | | |
| | | | TRUSTEE FEES SER 2017 | | | | | | | | |
| | | | | | | | REGIONS BANK | | | 3,500.00 | 002701 |
| 8/13/26 | 00021 | 8/13/26 | NORTH | 202608 | 300-20700-10100 | | | * | 1,981.25 | | |
| | | | TRANSFER OF TAX RECIEPTS | | | | | | | | |
| | | | | | | | SABAL PALM CDD C/O REGIONS BANK | | | 1,981.25 | 002702 |

*** CHECK DATES 08/01/2026 - 08/31/2026 *** SABAL PALM CDD - GF
BANK A SABAL PALM - GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/13/26 | 00044 | 8/13/26 | PALM COV TRANSFER OF TAX RECIEPTS | 202608 | 300 | 20700-10100 | | | | * | 3,195.55 | | |
| | | | | | | | | | SABAL PALM CDD C/O REGIONS BANK | | | 3,195.55 | 002703 |
| 8/13/26 | 00045 | 8/13/26 | SOUTH TRANSFER OF TAX RECIEPTS | 202608 | 300 | 20700-10100 | | | | * | 1,402.65 | | |
| | | | | | | | | | SABAL PALM CDD C/O REGIONS BANK | | | 1,402.65 | 002704 |
| 8/13/26 | 00114 | 7/01/26 | 6303 JUL 26 - SECURITY | 202607 | 320 | 53800-34500 | | | | * | 495.00 | | |
| | | | | | | | | | SECURITY WATCH GROUP LLC | | | 495.00 | 002705 |
| | | | | | | | | | TOTAL FOR BANK A | | 76,362.91 | | |

*** CHECK DATES 08/01/2026 - 08/31/2026 *** SABAL PALM CDD - GF
BANK Z SABAL PALM AUTOPY

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/31/26 | 00010 | 7/31/26 | JUL 26 - ELECTRIC | 202607 | 320-53800-43000 | | * | 887.10 | | |
| | | 7/31/26 | JUL 26 - ELECTRIC | 202607 | 320-53800-43001 | | * | 1,980.99 | | |
| | | 7/31/26 | JUL 26 - ELECTRIC | 202607 | 330-53800-43000 | | * | 1,265.29 | | |
| | | 7/31/26 | JUL 26 - ELECTRIC | 202607 | 340-53800-43000 | | * | 4,090.48 | | |
| | | | | | | FLORIDA POWER & LIGHT | | | 8,223.86 | 080036 |
| 8/31/26 | 00107 | 7/29/26 | 24775442 AUG 26 - REFUSE SERVICE | 202608 | 320-53800-49000 | | * | 65.93 | | |
| | | 7/29/26 | 24944426 AUG 26 - REFUSE SERVICE | 202608 | 340-53800-49100 | | * | 65.93 | | |
| | | | | | | WASTE MANAGEMENT | | | 131.86 | 080037 |

TOTAL FOR BANK Z 8,355.72

TOTAL FOR REGISTER 84,718.63

“

# *Sabal Palm*

## *Community Development District*

### *Unaudited Financial Reporting*

*August 31, 2026*

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# Sabal Palm

## Community Development District

### Combined Balance Sheet

### August 31, 2026

| | General Fund | Debt Service Fund | Capital Project Fund | Totals Governmental Funds |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash: | | | | |
| Operating Account | $ 27,485 | $ - | $ - | $ 27,485 |
| Due from Other | - | - | - | - |
| Assessments Receivable | - | - | - | - |
| Due from General Fund | - | 0 | - | 0 |
| | | | | |
| Investments: | | | | |
| State Board of Administration (SBA) | 772,105 | - | - | 772,105 |
| " | | | | |
| **Series 2014- North Project** | | | | |
| Reserve | - | 2,543 | - | 2,543 |
| Interest | - | 2 | - | 2 |
| Revenue | - | 6,517 | - | 6,517 |
| Sinking | - | 2 | - | 2 |
| | | | | |
| **Series 2016 - Palm Cove Project** | | | | |
| Reserve | - | 143,998 | - | 143,998 |
| Interest | - | 60 | - | 60 |
| Revenue | - | 301,371 | - | 301,371 |
| Principal | - | 79 | - | 79 |
| Construction | - | - | 28,264 | 28,264 |
| | | | | |
| **Series 2017 - Manor Parc Project** | | - | | |
| Reserve | - | 164,448 | - | 164,448 |
| Revenue | - | 455,583 | - | 455,583 |
| Interest | - | 66 | - | 66 |
| Principal | - | 44 | - | 44 |
| Sinking | - | 48 | - | 48 |
| Construction | - | - | - | - |
| | | | | |
| **Series 2024 - North Project** | | | | |
| Interest | - | 959 | | 959 |
| Revenue | - | 174,649 | - | 174,649 |
| Sinking | - | 66 | - | 66 |
| Cost of Issuance | - | - | 0 | 0 |
| | | | | |
| Prepaid Expenses | - | - | - | - |
| | | | | |
| **Total Assets** | **$ 799,590** | **$ 1,250,436** | **$ 28,264** | **$ 2,078,291** |
| | | | | |
| **Liabilities:** | | | | |
| Accounts Payable | $ 20,650 | $ - | $ - | $ 20,650 |
| Due to Debt Service | 0 | - | - | 0 |
| | | | | |
| **Total Liabilities** | **$ 20,650** | **$ -** | **$ -** | **$ 20,650** |
| | | | | |
| **Fund Balance:** | | | | |
| Restricted for: | | | | |
| Debt Service - Series | $ - | $ 1,250,436 | $ - | $ 1,250,436 |
| Capital Project - Series | | | 28,264 | 28,264 |
| Assigned for: | | | | |
| Capital Reserve Fund | - | - | - | - |
| Capital Reserves | - | - | - | - |
| Unassigned | 778,940 | - | - | 778,940 |
| | | | | |
| **Total Fund Balances** | **$ 778,940** | **$ 1,250,436** | **$ 28,264** | **$ 2,057,641** |
| | | | | |
| Total Liabilities & Fund Balance | $ 799,590 | $ 1,250,436 | $ 28,264 | $ 2,078,291 |

# Sabal Palm

## Community Development District

### General Fund

### 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 | $ 1,021,811 | $ 1,021,811 | $ 1,036,083 | $ 14,272 |
| Interest Income | 10,000 | 9,167 | 32,903 | 23,736 |
| **Total Revenues** | **$ 1,031,811** | **$ 1,030,978** | **$ 1,069,226** | **$ 38,249** |
| **Expenditures:** | | | | |
| ***General & Administrative*** | | | | |
| Engineering | $ 15,000 | $ 13,750 | $ 28,196 | $ (14,446) |
| Attorney | 17,500 | 16,042 | 21,745 | (5,703) |
| Annual Audit | 5,600 | 5,600 | 4,100 | 1,500 |
| Assessment Administration | 4,508 | 4,508 | 5,920 | (1,412) |
| Dissemination Agent | 3,180 | 2,915 | 2,915 | - |
| Trustee Fees | 10,500 | 7,000 | 7,000 | - |
| Management Fees | 46,941 | 43,029 | 43,029 | - |
| Information Technology | 500 | 458 | 458 | (0) |
| Website Maintenance | 1,145 | 1,050 | 1,050 | (0) |
| Telephone | 50 | 45 | - | 45 |
| Postage & Delivery | 500 | 458 | 1,133 | (675) |
| Insurance General Liability | 8,000 | 8,000 | 8,082 | (82) |
| Printing & Binding | 250 | 229 | 500 | (271) |
| Legal Advertising | 1,000 | 917 | 2,524 | (1,608) |
| Other Current Charges | 750 | 688 | 1,017 | (330) |
| Property Taxes | 315 | 315 | 328 | (14) |
| Office Supplies | 50 | 46 | 57 | (11) |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Contingency | 400 | - | - | - |
| **Total General & Administrative** | **$ 116,363** | **$ 105,224** | **$ 128,229** | **$ (23,005)** |
| ***Field Operations & Maintenance*** | | | | |
| **Sabal North (Central Parc)** | | | | |
| Field Management | $ 16,200 | $ 14,850 | $ 14,850 | $ - |
| Security | 9,240 | 8,470 | 10,327 | (1,857) |
| Camera Repairs | 9,000 | 9,000 | 8,383 | 617 |
| Internet/Cable | 2,400 | 2,200 | 2,174 | 26 |
| Electric/Street Lighting | 36,300 | 33,275 | 28,195 | 5,080 |
| Landscape Lighting | 10,000 | 9,167 | - | 9,167 |
| Water | 5,000 | 4,583 | 2,554 | 2,029 |
| Pressure Washing | 10,000 | 9,167 | 5,950 | 3,217 |
| Landscape Maintenance | 85,919 | 78,759 | 68,937 | 9,822 |
| Tree Trimming | 23,000 | 21,083 | 28,240 | (7,157) |
| Mulch | 10,000 | 9,167 | 11,825 | (2,658) |
| Landscape Replacement - Flowers | 2,500 | 2,292 | - | 2,292 |
| Drain Cleaning | 3,173 | 2,909 | - | 2,909 |
| Landscape Contingency | - | - | 8,695 | (8,695) |
| Lake and Canal Maint | 11,100 | 10,175 | 9,680 | 495 |
| Irrigation Repairs | 15,000 | 13,750 | 10,630 | 3,120 |
| Repairs & Maintenance | 10,000 | 9,167 | 15,851 | (6,684) |
| Janitorial Services | 13,900 | 12,742 | 13,451 | (709) |
| Pool Maintenance | 8,700 | 7,975 | 15,983 | (8,008) |
| Pool Repairs | 7,500 | 6,875 | 1,152 | 5,723 |
| Cabana Maintenance/Furniture | 9,000 | 8,250 | 6,135 | 2,115 |
| Pest Control - Iguana Removal | 2,500 | 2,292 | - | 2,292 |
| Operating Supplies | 5,000 | 4,583 | 8,405 | (3,822) |
| Permits | 4,000 | 3,667 | 2,450 | 1,217 |
| Property Insurance | 7,000 | 7,000 | 6,266 | 734 |
| Contingency | 10,000 | - | - | - |
| Reserves | 16,374 | 15,010 | - | 15,010 |
| **Subtotal Sabal North (Central Parc)** | **$ 342,806** | **$ 306,406** | **$ 280,132** | **$ 26,274** |

# Sabal Palm

## Community Development District

### General Fund

### 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 |
|---|---|---|---|---|
| **Sabal South (Manor Parc)** | | | | |
| Field Management Services | $ 15,000 | $ 13,750 | $ 13,750 | $ - |
| Security | 16,000 | 14,667 | 14,067 | 600 |
| Camera Repairs | - | - | 13,622 | (13,622) |
| Internet/Cable | 2,500 | 2,292 | 2,173 | 118 |
| Lighting/Electrical | 12,000 | 11,000 | 12,000 | (1,000) |
| Water | 2,000 | 1,833 | 2,157 | (324) |
| Property Insurance | 7,000 | 6,417 | 6,266 | 151 |
| Landscape Maintenance | 137,790 | 126,308 | 98,790 | 27,518 |
| Landscape Contingency | - | - | 9,675 | (9,675) |
| Mulch | 8,000 | 7,333 | 1,170 | 6,163 |
| Tree Trimming | - | - | - | - |
| Annual Flowers | 2,000 | 1,833 | 1,840 | (7) |
| Pressure Washing | 5,250 | 4,813 | 3,900 | 913 |
| Lake and Canal Maint | 14,550 | 13,338 | 12,100 | 1,238 |
| Irrigation Repairs | 15,000 | 13,750 | 5,709 | 8,041 |
| Janitorial Services | 9,500 | 8,708 | 10,525 | (1,816) |
| Pool Maintenance | 11,000 | 10,083 | 6,903 | 3,181 |
| Cabana Maintenance | 5,370 | 4,923 | 6,110 | (1,188) |
| Permits/Contingency | 3,500 | 3,208 | 13,713 | (10,504) |
| Refuse Service | 800 | 733 | - | 733 |
| Drain Cleaning | 3,000 | 2,750 | - | 2,750 |
| Drainage Repairs/Preventative | 5,000 | 4,583 | - | 4,583 |
| Reserve | 32,500 | 29,792 | - | 29,792 |
| **Subtotal Sabal South (Manor Parc)** | **$ 307,760** | **$ 282,113** | **$ 234,469** | **$ 47,644** |
| **Palm Cove (Hidden Trails)** | | | | |
| Field Management Services | $ 14,000 | $ 12,833 | $ 12,833 | $ (0) |
| Security | 5,000 | 4,583 | 4,992 | (408) |
| Camera Repairs | - | - | 4,836 | (4,836) |
| Internet/Cable | 2,500 | 2,292 | 2,188 | 103 |
| Electric/Street Lighting | 46,200 | 42,350 | 38,225 | 4,125 |
| Water | 1,500 | 1,375 | 810 | 565 |
| Property Insurance | 6,500 | 6,500 | 5,817 | 683 |
| Repairs & Maintenance | 10,000 | 9,167 | 4,972 | 4,195 |
| Landscape Maintenance | 88,860 | 81,455 | 75,600 | 5,855 |
| Landscape Enchancements | 19,000 | 17,417 | 17,845 | (428) |
| Tree Trimming | 8,000 | 7,333 | 2,550 | 4,783 |
| Mulch | 6,000 | 5,500 | 5,460 | 40 |
| Pressure Washing | 6,500 | 5,958 | 3,425 | 2,533 |
| Lake and Canal Maint | 8,080 | 7,407 | 6,732 | 675 |
| Drain Cleaning | 2,684 | 2,460 | - | 2,460 |
| Irrigation Repairs | 3,000 | 2,750 | 5,130 | (2,380) |
| Janitorial Services | 8,058 | 7,387 | 8,851 | (1,465) |
| Pool/Cabana Maintenance | 10,000 | 9,167 | 21,525 | (12,358) |
| Permitting | 4,000 | 3,667 | 325 | 3,342 |
| Contingency | 5,000 | 4,583 | 4,144 | 440 |
| Reserves | 10,000 | 9,167 | - | 9,167 |
| **Subtotal Palm Cove (Hidden Trails)** | **$ 264,882** | **$ 243,350** | **$ 226,260** | **$ 17,091** |
| **Total Operations & Maintenance** | **$ 915,448** | **$ 831,869** | **$ 740,860** | **$ 91,009** |
| **Total Expenditures** | **$ 1,031,811** | **$ 937,093** | **$ 869,089** | **$ 68,004** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ - | $ 93,884 | $ 200,137 | $ 106,252 |
| **Net Change in Fund Balance** | **$ -** | **$ 93,884** | **$ 200,137** | **$ 106,252** |
| **Fund Balance - Beginning** | $ - | | $ 578,803 | |
| **Fund Balance - Ending** | $ - | | $ 778,940 | |

# Sabal Palm

## Community Development District

### Debt Service Fund Series 2014/2024 North Project

### 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 | $ 228,750 | $ 228,750 | $ 231,908 | $ 3,158 |
| Interest Income | - | - | 7,751 | 7,751 |
| **Total Revenues** | **$ 228,750** | **$ 228,750** | **$ 239,659** | **$ 10,909** |
| **Expenditures:** | | | | |
| **Series 2024** | | | | |
| Interest Expense - 11/1 | $ 70,313 | $ 70,313 | $ 69,250 | $ 1,063 |
| Principal Expense - 05/1 | 90,000 | 90,000 | 90,000 | - |
| Interest Expense - 05/1 | 68,125 | 68,125 | 69,250 | (1,125) |
| **Total Expenditures** | **$ 228,438** | **$ 228,438** | **$ 228,500** | **$ (62)** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 312 | $ 312 | $ 11,159 | $ 10,847 |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ - | $ - | $ 647 | $ 647 |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ 647 | $ 647 |
| **Net Change in Fund Balance** | **$ 312** | **$ 312** | **$ 11,806** | **$ 11,494** |
| **Fund Balance - Beginning** | $ 159,251 | | $ 172,932 | |
| **Fund Balance - Ending** | $ 159,563 | | $ 184,738 | |

# Sabal Palm

## Community Development District

### Debt Service Fund Series 2016 Palm Cove Project

### 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 | $ 278,275 | $ 278,275 | $ 281,917 | $ 3,642 |
| Interest Income | - | - | 14,672 | 14,672 |
| **Total Revenues** | **$ 278,275** | **$ 278,275** | **$ 296,589** | **$ 18,314** |
| **Expenditures:** | | | | |
| Interest Expense - 11/1 | $ 94,138 | $ 94,138 | $ 94,138 | $ - |
| Principal Expense - 11/1 | 90,000 | 90,000 | 90,000 | - |
| Interest Expense - 05/1 | 91,775 | 91,775 | 91,775 | - |
| **Total Expenditures** | **$ 275,913** | **$ 275,913** | **$ 275,913** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 2,362 | $ 2,363 | $ 20,677 | $ 18,314 |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ - | $ - |
| **Net Change in Fund Balance** | **$ 2,362** | **$ 2,363** | **$ 20,677** | **$ 18,314** |
| **Fund Balance - Beginning** | $ 266,660 | | $ 424,831 | |
| **Fund Balance - Ending** | $ 269,022 | | $ 445,508 | |

# Sabal Palm

## Community Development District

### Debt Service Fund Series 2017 South Project

### 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 | $ 317,839 | $ 317,839 | $ 322,573 | $ 4,734 |
| Interest Income | - | - | 20,242 | 20,242 |
| **Total Revenues** | **$ 317,839** | **$ 317,839** | **$ 342,815** | **$ 24,976** |
| **Expenditures:** | | | | |
| Interest Expense - 11/1 | $ 103,788 | $ 103,788 | $ 103,788 | $ - |
| Principal Expense - 11/1 | 110,000 | 110,000 | 110,000 | - |
| Interest Expense - 05/1 | 101,450 | 101,450 | 101,450 | - |
| **Total Expenditures** | **$ 315,238** | **$ 315,238** | **$ 315,238** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 2,601 | $ 2,601 | $ 27,577 | $ 24,976 |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ - | $ - |
| **Net Change in Fund Balance** | **$ 2,601** | **$ 2,601** | **$ 27,577** | **$ 24,976** |
| **Fund Balance - Beginning** | $ 427,600 | | $ 592,613 | |
| **Fund Balance - Ending** | $ 430,201 | | $ 620,190 | |

# Sabal Palm

## Community Development District

### Capital Projects Fund Series 2016 Palm Cove Project

### 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** | | | | |
| Interest Income | $ - | $ - | $ 925 | $ 925 |
| **Total Revenues** | **$ -** | **$ -** | **$ 925** | **$ 925** |
| **Expenditures:** | | | | |
| Improvements | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ 925** | **$ 925** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | | **$ 925** | |
| **Fund Balance - Beginning** | $ - | | $ 27,339 | |
| **Fund Balance - Ending** | $ - | | $ 28,264 | |

# Sabal Palm

## Community Development District

### Capital Projects Fund Series 2017 South Project

### 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** | | | | |
| Interest Income | $ - | $ - | $ - | $ - |
| **Total Revenues** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Expenditures:** | | | | |
| Improvements | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | | **$ -** | |
| **Fund Balance - Beginning** | $ - | | $ - | |
| **Fund Balance - Ending** | $ - | | $ - | |

# Sabal Palm

## Community Development District

### Capital Projects Fund Series 2024 North Project

### 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** | | | | |
| Interest Income | - | - | $ 20 | 20 |
| **Total Revenues** | **$ -** | **$ -** | **$ 20** | **$ 20** |
| **Expenditures:** | | | | |
| Improvements | $ - | $ - | $ - | $ - |
| Cost of Issuance | - | - | - | - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ 20** | **$ 20** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ (647) | $ (647) |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ (647)** | **$ (647)** |
| **Net Change in Fund Balance** | **$ -** | | **$ (628)** | |
| **Fund Balance - Beginning** | $ - | | $ 628 | |
| **Fund Balance - Ending** | $ - | | $ 0 | |

# Sabal Palm

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | $ - | $ 31,440 | $ 954,522 | $ 10,270 | $ 4,412 | $ 4,484 | $ 14,642 | $ 4,900 | $ 3,121 | $ 8,294 | $ - | $ - | $ 1,036,083 |
| Interest Income | 4,058 | 1,553 | 1,452 | 3,814 | 3,413 | 3,681 | 3,414 | 3,286 | 2,940 | 2,757 | 2,536 | - | 32,903 |
| Other Income | - | - | 15 | - | 30 | 15 | - | 45 | 60 | 75 | - | - | 240 |
| **Total Revenues** | **$ 4,058** | **$ 32,993** | **$ 955,990** | **$ 14,084** | **$ 7,855** | **$ 8,180** | **$ 18,055** | **$ 8,230** | **$ 6,120** | **$ 11,125** | **$ 2,536** | **$ -** | **$ 1,069,226** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative*** | | | | | | | | | | | | | |
| Engineering | $ 4,161 | $ 1,573 | $ 2,495 | $ 3,510 | $ 8,345 | $ 1,142 | $ 1,758 | $ 1,606 | $ 648 | $ 2,960 | $ - | $ - | $ 28,196 |
| Attorney | 3,775 | 3,860 | 900 | 2,220 | 2,100 | 1,350 | 2,490 | 1,350 | 1,180 | 2,520 | - | - | 21,745 |
| Annual Audit | - | - | - | - | 4,100 | - | - | - | - | - | - | - | 4,100 |
| Assessment Administration | 4,508 | 1,412 | - | - | - | - | - | - | - | - | - | - | 5,920 |
| Dissemination Agent | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | - | 2,915 |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | 7,000 | - | 7,000 |
| Management Fees | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | 3,912 | - | 43,029 |
| Information Technology | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | - | 458 |
| Website Maintenance | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | - | 1,050 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage & Delivery | 10 | 10 | 111 | 84 | 61 | 46 | 51 | 60 | 99 | 13 | 590 | - | 1,133 |
| Insurance General Liability | 8,082 | - | - | - | - | - | - | - | - | - | - | - | 8,082 |
| Printing & Binding | 18 | 24 | 9 | 14 | 23 | 29 | 2 | 28 | - | 44 | 309 | - | 500 |
| Legal Advertising | 158 | - | - | 524 | - | - | - | - | 256 | 198 | 1,388 | - | 2,524 |
| Other Current Charges | 80 | 126 | 201 | - | 38 | 60 | 113 | 103 | 114 | 99 | 83 | - | 1,017 |
| Property Taxes | - | 328 | - | - | - | - | - | - | - | - | - | - | 328 |
| Office Supplies | - | - | - | - | 0 | - | - | - | - | - | 56 | - | 57 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 25,280** | **$ 11,646** | **$ 8,029** | **$ 10,665** | **$ 18,980** | **$ 6,941** | **$ 8,728** | **$ 7,461** | **$ 6,611** | **$ 10,148** | **$ 13,740** | **$ -** | **$ 128,229** |
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Sabal North (Central Parc)** | | | | | | | | | | | | | |
| Field Management | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ - | $ 14,850 |
| Security | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 1,195 | 1,195 | 2,337 | - | 10,327 |
| Camera Repairs | 1,300 | - | - | - | - | 7,083 | - | - | | - | - | - | 8,383 |
| Internet/Cable | 192 | 192 | 192 | 211 | 196 | 196 | 196 | 196 | 211 | 195 | 196 | - | 2,174 |
| Electric/Street Lighting | 2,748 | 2,645 | 2,843 | 2,950 | 2,869 | 2,908 | 2,787 | 2,736 | 2,842 | - | 2,868 | - | 28,195 |
| Landscape Lighting | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Water | 137 | 275 | 176 | 203 | 456 | 45 | 158 | 149 | 149 | 284 | 522 | - | 2,554 |
| Pressure Washing | 400 | - | - | - | 5,550 | - | - | - | - | - | - | - | 5,950 |
| Landscape Maintenance | 6,508 | 6,508 | 6,508 | 6,512 | 7,150 | 7,150 | 7,150 | 7,150 | 11,085 | 3,215 | - | - | 68,937 |
| Tree Trimming | - | 2,900 | - | - | - | - | - | 1,000 | 1,440 | 22,900 | - | - | 28,240 |
| Mulch | - | - | - | - | - | - | - | - | 7,890 | 3,935 | - | - | 11,825 |
| Landscape Replacement - Flowers | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drain Cleaning | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Landscape Contingency | - | - | - | 2,100 | - | - | - | - | - | 6,595 | - | - | 8,695 |
| Lake and Canal Maint | 880 | 880 | 880 | 880 | 880 | 880 | 880 | 880 | 880 | 880 | 880 | - | 9,680 |
| Irrigation Repairs | 1,086 | - | 1,981 | - | - | 2,387 | 466 | 1,094 | 3,494 | - | 122 | - | 10,630 |
| Janitorial Services | 1,155 | 1,155 | 1,155 | 1,155 | 1,155 | 1,155 | 1,155 | 1,256 | 1,370 | 1,370 | 1,370 | - | 13,451 |
| Repairs & Maintenance | 1,656 | - | 10,208 | 1,427 | 175 | 945 | 888 | - | 443 | 110 | - | - | 15,851 |
| Pool Maintenance | 650 | 495 | 495 | 495 | 495 | 495 | 650 | 10,258 | 650 | 650 | 650 | - | 15,983 |
| Pool Repairs | - | - | - | - | - | - | 1,152 | - | - | - | - | - | 1,152 |
| Cabana Maint/Furniture | 1,624 | 1,624 | - | 2,408 | 480 | - | - | - | - | - | - | - | 6,135 |
| Pest Control - Iguana Removal | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Supplies | 610 | 464 | - | 1,168 | 182 | 556 | 2,916 | 381 | 146 | 1,494 | 488 | - | 8,405 |
| Permits | - | 400 | - | - | - | 600 | - | 1,450 | - | - | - | - | 2,450 |
| Property Insurance | 6,266 | - | - | - | - | - | - | - | - | - | - | - | 6,266 |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserves | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Sabal North (Central Parc)** | **$ 25,912** | **$ 18,236** | **$ 25,138** | **$ 20,209** | **$ 20,288** | **$ 25,100** | **$ 19,098** | **$ 27,251** | **$ 31,796** | **$ 42,822** | **$ 9,433** | **$ -** | **$ 280,132** |

# Sabal Palm

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Sabal South (Manor Parc)** | | | | | | | | | | | | | |
| Field Management Services | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ 1,250 | $ - | $ 13,750 |
| Security | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 1,175 | 2,317 | - | 14,067 |
| Camera Repairs | 4,994 | - | - | - | - | 8,628 | - | - | | - | - | - | 13,622 |
| Internet/Cable | 210 | 195 | 210 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | 195 | - | 2,173 |
| Lighting/Electrical | 1,216 | 1,131 | 1,317 | 1,229 | 1,193 | - | 1,104 | 1,169 | 1,256 | 1,118 | 1,265 | - | 12,000 |
| Water | 134 | 120 | 129 | 129 | 225 | 185 | 173 | 173 | 263 | 316 | 310 | - | 2,157 |
| Property Insurance | 6,266 | - | - | - | - | - | - | - | - | - | - | - | 6,266 |
| Landscape Maintenance | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 9,605 | 2,740 | - | 98,790 |
| Landscape Contingency | - | - | 2,375 | - | 4,375 | 200 | 200 | - | - | 2,250 | 275 | - | 9,675 |
| Mulch | - | - | - | - | 1,170 | - | - | - | - | - | - | - | 1,170 |
| Annual Flowers | - | - | - | - | - | - | 850 | - | - | 990 | - | - | 1,840 |
| Pressure Washing | - | - | - | - | 3,900 | - | - | - | - | - | - | - | 3,900 |
| Lake and Canal Maint | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | - | 12,100 |
| Irrigation Repairs | - | 939 | 1,103 | 345 | 220 | 726 | 135 | 281 | 1,200 | 488 | 273 | - | 5,709 |
| Janitorial Services | 771 | 771 | 771 | 771 | 771 | - | 1,542 | 1,133 | 1,332 | 1,332 | 1,332 | - | 10,525 |
| Pool Maintenance | 650 | 495 | 495 | 495 | 495 | 495 | 650 | 650 | 650 | 1,178 | 650 | - | 6,903 |
| Cabana Maintenance | - | - | - | - | - | 385 | 5,725 | - | - | - | - | - | 6,110 |
| Permits/Contingency | 2,300 | 700 | - | - | - | 3,468 | 2,975 | 1,522 | 525 | 2,025 | 198 | - | 13,713 |
| Refuse Service | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drainage Repairs/Preventative | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserve | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Sabal South (Manor Parc)** | **$ 29,671** | **$ 17,480** | **$ 19,529** | **$ 16,294** | **$ 25,674** | **$ 27,412** | **$ 26,679** | **$ 18,253** | **$ 18,550** | **$ 23,023** | **$ 11,904** | **$ -** | **$ 234,469** |
| **Palm Cove (Hidden Trails)** | | | | | | | | | | | | | |
| Field Management Services | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ 1,167 | $ - | $ 12,833 |
| Security | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 1,492 | - | 4,992 |
| Camera Repairs | 1,950 | - | - | - | - | 2,886 | - | - | | - | - | - | 4,836 |
| Internet/Cable | 210 | 195 | 210 | 195 | 210 | 195 | 195 | 195 | 195 | 195 | 195 | - | 2,188 |
| Electric/Street Lighting | 3,637 | - | 3,584 | 3,848 | 3,697 | 3,716 | 3,712 | 3,985 | 3,955 | 4,000 | 4,090 | - | 38,225 |
| Water | 58 | 87 | 60 | 78 | 160 | 36 | 60 | 60 | 60 | 87 | 65 | - | 810 |
| Property Insurance | 5,817 | - | - | - | - | - | - | - | - | - | - | - | 5,817 |
| Repairs & Maintenance | - | - | 1,879 | 462 | - | 385 | 1,282 | 964 | - | - | - | - | 4,972 |
| Landscape Maintenance | 7,405 | 7,405 | 7,405 | 7,405 | 7,405 | 7,405 | 7,405 | 7,605 | 7,405 | 7,405 | 1,350 | - | 75,600 |
| Landscape Enchancements | - | - | - | - | - | - | 17,100 | - | - | 745 | - | - | 17,845 |
| Mulch | - | - | - | - | - | 5,460 | - | - | - | - | - | - | 5,460 |
| Tree Trimming | - | - | - | - | - | - | - | - | - | - | 2,550 | - | 2,550 |
| Pressure Washing | - | - | 900 | - | 2,525 | - | - | - | - | - | - | - | 3,425 |
| Lake and Canal Maint | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | - | 6,732 |
| Drain Cleaning | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Irrigation Repairs | - | 1,379 | 1,132 | 135 | 146 | 1,204 | 95 | 270 | 424 | 169 | 176 | - | 5,130 |
| Janitorial Services | 671 | 671 | 671 | 671 | 671 | - | 1,342 | 927 | 1,076 | 1,076 | 1,076 | - | 8,851 |
| Pool/Cabana Maintenance | 4,369 | 650 | 2,534 | 4,998 | 3,579 | 650 | 777 | 2,018 | 650 | 650 | 650 | - | 21,525 |
| Permitting | - | - | - | - | - | - | - | 325 | - | - | - | - | 325 |
| Contingency | 526 | 130 | 66 | 1,234 | 353 | 66 | 66 | 256 | 575 | 609 | 263 | - | 4,144 |
| **Subtotal Palm Cove (Hidden Trails)** | **$ 26,772** | **$ 12,645** | **$ 20,569** | **$ 21,154** | **$ 20,874** | **$ 24,132** | **$ 34,162** | **$ 18,733** | **$ 16,468** | **$ 17,064** | **$ 13,686** | **$ -** | **$ 226,260** |
| **Total Operations & Maintenance** | **$ 82,355** | **$ 48,361** | **$ 65,236** | **$ 57,657** | **$ 66,836** | **$ 76,644** | **$ 79,938** | **$ 64,238** | **$ 66,814** | **$ 82,908** | **$ 35,023** | **$ -** | **$ 740,860** |
| **Total Expenditures** | **$ 107,635** | **$ 60,007** | **$ 73,266** | **$ 68,321** | **$ 85,816** | **$ 83,585** | **$ 88,666** | **$ 71,698** | **$ 73,424** | **$ 93,056** | **$ 48,764** | **$ -** | **$ 869,089** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ (103,577)** | **$ (27,014)** | **$ 882,724** | **$ (54,238)** | **$ (77,962)** | **$ (75,405)** | **$ (70,611)** | **$ (63,468)** | **$ (67,304)** | **$ (81,931)** | **$ (46,227)** | **$ -** | **$ 200,137** |
| **Net Change in Fund Balance** | **$ (103,577)** | **$ (27,014)** | **$ 882,724** | **$ (54,238)** | **$ (77,962)** | **$ (75,405)** | **$ (70,611)** | **$ (63,468)** | **$ (67,304)** | **$ (81,931)** | **$ (46,227)** | **$ -** | **$ 200,137** |

# Sabal Palm

## Community Development District

### Long Term Debt Report

| Series 2014 Special Assessment Bonds, North Parcel Assessment Area Project | | |
|---|---|---|
| Original Issue Amount: | $3,785,000 | |
| Term 1: | $830,000 | |
| Interest Rate: | 6.130% | |
| Maturity Date: | 11/1/2027 | |
| Term 2: | $2,955,000 | |
| Interest Rate: | 7.125% | |
| Maturity Date: | 11/1/2044 | |
| Reserve Fund Definition | Lesser of: "<br>(i) Max Annual Debt Service for Bonds Outstanding<br>(ii) 125% of Average Debt Service for Bonds Outstanding<br>(iii) 10% of original proceeds | |
| Reserve Fund Requirement | $307,094 | |
| Reserve Fund Balance | 2,543 | |
| Bonds Outstanding | | $3,785,000 |
| Less: Principal Payment - 11/1/15 | | ($45,000) |
| Less: Principal Payment - 11/1/16 | | ($45,000) |
| Less: Principal Payment - 11/1/17 | | ($50,000) |
| Less: Principal Payment - 11/1/18 | | ($50,000) |
| Less: Principal Payment - 11/1/19 | | ($55,000) |
| Less: Principal Payment - 11/1/20 | | ($60,000) |
| Less: Principal Payment - 11/1/21 | | ($60,000) |
| Less: Principal Payment - 11/1/22 | | ($65,000) |
| Less: Principal Payment - 11/1/23 | | ($70,000) |
| Less: Refinancing Payoff | | ($3,285,000) |
| **Current Bonds Outstanding** | | **$0** |

| Series 2016 Special Assessment Bonds, Palm Cove Assessment Area Project | | |
|---|---|---|
| Original Issue Amount: | $4,055,000 | |
| Term 1: | $410,000 | |
| Interest Rate: | 4.000% | |
| Maturity Date: | 11/1/2022 | |
| Term 2: | $1,415,000 | |
| Interest Rate: | 5.250% | |
| Maturity Date: | 11/1/2035 | |
| Term 3: | $2,230,000 | |
| Interest Rate: | 5.500% | |
| Maturity Date: | 11/1/2046 | |
| Reserve Fund Definition | 50% of Max Annual Debt Service | |
| Reserve Fund Requirement | $139,138 | |
| Reserve Fund Balance | 143,998 | |
| Bonds Outstanding | | $4,055,000 |
| Less: Principal Payment - 11/1/17 | | ($60,000) |
| Less: Principal Payment - 11/1/18 | | ($65,000) |
| Less: Principal Payment - 11/1/19 | | ($55,000) |
| Less: Principal Payment - 11/1/20 | | ($70,000) |
| Less: Principal Payment - 11/1/21 | | ($75,000) |
| Less: Principal Payment - 11/1/22 | | ($75,000) |
| Less: Principal Payment - 11/1/23 | | ($80,000) |
| Less: Principal Payment - 11/1/24 | | ($85,000) |
| Less: Principal Payment - 11/1/25 | | ($90,000) |
| **Current Bonds Outstanding** | | **$3,400,000** |

# Sabal Palm

## Community Development District

### Long Term Debt Report

| Series 2017 Special Assessment Bonds, South Parcel Assessment Area Project | | |
|---|---|---|
| Original Issue Amount: | $4,945,000 | |
| Term 1: | $450,000 | |
| Interest Rate: | 4.500% | |
| Maturity Date: | 11/1/2022 | |
| Term 2: | $665,000 | |
| Interest Rate: | 4.250% | |
| Maturity Date: | 11/1/2028 | |
| Term 3: | $1,390,000 | |
| Interest Rate: | 4.750% | |
| Maturity Date: | 11/1/2037 | |
| Term 4: | $2,440,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 11/1/2047 | |
| Reserve Fund Definition | 50% of Max Annual Debt Service | |
| Reserve Fund Requirement | $159,000 | |
| Reserve Fund Balance | 164,448 | |
| Bonds Outstanding | | $4,945,000 |
| Less: Principal Payment - 11/1/18 | | ($85,000) |
| Less: Principal Payment - 11/1/19 | | ($85,000) |
| Less: Principal Payment - 11/1/20 | | ($90,000) |
| Less: Principal Payment - 11/1/21 | | ($95,000) |
| Less: Principal Payment - 11/1/22 | | ($95,000) |
| Less: Principal Payment - 11/1/23 | | ($100,000) |
| Less: Principal Payment - 11/1/24 | | ($105,000) |
| Less: Principal Payment - 11/1/25 | | ($110,000) |
| **Current Bonds Outstanding** | | **$4,180,000** |

| Series 2024 Special Assessment Refunding Bonds, North Parcel Assessment Area Project | | |
|---|---|---|
| Original Issue Amount: | $2,855,000 | |
| Term 1: | $85,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 5/1/2025 | |
| Term 2: | $90,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 5/4/2026 | |
| Term 3: | $95,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 5/1/2027 | |
| Term 4: | $810,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 5/1/2034 | |
| Term 5: | $1,775,000 | |
| Interest Rate: | 5.000% | |
| Maturity Date: | 5/1/2044 | |
| Bonds Outstanding | | $2,855,000 |
| Less: Principal Payment - 5/1/25 | | ($85,000) |
| Less: Principal Payment - 5/1/26 | | ($90,000) |
| **Current Bonds Outstanding** | | **$2,680,000** |

# Sabal Palm

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts - Broward County

### Fiscal Year 2026

| | | | | | |
|---|---|---|---|---|---|
| Gross Assessments | $ 1,087,034.49 | $ 243,350.58 | $ 338,126.16 | $ 296,036.90 | $ 1,964,548.13 |
| Net Assessments | $ 1,021,812.42 | $ 228,749.55 | $ 317,838.59 | $ 278,274.69 | $ 1,846,675.24 |

**ON ROLL ASSESSMENTS**

| | | | | | |
|---|---|---|---|---|---|
| allocation in % | 55.33% | 12.39% | 17.21% | 15.07% | 100.00% |

| *Date* | *Gross Amount* | *Discount/ Penalty* | *Commission* | *Interest* | *Net Receipts* | *O&M Portion* | *2014 North Debt Service* | *2017 South Debt Service* | *2016 Palm Cove Debt Service* | *Total* |
|---|---|---|---|---|---|---|---|---|---|---|
| 11/21/25 | $ 59,652.03 | $ 2,395.01 | $ 572.57 | $ - | $ 56,684.45 | $ 31,439.94 | $ 7,755.22 | $ 8,310.91 | $ 9,178.39 | $ 56,684.45 |
| 12/05/25 | 104,598.09 | 4,183.83 | 1,004.15 | - | 99,410.11 | 56,133.05 | 16,454.77 | 17,619.14 | 9,203.15 | 99,410.11 |
| 12/23/25 | 1,708,824.18 | 68,181.03 | 16,406.43 | - | 1,624,236.72 | 898,389.33 | 199,549.74 | 269,924.41 | 256,373.23 | 1,624,236.72 |
| 01/02/26 | 9,162.23 | 274.87 | 88.86 | - | 8,798.50 | 4,836.72 | 923.68 | 2,701.19 | 336.92 | 8,798.50 |
| 01/16/26 | 9,596.00 | 287.89 | 93.08 | - | 9,215.03 | 4,772.83 | - | 4,100.77 | 341.44 | 9,215.03 |
| 01/23/26 | - | - | - | 1,192.58 | 1,192.58 | 660.14 | 148.66 | 196.07 | 187.70 | 1,192.58 |
| 02/13/26 | 8,941.77 | 238.64 | 87.15 | - | 8,615.98 | 4,411.53 | (4.43) | 4,208.88 | - | 8,615.98 |
| 03/13/26 | 8,758.79 | 86.42 | 117.47 | - | 8,554.90 | 4,484.00 | - | 4,070.90 | - | 8,554.90 |
| 04/10/26 | 26,881.03 | (0.86) | 270.61 | - | 26,611.28 | 14,457.45 | 2,151.50 | 6,915.97 | 3,086.36 | 26,611.28 |
| 04/24/26 | - | - | - | 353.51 | 353.51 | 184.13 | 5.04 | 149.59 | 14.76 | 353.51 |
| 05/12/26 | 7,690.74 | - | 79.22 | 230.73 | 7,842.25 | 4,899.82 | 2,942.43 | - | - | 7,842.25 |
| 06/12/26 | 5,975.22 | - | 61.54 | 179.26 | 6,092.94 | 3,120.63 | - | 2,972.31 | - | 6,092.94 |
| 07/10/26 | 14,468.74 | - | 149.02 | 434.06 | 14,753.78 | 8,226.28 | 1,961.62 | 1,382.12 | 3,183.76 | 14,753.78 |
| 07/24/26 | - | - | - | 119.39 | 119.39 | 67.43 | 19.63 | 20.53 | 11.79 | 119.39 |
| | **$ 1,964,548.82** | **$ 75,646.83** | **$ 18,930.10** | **$ 2,509.53** | **$ 1,872,481.42** | **$ 1,036,083.28** | **$ 231,907.85** | **$ 322,572.80** | **$ 281,917.49** | **$ 1,872,481.42** |

| | |
|---|---|
| **100.00%** | **Gross Percent Collected** |
| **$ (0.69)** | **Gross Balance Remaining to Collect** |