

***Sabal Palm
Community Development District***

February 19, 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: Naheisha Davis – (A.S.)	
Seat 1: Russell Broomer – (A.S.)	

Thursday
February 19, 2026
6:00 p.m.

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 January 15, 2026 Meeting – **Page 3**
3. Consideration and Approval of Draft Licensing Agreement - Holiday Landscape Lighting – **Page 38**
4. Consideration of LED Lighting Agreements with Florida Power & Light Company (FPL)
 - A. Manor Parc – **Page 50**
 - B. Central Parc – **Page 55**
 - C. Hidden Trail – **Page 60**
5. Discussion of Camera System Upgrade
6. Staff Reports
 - A. Attorney
 - B. Engineer – Update on the Manor Parc Broward County SWM License 5-Yr Renewal
 - C. Manager
 - D. Field Manager – Monthly Report – **Page 65**
7. Financial Reports
 - A. Acceptance of Check Register – **Page 74**
 - B. Acceptance of Unaudited Financials – **Page 80**
8. Supervisors Requests and Audience Comments
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.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, January 15, 2026, at 6:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida

Present and constituting a quorum were:

Lindsay Foster
Shearon Martin
Russell Broomer
Atherley Soman

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andrew Gill
Patrick Burgess
Jason Gitel
Ginger Wald

District Manager
Governmental Management Services
Governmental Management Services
District Counsel

(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 November 20, 2025
Meeting**

Mr. Gill: The next item on the agenda is item No. 2 which is the approval of the minutes of the November 20, 2025 meeting. Are there any additions, deletions or corrections?

Ms. Foster: No.

Mr. Gill: Hearing none, I'll ask for a motion to approve.

On MOTION by Ms. Martin seconded by Ms. Broomer with all in favor, the Minutes of the November 20, 2025 meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Mr. Gill: Next up is our public hearing, this will be a public hearing to adopt the rules related to parking within the District. I'll first need a motion to open the public hearing.

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

B. Public Comments and Discussion

C. Consideration of Resolution #2026-01 Adopting the Rules

Mr. Gill: Next I'll open the floor for public comment and discussion, and we don't have any members of the public present today in person or on TEAMS right now, so I'll move down to the resolution and just briefly explain that. Again, these are parking rules that were previously presented to the Board and the Board had a chance to review them and revise them and we set today's date as the public hearing to approve those parking rules. That resolution is resolution #2026-01 which will adopt those parking rules, does District attorney have anything to add?

Ms. Wald: No, they were included with the resolution and previously provided from the last meeting, there were a couple of tweaks and everything was sent out to the Board members in advance of today's meeting, so they had an opportunity to review and make any comment thereto, so if you don't have anything or you want to talk about the rules you can.

Ms. Martin: When can we start towing tomorrow?

Ms. Wald: No, you have to have your agreement in place. Do you have the agreement in place?

Mr. Burgess: For the towing?

Mr. Gill: It would be the HOA.

Ms. Martin: Yes, so I already signed it.

Ms. Wald: Well, these will go into effect as soon as you make that motion to approve resolution #2026-01.

On MOTION by Ms. Martin seconded by Mr. Broomer with all in favor, Resolution #2026-01 adopting the Rules was approved.

D. Motion to Close the Public Hearing

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

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

Mr. Gill: Jumping down the agenda, we have a decent amount of proposals to go through and I'm going to turn that over to Patrick and he go through a number of proposals, walk you through some items that we believe are necessary for the District and then also just some items for the Board to think about starting in section 4 of your packet.

Ms. Martin: Are we talking about the cameras?

Mr. Gill: We're not ready to talk about the cameras right now, and Patrick can provide a bit more light on that, but we did talk to Ceasar about it, and until he provides us with exact locations and pricing so that we can get the Board some digestible information which hopefully will be between now and the next meeting, we don't think we're ready to provide you guys with information right now.

Ms. Martin: We have to because in a sense he's not approved in the agreement until the cameras are working, so it has a priority now with him. It hasn't been working for a while and I really didn't recognize how seriously she was until we were trying to retrieve for an incident that happened in Manor Parc maybe 2 months now. So, he's getting paid and the cameras are not working.

Mr. Broomer: Stop payment.

Mr. Burgess: I mean he does the access control, the cabana cameras are working, I mean the cameras work but, they cut out, it depends on how updated they are.

Ms. Martin: Right, if we can't pull data from it, it makes no sense.

Mr. Gill: Yes, so we need to upgrade as soon as possible.

Ms. Martin: Even if we have to have an attorney to get this done but, they can't just keep rolling over month after month.

Mr. Burgess: So, he provided me with the proposals to have your monthly maintenance for the cabana cameras, access control, and then all of new cameras for every entrance but, the monthly service fee would go up two times what you're currently paying so we wouldn't be able to afford that.

Ms. Martin: I think we had asked him, he said he couldn't lower the subscription amount but, to lower the install amount, did he get back to you with that?

Mr. Burgess: Yes, but there's another option that we're getting from him because what you currently have is that, what would be in place like option 1 would be, if a camera goes out, it's like you're leasing the cameras, so if they break, they replace them, so that's why maintenance is included in that. All of that stuff is included but, that part is a high cost, so he's going to give us the option of, if a camera breaks, he's going to bill us and it's up to us if we could pay for it, which would lower the cost of the monthly services, but I talked to him today and I said, we're not going to have this, and he even had options for the Board, and we felt that would be best to bring that to the next meeting, or as soon as possible once he has it.

Ms. Martin: So, we need to look at that, the parking was a priority for us but, the cameras have to be, it's a safety issue.

Mr. Gill: Yes, so I think the plan would be to get a concise rundown on the costs and then provide that to all of the Board members outside of a meeting, and then schedule the next available meeting to discuss it, opposed to what happened last time.

Ms. Martin: Yes.

Mr. Gill: So, we're working through that with him, and hopefully we can get that to you as soon as possible.

Ms. Foster: I feel like the way it was presented last time, and we need to see one-time costs, ongoing costs, compared to current budget.

Mr. Gill: Correct.

Mr. Burgess: And that's what he provided but, it's still not within out reach to do it, we cannot afford it but, that's why I said, give us another option, and that's what he's going to provide, and then we can have a good discussion because I didn't want there to be unknown questions, and I wanted him to be here to present that, and actually have all the information.

Ms. Martin: Yes, but you have to push him Patrick because I mean we have other participants in this meeting.

Mr. Broomer: Are there any other vendors that are options to get that price list?

Ms. Martin: It would probably cost us more, right, because isn't the next plan to use is the other option to use the infrastructure that we already have the frame, or it's complete replacement.

Mr. Burgess: It think it would be complete replacement.

Ms. Martin: So, get other vendors to quote us to then, if it's a do over.

Mr. Broomer: I just feel like our monthly cost is so high.

Ms. Martin: The subscription cost.

Mr. Burgess: Well, this summer when you guys had, and everything is outdated because I had to replaced all of your cameras for you pool cabana, so I dealt with them constantly not working and constantly being there which he did not bill for us, it's built into our maintenance contract, so I think it's a good system but, it's going to cost money.

Ms. Martin: Yes, and get a second quote too.

Mr. Burgess: You have a big property for Central Parc, insurance is small but, you have to the updated equipment and you guys have not done that in years.

Ms. Martin: Yes, but since now that we're looking at something completely different from what we have, just get more quotes.

Mr. Broomer: So what we're saying is we're actually replacing the whole system, it's not a partial of it, we should be able to another quote.

Ms. Martin: And he can still give a better quote but, let's get another quote too.

Mr. Burgess: I will try, it's going to be a lot of work because I don't even have keys to get inside the storage room to see what type of capability the vendor would need to see. I mean I can get the keys from Ceasar and let him know we're going out to bid but, it's going to be a lot of time and effort to do it, so I think maybe once we look at the numbers from Q-Wire, if it's not something you guys want to do, we can get other bids.

Ms. Martin: And so that's what I don't want to happen, I don't want to wait on him to give us that quote, if it's not something we want to do, then we have to start looking at another vendor.

Mr. Gill: Ok, so let's see if we can find another vendor.

Ms. Wald: Do you have money in your budget to do this because it's not inexpensive.

Mr. Burgess: It's a very expensive project.

Ms. Wald: So, take a step back.

Ms. Martin: That's why I'm wondering because the last concern was just increase it which would have cost us using the same framework, so to start all over where we can budget for it, so I think we need to come back to reality because we are just freshly into our budget year, we can't afford it, and maybe look at what can work until all this money starts coming in for the budget again, at least work until the end of the year, a temporary fix.

Ms. Wald: So, you can get some proposals from other companies for the total replacement and with that you work with those numbers for adopting your budget next year because at least you'll have numbers.

Ms. Martin: Right.

Ms. Wald: So you can definitely get that, you know companies will you those numbers, that's one option you can have and then getting him to try to do a patchwork to get you through this fiscal year.

Ms. Martin: Yes, to band aid it.

Ms. Wald: That's the only way you're going to be able to do it if you just don't have the funds.

Mr. Burgess: Yes, and like Central Parc, when that host was damaged at the east entrance, we budgeted for those repairs. Those repairs covered the one time install cost for the cameras but, your new cameras have to be compatible with the software that has to go into the cloud, so it's a whole new system. So, his stuff, it's a lot of work to get his stuff in line but, we can reach out to other vendors but, I think keeping your access until Q-Wire, think about the time and effort it's going to take to get all caught up with every single resident.

Ms. Martin: Yes, the time and the money, right, and now through the end of the year but, when get to find a proposal replacement costs, I'd be more comfortable having more than one quote.

Mr. Burgess: Ok.

Ms. Wald: I think it's a parallel path.

Ms. Martin: Yes, but we need a temporary fix we just can't let it drag on and drag on.

Mr. Gill: So, the temporary fix here is to have information recorded.

Ms. Martin: Yes because that's the whole point, it doesn't serve a purpose if the police need something and we can't retrieve it.

Mr. Gill: Right.

Mr. Burgess: I mean we'll work with it, we'll get bids for just the license plate reader cameras for your entrances like what's currently there and just that, you don't want access control, or we can get it all I guess.

Ms. Martin: When you say access control what do you mean?

Mr. Burgess: Like your pool cabana, like the FOBs.

Ms. Martin: So you would still keep that with him?

Mr. Burgess: Well, that's what we have to ask the vendors to make sure we have an efficient use of timing with the vendors and not have to get that quote.

Ms. Martin: Whatever gives us the bang for our buck.

Mr. Gill: Yes.

Mr. Broomer: I mean if you're already there, I don't see why they can't give us a quote for both options if they're already onsite. Option A would be FOBs, option B without the FOBs.

Ms. Martin: Yes.

Mr. Burgess: Ok, so we'll work on that, and then we'll try to get all the information from Q-Wire in the meantime, and at the next meeting we'll bring Q-Wire's information.

Mr. Gill: Yes, inbetween the next meeting.

Ms. Martin: Yes in between the next meeting, so at the next meeting we can decide.

Mr. Gill: Yes.

Mr. Broomer: Because based on my understanding with Ceasar at Q-Wire, isn't like almost a total replacement of currently what we have because when he was here, he was saying our software and everything is 10 plus years outdated, so we have to replace everything.

Ms. Martin: The software.

Mr. Broomer: So the cost of it, and also the cost of it to maintain it as well.

Mr. Burgess: Yes, I believe it will be a cloud based system.

Ms. Martin: Yes, so we need to band aid it until the next budget year but, we need it to work.

Mr. Burgess: Got it, so we will work on that.

Ms. Martin: Thank you.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Southeast Land and Water Management

1) Proposal #2621 – Manor Parc/Central Parc/Hidden Trails for Power Washing

Mr. Gill: Jumping down to section 4 in your packets.

Mr. Burgess: That's on page 47, item 4A-1.

Mr. Gitel: So, this is for the power washing and remember we were talking about this and I met with Shearon at Manor Parc, Lindsay, Central Parc, and Russell at Hidden Trails, and every time we went over all the spots, I marked them on this map. So, everything we talked about I marked on there and I got the prices, and the dollar amounts for it and it's in there and fell within budget. So, Central Parc, \$2,000, Hidden Trails, \$2,025, Manor Parc, \$2,600 and all the areas that you guys asked me to pick

that's what he sent me, and this guy he's actually the one that did Hidden Trails, that south wall that's completely done and you can see it but, it's not in the packet. He's a great guy, he did all this whole project here, his prices, and if you need to add anything else, like if you wanted to add one more thing in there he could do it.

Mr. Broomer: Quick question, so is it all up here?

Mr. Gitel: No, just there.

Mr. Broomer: So, that's just this spot.

Mr. Gitel: Correct.

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

Mr. Broomer: So, now this is Central Parc, so I would do most of our area, and if you go back to where the roundabout is and walk on that trail, and if you walk all the way up there.

Mr. Burgess: Maybe we can see if he can include that whole area.

Mr. Broomer: Yes, all of 59th Street, the majority of it is moldy because all these trees are much bigger.

Mr. Burgess: Yes.

Mr. Broomer: So, this is 59th street, so all of these trees gets limited sunlight, so the majority of that area is moldy.

Mr. Burgess: So, let's see if we can get that.

Mr. Broomer: But I know that side is moldy because of the limited lack of sun.

Mr. Burgess: Ok.

Mr. Broomer: And then I think that's it, then at the front of the community, you're at the pool, they get a little more sunlight but, they also have trees but that side I don't know.

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

Mr. Broomer: Last time I walked that area was like November, and it didn't look that bad to me but, I was only at the far end, and there again, they get a lot of sunlight so it's not as bad as 59th Street.

Ms. Foster: Yes, I walked it with Jason and drove it, and we thought we'd the area that's really bad this yes, and then we could look at the other area and kind of like alternate.

Mr. Broomer: Yes.

Ms. Martin: How much is Manor Parc now?

Mr. Gitel: \$5,650.

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

Mr. Broomer: So, this strip here, and all the way here, the majority of it here, and the trees are overgrown, so they don't get a lot of sunlight.

Mr. Gill: Is that the only addition right now to add on?

Mr. Broomer: Yes.

Mr. Gill: Ok.

Mr. Broomer: That's the main part.

Mr. Gill: Ok.

Mr. Gitel: Ok, so that gets the fertilizer and whatnot, some of the medians that needed it done. Ok, so the whole front entrance, and here, and parking area and it stops at the resident's driveways and you can see the beginning sidewalk and that way, the roundabout with the north side and the spots all around there, that right there again. Then it starts at the playground area and it goes all the way down, all around that as well to the south median, then this right here, the whole parking lot, all the curbs, the parking stops, there's a walking path, up to the mailbox area, and then that one is going to be the Hidden Trails would be \$2,025.

Ms. Martin: And the Manor Parc, I think I want to piggyback on what's Central Parc is doing because the price is so good and see if we can do that.

Mr. Gitel: Well, I just want to go over this real quick, is that we have all the roofs for the cabanas and the mailboxes.

Ms. Martin: Included?

Mr. Gitel: No, I got those additional but, it's minimal.

Ms. Martin: Ok.

Mr. Gitel: So add extra \$500.

Ms. Martin: Ok, and I'm not even worried about the roofs, like I am on the sidewalk.

Mr. Gite: So, that's just an additional \$500.

Mr. Gitel: Just everyone knows, in the mailbox area, after the pressure cleaning, we got a complaint of wasps and stuff out there.

Ms. Martin: Ours too, and spiders.

Mr. Gitel: I assume maybe we're going to get it sprayed after it's cleaned.

Mr. Gill: You're saying some sort of pest control.

Mr. Gitel: After the cleaning.

Mr. Soman: Power washing and then the pest control.

Mr. Gitel: Yes.

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

Mr. Gill: Where there any additional areas that you wanted for Hidden Trails?

Ms. Foster: No.

Mr. Gill: Ok.

Mr. Gitel: Then I think what we can do is look at all the boat ramps, I know Christian said something about that.

Ms. Martin: Yes, the boat ramps, and if we can get some more arrows on the sidewalk then, are we going to go to Manor Parc?

Mr. Gitel: Yes.

Ms. Martin: Just let me know when you're there.

Mr. Gitel: Ok, and it's just going through what we looked at and just kind of look really quick.

Ms. Martin: Yes, I thought it would have been a bigger price tag, so since it's a little more than I thought maybe you can just look at some other areas.

Mr. Gitel: These are the areas I looked at.

Mr. Gill: When did you want to get this done?

Ms. Martin: ASAP.

Mr. Gitel: If this was good, go out there and walk, and we're good to go now but, Central Parc, we're going to back there and look at that strip and then if you want to

look at a few more spots, but just know if you go down, let's say you pull into Manor Parc, and then you make a right through that whole strip and then say, ok well now we're going to be here, then you have a whole other spot so, it would just make it more even.

Mr. Burgess: I think for your budget cycle we can get pressure cleaning numbers for you guys as well to consider, so it's not piecemeal.

Mr. Gill: Well, I authorize a dollar amount now so we can get this done.

Ms. Martin: Yes, me too.

Mr. Gill: While she takes a look at it and increases the amount.

Ms. Martin: So, do you want to authorize this exact amount or I can add a little bit more?

Mr. Gill: Authorize not to exceed the budget line item.

Ms. Martin: Right.

Mr. Gitel: The 5,250?

Mr. Gill: Yes, for each of these and then you'll go back, at least with her for Manor Parc.

Ms. Martin: Yes, right.

Mr. Gill: The other two are good to go and then as long as we're substantially under that amount we're good to go.

Ms. Martin: Yes.

Mr. Gill: Perfect.

Mr. Gitel: So, the areas should be added or keep that separate for now?

Mr. Gill: Yes, give those dollar amounts.

Mr. Gitel: Yes, Central Parc, all the mailboxes is \$550, and then Manor Parc, \$550, and Hidden Trails was \$500.

Ms. Foster: That's awesome.

Mr. Gill: Do you have the budget line items for pressure washing for each of the subcommunities?

Mr. Gitel: Yes, I have it right here.

Mr. Gill: Ok. So, we're looking for a motion to approve pressure washing within the entire community with Southeast Land and Water Management, not to exceed the

following amounts, for Central Parc, Hidden Trails and Manor Parc, respectively, and those amounts are?

Mr. Gitel: Central Parc, \$10,000, Manor Parc, \$5,250 and Hidden Trails \$6,500.

On MOTION by Ms. Martin seconded by Mr. Broomer with all in favor, accepting proposal #2621 from Southeast Land and Water Management, LLC for pressure washing the entire Sabal Palm community in the amounts of Central Parc, \$10,000, Manor Parc, \$5,250 and Hidden Trails \$6,500 was approved.

Mr. Gill: Ok, so we're good to go on pressure washing.

Ms. Martin: Yes.

Mr. Gill: Ok.

B. Benches with Barco Products, LLC

- 1) Estimate #QUORCO29226 – Manor Parc/Central Parc/Hidden Trails for New Cabana Benches
- 2) Estimate #QUORCO30336 – Hidden Trails for Additional North and South Trash Cans

Mr. Gill: Let's jump down to 4B in your packet, and this is with Patrick.

Mr. Burgess: Yes, so the cabana chairs and couches that we talked about, Manor Parc removed theirs and with this camera system that the HOA had installed for the activity, they've actually gone down a lot. I haven't seen nearly as much since we removed the couches there. Central Parc has two couches and four chairs there still, and Hidden Trails has one couch and a set of chairs but, the issue is we continuously deal with this is what we hear from our porter who is trying to clean the property.

Ms. Martin: Where's that?

Mr. Burgess: That's at Central Parc but, the issue is that they constantly are sleeping in here, they're trashing the place, the porter feels uncomfortable cleaning the place, so he leaves, and I just think they're used for more bad than good, there's burn marks all over, there's always ashes in this area, it's just trashy.

Ms. Martin: Right, it's too cozy.

Mr. Burgess: So, I believe you guys authorized to remove them at the prior meeting but, if we can get that confirmation here again but, if we remove them we have

to figure out what you guys want to do to reinstall, so I guess this would be food for thought is the 4B-1 tab, the benches and whatnot.

Ms. Martin: Do you have pictures?

Mr. Burgess: Yes, I'll pull it up. We have to see what you guys are able to afford but, we were thinking something like this, that's not too comfy, it does its job for the pool cabana and we can kind of I guess gromet these into the pavers so that they cannot be moved but, this is just our first thought and that would be \$6,513.67 for six of them, so two for each pool cabana which isn't terrible price but, we're just trying to get you guys some options.

Ms. Foster: What's the price?

Mr. Burgess: \$6,513.67 for all six of them, meaning each area would approve two for each.

Ms. Martin: So, \$2,000 for each bench.

Mr. Burgess: Yes.

Ms. Martin: I don't see so much of an urgency to replace it in Manor Parc.

Mr. Burgess: Right, and I think we have time to think about it.

Ms. Martin: We have 15 lounge chairs and still a couple of chairs, so we have a little bit of time.

Mr. Burgess: Yes, so we just wanted to kind of, if you guys want to bring back thoughts.

Ms. Martin: I like the idea of this because it looks uncomfortable to sleep.

Mr. Burgess: How do you feel about Hidden Trails, I don't think you guys get as much because to them it's back there pretty far, so you guys don't deal with the constant activity that Manor Parc and Central Parc has.

Mr. Soman: We just have the people around the front and the pool area.

Ms. Foster: What's the price?

Mr. Soman: I mean I'm not opposed to changing it, it it's in budget and you think it's beneficial then, I'm fine changing it but, if you don't think we should do it now, then that's fine.

Mr. Burgess: We can bring it back to the next meeting, I think we can just explore some options.

Ms. Martin: I think we need to, or we can replace those benches, but just know that we are strapped for funds.

Mr. Burgess: Right, so however you guys feel at Central Parc, I think you guys use the cabana for some meetings here.

Mr. Soman: Yes, and it doesn't matter, as far as the meetings, it doesn't really matter for the meetings but, when we have the opportunity or the chance I would change the two that we have.

Ms. Foster: We have \$9,000 in this budget for clubhouse maintenance for furniture, we have the dollars but, what makes me concerned is your statement about the porter feeling uncomfortable.

Ms. Martin: It's cleaning, I think you meant the porter is uncomfortable to clean when the people see him.

Mr. Burgess: Yes.

Ms. Foster: Yes, and I've been there too.

Mr. Soman: Right, I have as well.

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

Mr. Soman: So, I'm good with it since we have the \$9,000 in the budget and we're only going to use roughly \$2,000 to replace those two only, I'm ok with that for Central Parc.

Mr. Gill: And Manor Parc has about \$5,300 for clubhouse maintenance.

Ms. Martin: This was the only one you had.

Mr. Burgess: This is the only one we looked at, and there are companies that do this but, this is like the cheapest option, and I believe it's galvanized steel or something coated.

Mr. Soman: Is that the only color?

Ms. Martin: No, there are three colors now.

Mr. Soman: Ok, these colors here.

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

Mr. Soman: So, we've used \$3,200 or \$3,300 so this would be around that, so I'm ok with that for now.

Ms. Foster: Same, I'm ready.

Ms. Martin: Can we motion it?

Ms. Wald: So, you want to make a motion for Central Parc?

Mr. Soman: Yes, I'll make a motion for Central Parc for the two.

On MOTION by Mr. Soman seconded by Ms. Foster with all in favor, accepting estimate #QUORCO29226 from Barco Products, LLC for two pool cabana picnic tables in black for Central Parc was approved.

Mr. Gill: So, for Manor Parc and Hidden Trails.

Ms. Martin: I think Hidden Trails wants it, right?

Mr. Broomer: Yes, I'm good with it.

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

Mr. Burgess: I think this would be the green, this is from the same company, so I think this would be the type of green that you would get.

Mr. Broomer: I like the green.

On MOTION by Mr. Broomer seconded by Ms. Martin with all in favor, accepting estimate #QUORCO29226 from Barco Products, LLC for two pool cabana picnic tables in green for Hidden Trails was approved.

Mr. Gill: Ok, so Manor Parc.

Mr. Burgess: If you want to wait to look into some other options, we can.

Ms. Martin: Can we talk about it at the next meeting?

Mr. Burgess: Yes, that's good.

Ms. Martin: Yes.

Mr. Burgess: Ok.

Mr. Gill: Ok, so we'll move down to the trash cans.

Mr. Burgess: Yes, so Hidden Trails Russel mentioned two additional trash cans needed, and this is the trash cans that you have. So, just two alone from the same company Barco the price is \$1,293.13 for two.

Ms. Martin: And where is this, Central Parc?

Mr. Burgess: No, Hidden Trails.

Ms. Martin: Ok.

Ms. Foster: Where are they proposed to put them in?

Mr. Gitel: And the north median and the south median, because the only trash cans available are near the cabanas and then the middle roundabout so way down on both sides there's nothing.

Mr. Burgess: So, down here.

Mr. Gitel: Yes, one there.

Mr. Burgess: And at the end you say?

Mr. Gitel: Yes.

Mr. Burgess: Because you have two on each side right here I think.

Ms. Foster: Are they the pet ones?

Mr. Burgess: Well, there's pet stations and regular.

Ms. Foster: Oh, ok.

Mr. Broomer: Yes, that's good, hopefully people use them so they're not throwing trash on the ground.

On MOTION by Mr. Broomer seconded by Mr. Soman with all in favor, accepting estimate #QUORCO30336 from Barco Products, LLC for 2 additional trash cans at Hidden Trails in the amount of \$1,293.13 was approved.

C. Proposal with JLS Landscaping for Hidden Trails

- 1) Community Entrance and Pool Cabana Landscape Enhancements**
- 2) Roundabout Landscape Enhancements**
- 3) Pant Installation to Block Non-Used South Side Pool Gates**
- 4) Walking Path/Playground Area Landscape Enhancements**
- 5) Community Mulch Installation**

Mr. Gill: Ok, next is item 4C.

Mr. Burgess: Ok, so moving down, this is all for Hidden Trails, so item C are all for Hidden Trails. So, JLS provided these proposals last year, and you guys budgeted for it, and he honored the pricing and also since he honored it, you also wanted to look at Manor Parc entrance as well but, the first one on here is the entrance of Hidden Trails and the pool cabana, so he put as much detail as he can, drawings, and I can pull it up if you guys want. So, you basically would be getting flowered beds installed, installing red ties on each side, it would be a good enhancement for sure. I think it would look good for your entrance, I mean it's a very small area but, flowers would go a long way. It's including the bare area by the pool cabana, the spot by the mailboxes and throughout the perimeter of the pool is some areas that would be filled in with trinettes and green island ficus and that would be \$3,200 and if you have any questions I can answer them.

Mr. Broomer: No.

Mr. Gill: Do you have a spreadsheet you can pull up at the end I guess.

Mr. Burgess: Yes. So, that's \$3,200 for that one. Do you want me to go to the roundabouts?

Mr. Gill: Yes.

Mr. Burgess: Ok, so the roundabout proposals is basically removing all the copper leaf, installing trinettes, red ties and tibuchina tree, I think it flowers purple it's a nice accent tree. So, all three roundabouts would be prepped and redone. The mulch, there's an annual mulch proposal so everything would be mulched in this proposal but, the mulching would look good, so do you have any issues with that?

Mr. Broomer: No.

Mr. Burgess: And that would be \$6,425.

Mr. Broomer: And we have \$25,000 in the budget between landscaping enhancement and mulch.

Ms. Martin: And where is it being mulched, inside, not the exterior.

Mr. Burgess: Yes, it's an interior, and I'll show you the map for the mulching once I get through this.

Ms. Martin: Just common areas?

Mr. Burgess: Yes, the CDD areas.

Mr. Broomer: And the mulch at the roundabouts they do it around the trees too.

Mr. Burgess: Yes, the trees would be mulched, the palms but, the map should show everything that's here. So, moving down to the pool area, I've mentioned in the past these gates, there's one on the east side from the little walking back roundabout that is not used and there's one between the playgrounds that's not used, and this is also where the kids are jumping through a lot of the times, in this area specifically I've seen. So, it would be removal of these pavers in this area, filling in with the clusia, the trinettes, the green island ficus and just blocking off those gates to kind of keep it as the entryway at the pool cabana and clean up there and try to prevent people from jumping through there and breaking the fence open and abusing it, so that's \$3,575.

Ms. Foster: So, they would do the paver work as well, pull it out?

Mr. Burgess: Yes, they would dispose of the pavers and do a concrete border, he said they're capable of doing that. Moving down to the walking path playground area, this is in the walking path area as you can see, this itself is old, it was not taken care of prior, so just filling in the areas with rock, replacing some plants that are needed, it's really tidying up that area, I think just some TLC in that area will go a long way and that is \$3,900. Then the final item, is the community mulching, and it's a little blurry on that but, all the common areas, the middle roundabout, the north roundabout, the south roundabout.

Mr. Gill: I want to just cut in briefly, so go back to the spreadsheet Patrick, so this is using up most of your landscape enhancements, and I know from last fiscal year, you all wanted to do enhancements before the holiday season, and before big events, so I'm not sure.

Ms. Martin: Do you want to use it all now like this.

Mr. Gill: Right, and so that's the bigger question, I think we will be able to get good pricing throughout the year on this but, there's a time when you want specific flowers, you want a specific look, I'm suggesting not burning through all of it right now.

Mr. Broomer: I'm find doing it now, I don't really care about that, I just want it to all look nice for as much of the year as possible.

Ms. Martin: But let me understand something, so like would there be money left to replace seasonal flowers?

Mr. Burgess: There should be, is there a line item in here?

Ms. Martin: Because the flowers won't last until next year.

Mr. Burgess: These are a very minimal cost, he's proposing to mulch your entire community for \$2,540 a year, your annual mulch line was \$8,000, so if you did another mulching like if you did it two times a year, if you did that you'd still have \$5,000 you could do mulching and flowers.

Ms. Martin: Right, I just wanted to know, if he uses that \$22,000 is there any money left?

Mr. Gill: We have a little bit in reserves, it's \$7,500 in reserves.

Mr. Broomer: And we have \$25,000 between the mulch and the landscape, so we'd have like \$2,000 or \$3,000 left, then plus reserves.

Mr. Burgess: And this was budgeted from a year ago, that he honored this price based on the other needs that we felt from a year ago, and I think it would go a long way.

Ms. Martin: Yes.

Mr. Burgess: And I think it would last the whole year but, I think it would make your entrance columns painted and done, the pool cabana is painted, I think everything is done, and this is like the missing piece to Hidden Trails.

Mr. Broomer: And the flowers they'd be putting in, are they going to last for the year?

Mr. Burgess: Yes, well I mean they'll last for months, and he'll keep them out there as long as he can but, it's the same flowers that Manor Parc installed, the big series of pink begonias, so it's cheap to redo flowers.

Mr. Broomer: I'm good with all the work now.

Mr. Burgess: So, the mulch is all the areas that are highlighted, and I think that's a really good mulch price for the amount of work that he's doing, which is \$5,460. So, I guess we're looking for all of this?

Mr. Gill: Yes.

Mr. Burgess: And even with all of these considered, you're still leaving your landscaping enhancement line item at \$1,900, so you can still replace little things here and there.

Mr. Gill: Without touching the reserve.

Mr. Burgess: Yes.

Mr. Gill: So, this would be a motion for landscape enhancements with JLS, a number of them including the entrance and pool cabana enhancements, roundabout enhancements, plant installation to block the non-used gates, walking path and community mulch installation not to exceed \$22,600.

On MOTION by Mr. Broomer seconded by Ms. Foster with all in favor, accepting all five proposals #1 through #5 from JLS Landscaping for Hidden Trails in the amount of \$22,600 was approved.

D. Proposal with JLS Landscaping for Manor Parc

1) Commercial Blvd. Entrance Landscape Enhancements

Mr. Burgess: Ok, moving on to item 4D-1 this is for Manor Parc, the Commercial Blvd entrance, we asked him, and based on the last meeting the amount that he proposed is just a little higher than what we were able to budget for so, he removed some stuff that wouldn't really be noticeable, it would still be a big enhancement to your entrance, and based on what our meeting was, Shearon, and I think it would go a long way for your entrance, and that would be \$4,375, and you guys approved a not to exceed of \$4,000 at your last meeting.

Mr. Gill: So, this would be Commercial Blvd. entrance landscape enhancements with JLS for Manor Parc, not to exceed \$4,375.

On MOTION by Ms. Martin seconded by Mr. Broomer with all in favor, accepting the proposal from JLS Landscaping for Manor Parc in the amount of \$4,375 was approved.

E. Central Parc Landscape Maintenance Proposal with JLS Landscaping Services

Mr. Burgess: Moving on down to Central Parc landscape maintenance proposal with JLS, I think JLS has done an awesome job for Manor Parc and Hidden Trails, I mean as you can see their proposals are very detailed, their invoices are detailed, their just accountable, and we had a lot of issues with Shinto, apparently your account manager changed and I had not been reached out to tell who the new account manager

is. There's a lot of issues that I saw, and I just think there's a lot of issues in general and I think it makes a lot of sense to have the District all done by JLS.

Ms. Martin: Yes.

Mr. Burgess: And I talked to your accountant and he matched our budget price for the maintenance. You had budgeted a good amount of tree trimming, you have some mulching, you have enhancements that I want them to do rather than Shinto doing it. I just think this is going to be the best thing for Central Parc's landscaping is to go with JLS and terminate Shinto.

Mr. Soman: So, did you say that JLS is matching Shinto's pricing?

Mr. Burgess: No, and let me just pull it the budget, so it would be \$85,800 for them to do the mowing, the detail, fertilization, and irrigation whereas your budget kind of breaks down.

Mr. Soman: You said \$87,000, right, what was it?

Mr. Burgess: No, \$85,800.

Mr. Soman: Ok, so \$85,800.

Mr. Burgess: Yes, you're budgeted, or you adopted \$85,919 but then you also have in irrigation repairs, a line item that's separate, and you have tree trimming at \$23,000.

Mr. Soman: Their proposal includes tree trimming and everything else.

Mr. Burgess: It includes it like lifting a tree to a certain height but, trimming the trees as they need, they will cut the tree if it's going to poke someone in their eye walking.

Ms. Martin: Right.

Mr. Soman: So that's what it is.

Mr. Burgess: Yes, and it was not done for so long, where he wants to do it properly, it could be kind of like Manor Parc where there's some additional beginning maintenance required that could be a cost.

Mr. Gill: But that's not part of the \$85,000.

Mr. Burgess: That is not.

Mr. Soman: So, the line item that you're getting from him that's on Central Parc's you're saying those are additional, so we have \$85,000 plus additional costs that we have budgeted for.

Mr. Burgess: Yes, we have \$85,919 budgeted for landscape maintenance, and then you have the additional \$15,000 for irrigation repairs, whereas JLS proposal is including irrigation repairs within that proposal.

Mr. Soman: Ok, so the \$9,000 is included in that \$85,000.

Mr. Burgess: Yes, in the \$85,000.

Mr. Soman: Ok, alright, so it works out to be, they're on budget, so that's what I wanted to know if there was a difference in cost that we were paying more or less. So, I'm good with it, I'm good with having the District use all three, and I know you said you've been happy with them at Hidden Trails and Manor Parc.

Mr. Gill: Yes, so you'll have one landscaping vendor for the entire community.

Mr. Soman: Yes.

Ms. Wald: So, it would be under threshold of \$199,000, so the first think you have to do is terminate your agreement with Shinto, I believe you have a 30 day for convenience clause which is what you'd be doing, so that would be the first motion that you would make.

Mr. Gill: And this is for termination of the landscape maintenance contract with Shinto.

On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, authorizing staff to terminate the landscaping maintenance agreement with Shinto Landscaping for Central Parc was approved.

Ms. Wald: And then it would be now engaging the services of JLS Landscaping.

Mr. Gill: Yes, so I'm looking for a motion to accept the proposal from JLS for landscape maintenance not to exceed \$85,800 and authorize staff to enter into an agreement with JLS.

On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, accepting the proposal from JLS Landscaping for landscape maintenance not to exceed \$85,800 and authorizing staff to enter into an agreement with JLS Landscaping Services was approved.

F. 3% Cost Increase Request from JLS Landscape Maintenance Services for Manor Parc and Hidden Trails Agreements

Mr. Burgess: Moving on to item F, the 3% cost increase request from JLS, so as you can see the term for Central Parc's agreement has an auto renew at 3% increase, and that's what they're requesting for Manor Parc and Hidden Trails, it's not in those agreements so they are just asking that if the Board can approve that to be added it would match Central Parc's.

Mr. Gill: This will be for next year?

Mr. Burgess: Yes, they would honor this year, 2026, so it would be for fiscal year 2027.

Mr. Gill: And can we approve that now?

Ms. Wald: It would be a motion to amend the agreement, and that would be the effective date, so the answer is yes.

Mr. Gill: Got it.

Ms. Wald: And that would be the motion, so it would be a motion to per the request being made by JLS include the two different communities to amend the current landscape maintenance agreement and have an increase of 3% for the renewal which commences on 10/1/26.

Mr. Gill: For October 1, 2026, so I'm just looking for a motion to amend those maintenance agreements.

On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, authorizing staff to amend the current JLS Landscape Maintenance Agreement to include the 3% increase renewal commencing on October 1, 2025 for the other two communities, Manor Parc and Hidden Trails was approved.

Mr. Gill: Anything else Patrick?

Mr. Burgess: No, I don't have anything.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Ok, so we'll jump down to staff reports, anything for us Ginger?

A. Attorney

Ms. Wald: No.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: Jonathan is not here but Patrick did speak to him because he's out sick, I think it had a cold.

Mr. Burgess: Yes, he was sick but, his only update was the 5 year stormwater project and they're going to start that work next week.

Ms. Martin: Ok, and where's that one happening?

Mr. Burgess: All throughout the District, all the catch basins, outfalls, so it will be all throughout.

Ms. Martin: Ok. I have an item and I'm not sure if it's on the agenda, I wanted to talk about the lake in Manor Parc after you, just let me know when.

Mr. Gill: Yes, we can cut in during the field report I guess, if it's a question, or we can wait until Supervisor's requests.

Ms. Martin: So, I think I mentioned it to Jason when he was in our community. So, we've been going through a drought period and most of the, I don't know if you want to call it trees but, in the lake, on the lake itself there's sticks, I think he took some pictures.

Mr. Gitel: So, I found the answer your question, I was just waiting for today, so we spoke to a couple people and those are protected, they have to stay there, it was in the plans.

Ms. Martin: So, they have to stay there until they fall over.

Mr. Burgess: They're just dormant probably, they're bald cypress trees which you don't not want to remove. The reason that they're in the canal is because your permit from South Florida Water Management District requires certain vegetation to be

in there. So, if they're dead, we'll figure out the dead ones but, this time of year the bald cypress look bad, it's got to be dormant, and they're beneficial to the ecosystem.

Ms. Martin: I mean I like them when they look alive so we'll see over the next couple of months if they plump back up but, for right now they're little and sticks.

Ms. Wald: That's what happens, when I lived in Louisiana we had them everywhere, and that's what happens in the winter time, they just lose everything and then they come back, in Louisiana they came back in the spring, maybe they'll come back probably sooner.

Mr. Gitel: We can revisit the dead ones if there's something wrong.

Mr. Burgess: Yes, if there's anything dead we'll take a look at it.

Ms. Martin: Somebody mentioned something at our HOA meeting about we're not seeing as many ducks as we used to, she kind of blames JLS that it must be something that they're treating the grass with, and I don't think at all that's the issue, I don't know if it's the gators that has eaten some of the ducks but, our duck population has gone down just we're very concerned about that.

Mr. Burgess: Well, there's like native ducks like the mallard duck which you cannot remove but, there's muscovy ducks, the other ones with the red stuff, they're invasive so you want them gone, they're nasty, they over populate but, I don't know which ones they are but, we don't remove anything.

Ms. Martin: Yes, and she was saying there are dead ducks in the lake, in and around the lake.

Mr. Burgess: Ok, so we can ask the lake vendors to look but, we are not removing anything.

Ms. Martin: Ok.

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

Mr. Soman: People feed them bread all the time and that's the worst thing you could do.

Mr. Burgess: Yes.

Ms. Wald: You have no idea.

Mr. Soman: People feed them bread all the time, I see them come out with a whole loaf of bread.

Mr. Gill: Ok, field report.

Mr. Burgess: Jason can cover that.

C. Manager

(This items was inadvertently skipped over)

D. Field Manager - Monthly Report

Mr. Gitel: Yes, a lot of the hazards have been taken care of so that was good. As far as the outdoor shower head, it was broken so it was replaced. Interior cabana along with the doors at Central Parc have been repainted.

Mr. Burgess: And just real quick, all your cabanas were painted and the issue too with the couches that people throw them against the wall, and that chips the paints, and the same thing with bathrooms, we're going to present to you guys putting like the trash cans in the wall, with the paper towels because there's a trash can in there that people hold to prop the door open and it scrapes the door and it's just trying to prevent issues and get everything tidied up.

Ms. Martin: Yes.

Mr. Gitel: And Southeast Land Water Management, they take care of the lakes, and this was the plantings at the entrances of Manor Parc on all three of those.

Ms. Martin: So, you see the picture on there that says Manor Parc, I think when we're in the budget meeting we need to talk about, and I know it's going to be costly but we need to talk about maybe, and even renewing the agreement with JLS, like and I don't know what you call these.

Mr. Gill: Monuments?

Mr. Martin: What are those, like weeds or whatever, there some places around Manor Parc where there's absolutely no grass, it's just all weeds, they're mowing weeds.

Mr. Burgess: Yes, I think with, well it's what was prior that they had but, we have to check their agreement because I think when we entered into the agreement they're not doing, and let me just look at Central Parc, I believe it's the pest control, yes so you

IPM pest control annual fee, that's not included, and it's not included in Hidden Trails or Manor Parc. Now we can budget for that next year.

Ms. Martin: We need to budget for next year.

Mr. Burgess: He can do applications here and there for a smaller amount but, that's just a higher amount that was never done.

Mr. Gill: Pest control of the weeds.

Mr. Burgess: They'll do fertilization but, those little flowers, it's called Florida Snow I found out, so it's just this time of year is when they like to bloom.

Mr. Soman: Because in our contract they handle them in Shinto, right, but I see them spraying and we still have them.

Ms. Martin: Yes.

Mr. Soman: Because I see them come out and he goes over it with a mower and they spray them, I see them doing it and we still have them.

Ms. Martin: When we're doing the budget for 2027 we can walk the community and look because there are some areas now, and not because of JLS, they inherited that over the years but, there's just no grass now so they are mowing weeds and the thing with mower weeds is when you mow it doesn't have that clean look, it's still looks rough because the virus gets into it, so people are complain they're not cutting the grass properly, there's no grass.

Mr. Burgess: Right and 4" is like what you want the grass to be cut at so it's not scalped. So, when budget time comes if it's something that you guys can increase to do, we can do it.

Ms. Martin: Ok.

Mr. Gitel: Yes, so you know there were 3 trees that were removed.

Ms. Martin: Let me see, in Manor Parc?

Mr. Burgess: Yes, just a few dead ones that were a liability so we got them out of there.

Mr. Gitel: Same thing with the lakes and I'll also ask about the ducks for you. The entrance to the pergolas were repaired and painted, so that looks really nice, and then also another issue with the shower head out here so that was replaced as well.

Mr. Burgess: Yes, someone just yanked it off.

Mr. Gitel: And then the same with the Southeast Land and Water Management, just continuing to maintain the lakes, and that's all I have.

Mr. Gill: Ok.

C. Manager (Cont.)

Mr. Gill: So, before we jump down to financials reports, I have two things. So, we received an email from FPL about replacement of light fixtures, and we requested a bit more information to understand the increase in cost and once I received that information I'll get back to you.

Ms. Foster: How much is it?

Mr. Gill: It looks like it might be a monthly cost increase to about \$70.

Mr. Soman: What is that?

Mr. Gill: For light fixtures changes.

Mr. Burgess: Just in Central Parc.

Mr. Soman: Are they for the public lights or what?

Mr. Gill: Yes, for all the public lights.

Mr. Soman: Ok.

Mr. Burgess: Yes, the streetlights throughout.

Mr. Gill: So, I don't think we really have choice here, they sent us an agreement to sign.

Mr. Soman: So, it would be \$70 for each light?

Ms. Martin: No, \$70 more.

Mr. Gill: Yes, \$70 more but, I'm not sure, all the information is not here that's why we asked for more, I just wanted to give you a heads up. I think it's something that we're going to have to do no matter what, so we'll just bring it to the Board when it's ready. Additionally for Hidden Trails we're waiting to do a refinance at some point this year and I'm going to start the process with the accountant, your 2016 Bonds can be refinanced this year, so we'll get you the information, similar to what we did two years ago with Central Parc.

Ms. Martin: What about Manor Parc?

Mr. Gill: You guys don't come due until 2027 I believe, yes 2027.

Mr. Soman: Next year you'll have your move.

Mr. Gill: And so that would consider the refinance with your budget too, just a heads up there, and I don't have anything else under District manager. I know we took off the summer last year, we didn't really meet June or July but, with most of my Districts I want to propose the budget earlier and maybe adopt it.

Ms. Martin: Yes.

Mr. Gill: Ok, so we're on the same page, so I'll start throwing out some dates via email and we'll set that up for a public hearing, so we'll probably meet in March or April, one of those, and then we'll set the public hearing.

Ms. Martin: So, right now JLS has the go ahead to finish the island?

Mr. Burgess: Yes.

Ms. Martin: And then Jason, you and I are going to meet to look at the power washing for the additional areas.

Mr. Gitel: Yes, sure.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Gill: Moving on to financial reports, we have check register there under tab 6, and I'm just looking for acceptance of the check register and then we have the unaudited financials which we've been going through.

Ms. Martin: And when are we meeting again? We're meeting in February?

Mr. Gill: Either March or April, we just approved a decent amount of items right now, and there's a lot of work that we're going to be doing over the next couple of months.

Ms. Martin: But if we push it until March or April that means nothing is happening with the cameras.

Mr. Burgess: Yes, I get the concern.

Mr. Gill: So, as soon as we received that Q-Wire information we're going to need to meet in February.

Ms. Martin: Yes.

Mr. Gill: So, yes.

Ms. Martin: Because you don't have any idea of the increase that they're proposing to do what they need to do? The cost of the amount?

Mr. Burgess: Not right now that would be really worth discussing because we don't have, we only have one option, and I think in order to have an efficient discussion on what is going to work best we need the other option to compare.

Ms. Martin: Is that one option the option that he spoke about the last time where you weren't comfortable with and you wanted to table it to this meeting, where the increase was \$1,800 or something like that?

Mr. Gill: For me it was unclear as to what we wanted to select.

Mr. Soman: And at the last meeting, he wasn't very clear.

Ms. Wald: Yes, and those schedules he was showing weren't matching, and we were trying to figure that out.

Mr. Gill: It sounds like from what you said earlier that you would like to come up with or find out what the price would be just to have in the meantime the abilities to record video.

Ms. Martin: To put them on life support.

Mr. Gill: Yes, if we can get that for the next meeting, I think we can get you a price that may work.

Ms. Wald: Can they utilize "X" number of dollars from the budget so you don't even have to wait?

Mr. Gill: We can authorize something, I don't know.

Ms. Martin: Let's authorize something if we fall short.

Ms. Wald: That's what the concern is with video, so if they can come up with "X" number of dollars, whatever that is, you can give the authorization to the District manager to go ahead and have that done so you can at least get that done, like you said, and then hopefully have something more comprehensive whenever the next meeting is, that's just an option.

Ms. Martin: Yes.

Mr. Broomer: And then parking for Hidden Trails, I know we need to sign something as the HOA, do you send that over, or does Leidy need to reach out to you?

Mr. Gill: Yes, my office will send it over.

Ms. Martin: You'll send it over to all of us?

Mr. Gill: To each of you, yes.

Mr. Soman: So, my question is, I thought we said that after January 15th, right, so everything was already mailed out?

Ms. Wald: Yes, you weren't here, we approved the rules, they take effect today, so they take effect upon the motion, and the resolution will be executed.

Mr. Soman: And you'll send a copy of that?

Ms. Martin: You're going to send authorization to the Board.

Mr. Soman: So, I guess the only thing that's approved is towing 12:00 to 6:00, that's it right?

Ms. Martin: Whatever is towed between those hours now.

Mr. Broomer: Or if they park on the swale.

Ms. Martin: Yes.

Mr. Gill: It's in the rules, and we'll send over this authorizing document signed by the CDD.

Ms. Martin: And we can enforce it.

Mr. Soman: So, you'll send a copy to me as well.

Mr. Gill: Yes.

Ms. Martin: And then the Boards can communicate if we want to remind everybody that now we will begin towing.

Mr. Soman: Well, we were already towing.

Ms. Martin: Yes.

Mr. Gill: The set of payments, do you have a ballpark of what it could be?

Mr. Burgess: I can pull up the spreadsheet again, part of what numbers I had based on what he sent me.

Ms. Martin: Yes.

Mr. Soman: For Manor Parc.

Mr. Gill: Manor Parc we have about \$22,000 in reserves left for the moment.

Mr. Burgess: Do you want me to pull this up?

Mr. Gill: It's confusing but if it gives us a ballpark figure it might be helpful.

Ms. Wald: I don't know if that's going to help because that's all new.

Mr. Burgess: And it's not finished.

Mr. Gill: I think if we can authorize up to \$20,000 for Manor Parc.

Ms. Foster: For the temporary fix?

Mr. Gill: Yes, for the temporary fix.

Ms. Martin: And how much money do we have left?

Mr. Gill: You have \$22,000 in reserves.

Ms. Martin: So we would only have \$2,000 left?

Ms. Wald: Yes, and he's just talking about it.

Mr. Burgess: And this was me just putting it together.

Ms. Wald: And this was so confusing.

Mr. Gill: Yes it was.

Mr. Burgess: Well, this is updated, so this is what you currently have for Central Parc but, again, with the maintenance agreement, that would be including service visits, fixing cameras that were break, your annual amount would be \$17,000, meaning this budget year you'd have \$8,584 shortfall on what you could pay monthly. So, you can see the number at Manor Parc and Hidden Trails, and I only got to the one time install cost for Central Parc because I was kind of busy the rest of the day.

Mr. Soman: So, this is Central Parc, so we're short that amount, and that's separate from the one time installation cost.

Mr. Burgess: This is, you budgeted \$9,000 for camera repairs in Central Parc, and that was based on that one pole, he worked on all the numbers and to install the cameras at your east entrance and west entrance, this would be the one time install cost.

Mr. Soman: That's for the new updated system.

Mr. Burgess: Yes, that's for the new cameras, the LPR cameras but, I did not go through anything else, I did not touch this yet.

Mr. Gill: There's also a subscription cost that's not included, that we don't have.

Mr. Burgess: Yes, and this is why I wasn't really prepared to talk about it.

Ms. Wald: And I don't think this is going to help you.

Mr. Soman: No.

Mr. Burgess: It's definitely not for Manor Parc or Hidden Trails because you have no money budgeted to do anything other than what you currently have. Central Parc you can probably figure it out but, it just has not been enough though put into it.

Ms. Wald: So, if you authorize, and I'm going to say just start with \$5,000, and you can get that temporary fix under \$5,000 you don't need to have a new meeting, if it's going to be above that, you're going to have to have your meeting, so it's whatever amount you feel comfortable with.

Ms. Martin: How many cameras do we have in that area, three?

Mr. Burgess: No, even more.

Ms. Martin: There are two off Rock Island, and the one on Commercial.

Mr. Burgess: You have two license plate cameras, and two overview cameras at the Commercial Blvd. entrance, you have two that are the same at the northwest 52nd Street, and then two of the same at the southern entrance.

Ms. Martin: So, we have five.

Mr. Burgess: And then you have two overview cameras at NW 50th Street.

Ms. Wald: None are working.

Mr. Burgess: No, they're working, it's just that they'll just intermittently go out in certain areas.

Ms. Martin: Can we approve like up to \$10,000 and figure out something.

Ms. Wald: Ok, you can make that motion, and it might be less. So, it would be a motion not to exceed \$10,000 for Manor Parc, for District management to work with the vendor to come up with a fix to the current camera system so it can continue to record continuously without the glitches.

On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, authorizing a not to exceed amount of \$10,000 for a temporary fix of entrance cameras at Manor Parc and for staff to work with the vendor, Q-Wire to come up with a fist to the current camera system to continuously record without any glitches was approved.

Mr. Gill: Ok, anything else, before adjourn, and I think we still need to accept the check register.

Ms. Martin: Nothing else, so we're going to have a February meeting and bring, you said you wanted to bring that back

Mr. Gill: We may not need a February meeting.

Ms. Martin: Ok, we may not need it now, right, that makes sense.

Ms. Wald: You need a motion on the check register?

Mr. Gill: Yes, a motion to approve the check register.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: So no other Supervisor's requests.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: I'm just looking for a motion to adjourn.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

Prepared by and return to:
Michael J. Pawelczyk, Esq.
Billing Cochran, PA
515 East Las Olas Blvd., Suite 600
Fort Lauderdale, Florida 33301

Portion of Parcel ID# _____

LICENSE AGREEMENT
(Holiday Landscape Lighting)

THIS IS A LICENSE AGREEMENT, entered into this ____ day of _____, 2025 (“Effective Date”), by and between:

SABAL PALM COMMUNITY DEVELOPMENT DISTRICT, INC., a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Tamarac, Broward County, Florida and whose address is 5385 North Nob Hill Road, Sunrise, Florida 33351 (the “District” or “Licensor”).

and

HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is _____ (the “Association” or “Licensee”),

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Association is a homeowners; property owners; or neighborhood association operating within the boundaries of the District; and

WHEREAS, the Association wishes to install holiday landscape lighting on certain District owned property; and

WHEREAS, the Association desires to occupy and use a portion of the District property, Parcel ID # _____, specifically limited to and identified in Exhibit A, attached hereto

and made a part of (the “License Premises”) for the temporary installation of holiday landscape lighting on an annual basis; and

WHEREAS, the parties have agreed to enter into a License Agreement to allow the Association to use and maintain the Licensed Premises for installation of holiday landscape lighting.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained, and for Ten and 00/100 (\$10.00) Dollars, and other valuable considerations, the adequacy and receipt of which are hereby acknowledged, and subject to the terms and conditions hereof, the District and Association agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are herein adopted.
2. **Grant of License.** District hereby grants to Association the limited and revocable right, license and privilege of using the License Premises subject to the limitations herein for the purposes of installing, maintaining and repairing holiday landscape lighting in accordance with the holiday landscape lighting plan attached hereto and made a part hereof as Exhibit B (the “Plan”).
3. **Term.** The initial term of this License shall be for one (1) year, which term shall automatically renew for renewal terms of one (1) year each, unless and until this Agreement is terminated pursuant to Section 8 herein.
4. **Use of License Premises.** The Association shall use and occupy the Licensed Premises only for the purposes set forth in Section 2 of this Agreement. The Licensed Premises shall not be used for any other purpose by the Association without the advance written amendment of this Agreement approved by the District and the Association. The Association shall be responsible for the cost of all electric service, electrical connections, and any necessary upgrades, repairs, improvements, or modifications required for the installation, operation, and maintenance of holiday landscape lighting at the Licensed Premises which upgrades, improvements, repairs, or modifications must first be approved in writing by the District Manager of the District. The Association shall bear all costs, fees, and expenses associated therewith and ensure that all electrical work complies with applicable Florida law and industry standards.

All lights and materials constituting the Plan shall be installed no earlier than November __ of each year and must be lit and fully operational through and including January __ of the following year (“Operating Period”). The Association shall remove the lights and materials no later than January 31st of the following year (the “Removal Date”).

The Association shall be responsible for any and all damage to the Licensed Premises arising out of or resulting, in whole or in part, from the Association’s use or occupancy of the Licensed Premises, whether as contemplated herein or otherwise.

5. **Liability and Indemnification.**

A. The parties to this Agreement shall not be deemed to assume any liability for the negligent or intentional acts or omissions of the other party, and each party agrees to be responsible for its own acts, omissions, negligence, and misconduct, and the acts, omissions, negligence, and misconduct of its employees, officers, and agents. Nothing contained herein shall be construed as a waiver, by the District, of the liability limits, protections, and immunities established in Section 768.28, Florida Statutes.

B. The Association does hereby indemnify and hold the District harmless of and from any and all loss or liability that the District may sustain or incur to the extent attributable to the Association's use of the License Premises, including any that may result or arise from the Association's misfeasance, malfeasance, nonfeasance, negligent or intentional acts or omissions, or failure to fulfill its obligations under this Agreement, with said indemnification and hold harmless to include but not be limited to: direct costs and damages, indirect or consequential costs and damages, and any and all injuries or damages sustained by persons or damage or property, including reasonable attorneys' fees and costs (including appellate, arbitration, or mediation) that may be incurred by the Association and that relate thereto. The provisions of this paragraph will survive the expiration or earlier termination or cancellation of this agreement.

C. The Association shall save the District harmless from and against all judgments, orders, fines, penalties, decrees, reasonable attorneys' fees through any appellate proceedings, costs, expenses and liabilities incurred in and about any proceeding, claim, suit or cause of action, and the investigation or defense of them, which maybe entered, incurred or assessed as result of the foregoing.

6. **Property Right.** The Association expressly acknowledges that it gains no property or contract right from the limited and continued use and maintenance of the Licensed Premises contemplated herein and further acknowledges that the license granted herein is terminable by the District as provided herein and as determined by District.

7. **Permits.** The Association shall obtain all required permits from governmental entities prior to the installation of the holiday landscape lighting pursuant to this Agreement. The Association shall be solely responsible for any and all fees, costs, and expenses related to the installation, operation, maintenance, and repairs of the holiday landscape lighting, and further agrees to indemnify and hold the District harmless for any fines, charges, or expenses levied or assessed against the District by any governmental entity as a result of the location, permitting, installation, operation, or maintenance of the holiday landscape lighting.

8. **Termination/Revocation of License.** Either party may terminate this Agreement for convenience after thirty (30) days' notice to the other party, said notice to be provided in accordance with this Agreement. The Association shall bear the full cost of removal of the holiday landscape lighting and restore the Licensed Premises at Association's' cost and expense. If the Association fails to remove all or a part of such holiday landscape lighting within thirty (30) days of the effective date of termination or by the Removal Date, the District is authorized

to remove the holiday landscape lighting or any portion thereof, without any liability to the Association or Association's contractor, all costs and expenses associated with such removal by the District shall be owed to the District by the Association and shall be paid by the Association to the District within thirty (30) days of such removal action. The District may dispose of, discard or sell the holiday landscape lighting if the Association fails to pay the District for such removal action and retrieve the holiday landscape lighting within the same time period.

9. **Insurance.**

A. Without limiting any of the other obligations or liabilities of Association, Association shall provide, pay for, and maintain, at Association cost and expense the insurance coverages set forth in this paragraph, at all times.

B. Comprehensive general liability with minimum limits of one million and 00/100 dollars (\$1,000,000.00) per occurrence, combined single limit for body injury liability and property damage liability coverage, must be afforded and must include:

- (1) premises, operations or both.
- (2) District shall be included as an "additional named insured".
- (3) Notice of Cancellation and/or Restriction – the policy(ies) must be endorsed to provide District with thirty (30) days advance written notice of cancellation or restriction.

C. Prior to commencing the use of the Licensed Premises and at any time upon the request of the District or its staff, Association shall provide the District with a copy of all insurance policies required by this paragraph showing that District has been named as an additional named insured under such policies.

D. Once the holiday landscape lights are installed, Association shall insure the holiday landscape lights for its full value under an appropriate property insurance policy of the Association affording such coverage.

E. Renewal of the insurance and provision of a copy of such renewal to the District on an annual basis is the responsibility of the Association.

F. Contractor Insurance.

(1) THE CONTRACTORS OR VENDORS (hereinafter "CONTRACTOR") HIRED BY THE ASSOCIATION TO INSTALL, OPERATE AND/OR MAINTAIN HOLIDAY LANDSCAPE LIGHTING, PRIOR TO ANY INSTALLATION, OPERATION AND/OR MAINTENANCE ACTIVITY UNDERTAKEN, CONTRACTOR SHALL SUBMIT TO DISTRICT COPIES OF ITS REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE SABAL PALM COMMUNITY

DEVELOPMENT DISTRICT (DEFINED TO MEAN THE DISTRICT, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) IS AN ADDITIONAL INSURED OR ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES IN THIS SECTION 11.f. AND THE OPERATIONS OF CONTRACTOR.

(2) In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. Association and Contractor shall not continue to complete the installation, maintenance, or operation of the holiday landscape lighting unless all required insurance remains in full force and effect.

(3) Association shall require Contractor to procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(a) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(b) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(4) Any Contractor retained by the Association to perform work at the Licensed Premises shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

G. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Association's or Contractor's interest or liabilities but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

H. Insurance companies selected must be acceptable to District. All the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

I. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

J. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for all losses covered by the above-described insurance.

K. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the District is named as an additional insured shall not be applicable to District. District shall provide written notice of occurrence within thirty (30) days of District's actual notice of such an event.

10. **Waiver.** Failure of the Association or District to insist upon strict performance of any covenant or condition of this Agreement or to exercise any right contained in this Agreement shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Agreement shall be waived or modified except in writing by the parties to this Agreement.

11. **Amendment.** No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed by both parties with the same formality and of equal dignity herewith.

12. **Notice.** All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Sabal Palm Community Development District
5385 North Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

AS TO ASSOCIATION: _____ Homeowners Association, Inc.

Attn: President

13. **Severability.** The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

14. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

15. **Costs and Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, or appellate proceedings.

16. **Successors and Assignment.** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Association and District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

17. **Venue.** Venue for purposes of any litigation arising out of this Agreement shall be Broward County. To the extent authorized by Florida law, the prevailing party in litigation arising out of this Agreement shall be entitled to recover reasonable attorney's fees.

18. **Entire Agreement.** This Agreement represents the entire and integrated agreement between the District and the Association and supersedes all prior negotiations, representations or agreements, either written or oral.

19. **Taxes, Assessments; Operating Costs and Utility Charges.** Association shall pay or cause to be paid any increase, resulting from the installation of the holiday landscape lighting, in real estate taxes, assessments and other similar payments, usual or unusual, extraordinary as well as ordinary, which shall during the term of this Agreement or any renewal thereof, be imposed upon, become due and payable, or become a lien upon the Licensed Premises or any part thereof, but specifically limited to such taxes or assessments which accrue after the Effective Date hereof, by virtue of any present or any future law of the United States of America or of the State of Florida or of any county, municipal or local government authority. Association shall, upon request, exhibit receipt for such payments to the District annually. Further, Association shall pay or cause to be paid all operating expenses, such as those for light, electricity, charges for water, and all costs attributable to the service, maintenance and operation of the holiday landscape lighting to be erected upon the Licensed Premises. Under no circumstances shall District incur any costs related to the holiday landscape lighting.

19. **License, not Lease.** It is acknowledged and stipulated by and between the parties hereto that this Agreement shall NOT be deemed a lease of the Licensed Premises by Association but rather a license granted to Association by District to use and occupy the Licensed Premises under the terms and conditions stated herein.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**SABAL PALM COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2025, by _____, as _____ of the Board of Supervisors for SABAL PALM COMMUNITY DEVELOPMENT DISTRICT, and _____ as _____, who are personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best knowledge of each.

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2025.

Notary Public (Signature)

Print Name

Commission Expires:

WITNESSES:

**HOMEOWNERS
ASSOCIATION, INC.**

Print Name:
Print Address:

Print Name:
Print Address:

By: _____
Name: _____
Title: _____

_____ day of _____, 2025

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025, by _____ as _____ of the _____ HOMEOWNERS ASSOCIATION, INC., who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2025.

Notary Public (Signature)

Print Name

Commission Expires:

EXHIBIT "A"

EXHIBIT "B"

Pole Description	# Installed	# Removed
N/A	N/A	N/A

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully):
- (d) FPL will remove and disposed 77 existing lights type HPS150
- (e) FPL will install 77 new LED lights type GE PTT 73W 4000K 6750L

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$0.00. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

SABAL PALM COMMUNITY DEVELOPMENT DISTRICT

FLORIDA POWER & LIGHT COMPANY

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

By: _____
(Signature)

(Print or type name)

Carlos Ayuso
(Print or type name)

Title: _____

Title: FPL, LED, LT-1 Tariff Sales Representative



FPL

LED Lighting Solutions

FPL Lighting Pricing Calculator

**Sabal Palms CDD - Manor
Parc - 70006-81044**

Completion Date - Calculator Tool	Date
Expected Closed Date	25-Feb-26
Material Delivery Date	22-Apr-26
Estimated Requesting Date	29-Jul-26

Going Green

*This plan reduces power consumption by: 32,340.00 kWh / Year
And that eliminates: 22.74 metric tons of CO2 every year
Or removing: 5 cars from the road*

INSTALLATION DETAILS			
Installation 1	Fixture	SL1 - HPS0150	Traditional Carriage 73 Watt 4000K (Post Top)
	Fixture/Pole	1	1
	Pole Type	21' with 15.5'MH Standard Black Fiberglass	21' with 15.5'MH Standard Black Fiberglass
	Fixture*	\$390.39	\$737.28
Quantity	77	Pole	\$739.97 \$830.06
		Maintenance	\$169.40 \$111.65
		Energy	\$369.59 \$149.44
		* Monthly Sub Total	\$1,669.35 \$1,828.43

* Taxes and franchise fees estimated at 25% of bill

Pole Description	# Installed	# Removed
N/A	N/A	N/A

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully):
- (d) FPL will remove and disposed 76 existing lights type HPS150
- (e) FPL will install 76 new LED lights type GE PTT 73W 4000K 6750L

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$0.00. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

SABAL PALM COMMUNITY DEVELOPMENT DISTRICT

FLORIDA POWER & LIGHT COMPANY

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

By: _____
(Signature)

(Print or type name)

Carlos Ayuso
(Print or type name)

Title: _____

Title: FPL, LED, LT-1 Tariff Sales Representative



FPL

LED Lighting Solutions

FPL Lighting Pricing Calculator

**Sabal Palm CDD - Central
Parc #72846-77064**

Completion Date - Calculator Tool	Date
Expected Closed Date	21-Dec-24
Material Delivery Date	15-Feb-25
Estimated Requesting Date	24-May-25

Going Green

*This plan reduces power consumption by: 31,920.00 kWh / Year
And that eliminates: 22.44 metric tons of CO2 every year
Or removing: 5 cars from the road*

INSTALLATION DETAILS			
Installation 1	Fixture	SL1 - HPS0150	Traditional Carriage 73 Watt 4000K (Post Top)
	Fixture/Pole	1	1
	Pole Type	21' with 15.5'MH Standard Black Fiberglass	21' with 15.5'MH Standard Black Fiberglass
	Fixture	\$385.32	\$727.70
Quantity	76	Pole	\$730.36
		Maintenance	\$167.20
		Energy	\$364.79
		* Monthly Sub Total	\$1,647.67
			\$1,791.76

* Taxes and franchise fees estimated at 25% of bill

Pole Description	# Installed	# Removed
N/A	N/A	N/A

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully):
- (d) FPL will remove and disposed 34 existing lights type HPS0100
- (e) FPL will install 34 new LED lights type GE PTT 39W 4000K 3600L

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$0.00. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

SABAL PALM COMMUNITY DEVELOPMENT DISTRICT

FLORIDA POWER & LIGHT COMPANY

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

By: _____
(Signature)

(Print or type name)

Carlos Ayuso
(Print or type name)

Title: _____

Title: FPL, LED, LT-1 Tariff Sales Representative



FPL

LED Lighting Solutions

**FPL Lighting Pricing
Calculator
Sabal Palm CDD - Hidden
Trails 4333974444**

Completion Date -Calculator Tool	Date
Expected Closed Date	31-Mar-26
Material Delivery Date	26-May-26
Estimated Requesting Date	1-Sep-26
<p><i>Going Green</i></p> <p><i>This plan reduces power consumption by: 11,424.00 kWh / Year</i> <i>And that eliminates: 8.03 metric tons of CO2 every year</i> <i>Or removing: 2 cars from the road</i></p>	

INSTALLATION DETAILS				
Installation 1		Fixture	SL1 - HPS0100	Traditional Carriage 39 Watt 4000K (Post Top)
		Fixture/Pole	1	1
		Pole Type	21' with 15.5'MH Standard Black Fiberglass	21' with 15.5'MH Standard Black Fiberglass
		Fixture	\$167.28	\$325.55
Quantity	34	Pole	\$326.74	\$366.52
		Maintenance	\$73.78	\$49.30
		Energy	\$111.48	\$33.69
		* Monthly Sub Total	\$679.28	\$775.06

* Taxes and franchise fees estimated at 25% of bill

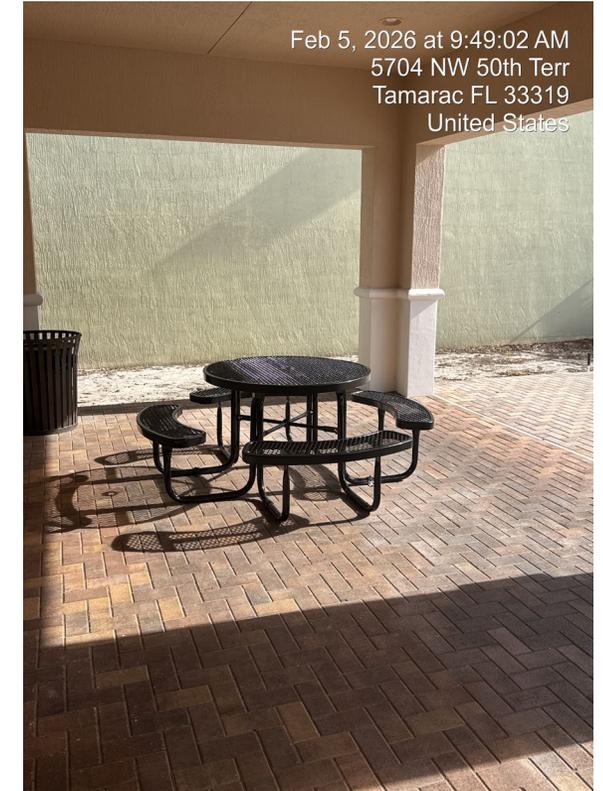
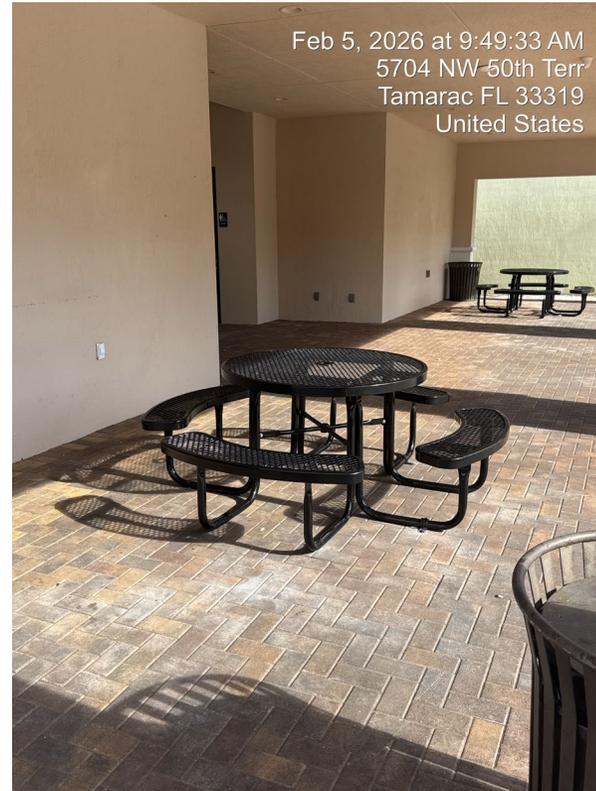
Sabal Palm CDD

Field Report

February 2026 Meeting

Central Parc

- Picnic benches installed in cabana



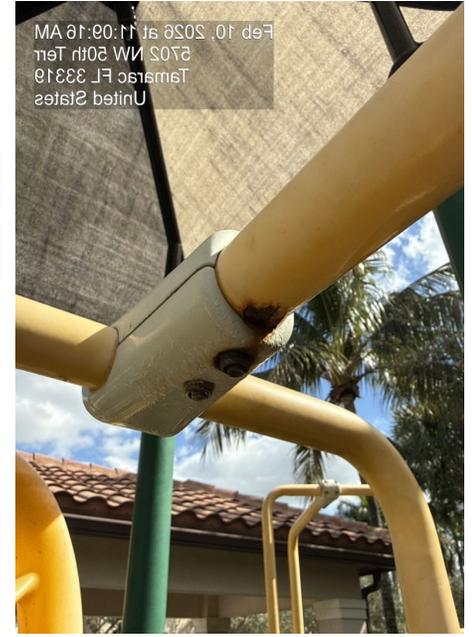
Central Parc

- Lakes continues to be maintained by SELWM



Central Parc

- Playground repairs



Manor Parc

- Stop sign replaced at the corner of Rock Island and NW52nd St



Manor Parc

- Lakes continues to be maintained by SELWM



Manor Parc

- Playground repairs



Hidden Trails

- The two cabana benches have been installed
- One trash can has been placed on the north end median area. South median trash can will be up asap.



Hidden Trails

- Lakes continues to be maintained by SELWM



Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
1/1-1/31	2544-2566	\$63,995.12
Autopay	80023-80024	\$8,140.42
TOTAL		\$72,135.54

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/26	00035	12/25/25	84957538	202601	320-53800-41500		JAN 26 - INTERNET	*	211.40		
		12/27/25	84957538	202601	330-53800-41500		JAN 26 - INTERNET	*	194.85		
										406.25	002544

1/07/26	00092	12/23/25	26163901	202601	330-53800-46700		JAN 26 - POOL SERVICE	*	495.00		
		12/23/25	26164201	202601	340-53800-46700		JAN 26 - POOL SERVICE	*	650.00		
		1/10/26	26168001	202601	320-53800-46700		JAN 26 - POOL SERVICE	*	495.00		
										1,640.00	002545

1/07/26	00006	12/30/25	9-121-84	202512	310-51300-42000		DELIVERIES THRU 12/23/25	*	63.49		
		1/06/26	9-129-10	202512	310-51300-42000		DELIVERIES THRU 12/23/25	*	38.47		
										101.96	002546

1/07/26	00097	1/05/26	67722	202601	320-53800-52000		PET WASTE LINERS/BAGS	*	335.95		
		1/05/26	67722	202601	330-53800-52000		PET WASTE LINERS/BAGS	*	335.95		
		1/05/26	67722	202601	340-53800-52000		PET WASTE LINERS/BAGS	*	335.95		
										1,007.85	002547

1/07/26	00001	1/01/26	233	202601	330-53800-34000		JAN 26 - FIELD SERVICES	*	1,250.00		
		1/01/26	234	202601	340-53800-34000		JAN 26 - FIELD SERVICES	*	1,166.67		
		1/01/26	235	202601	320-53800-34000		JAN 26 - FIELD SERVICES	*	1,350.00		
		1/01/26	235	202601	310-51300-48000		TRIBUNE 7905079	*	252.39		
		1/01/26	235	202601	310-51300-48000		TRIBUNE 7905057	*	271.19		
		1/01/26	236	202601	310-51300-34000		JAN 26 - MGMT FEES	*	3,911.75		
		1/01/26	236	202601	310-51300-35100		JAN 26 - COMPUTER TIME	*	41.67		
		1/01/26	236	202601	310-51300-31300		JAN 26 - DISSEMINATION	*	265.00		
		1/01/26	236	202601	310-51300-49500		JAN 26 - WEBSITE ADMIN	*	95.42		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26	236		236	JAN 26	310-51300-42000		POSTAGE	*	19.98		
1/01/26	236		236	JAN 26	310-51300-42500		COPIES	*	13.50		
GMS-SF, LLC										8,637.57	002548
1/07/26	00064	11/21/25	27060		202511 340-53800-46500		IRRIGATION REPAIR	*	945.00		
11/26/25		27255			202511 340-53800-46500		WET CHECK CONTR. 1 11/20	*	72.86		
1/02/26		27539		JAN 26	202601 330-53800-46200		MAINT AGREEMENT	*	9,605.00		
1/02/26		27540		JAN 26	202601 340-53800-46200		MAINT AGREEMENT	*	7,405.00		
1/02/26		27647			202512 330-53800-46200		TREE REMOVAL	*	2,375.00		
1/02/26		27692			202512 330-53800-46500		WET CHECK CONTR 1&2 12/23	*	72.37		
1/02/26		27697			202512 340-53800-46500		WET CHECK CONTR 1 12/23	*	114.38		
JLS TREE SERVICES										20,589.61	002549
1/07/26	00031	1/17/26	11695	JAN 26	202601 330-53800-34500		MONITORING	*	1,175.00		
1/17/26		11696		JAN 26	202601 340-53800-34500		MONITORING	*	350.00		
Q-WIRE TECHNOLOGIES, INC.										1,525.00	002550
1/07/26	00021	1/07/26			202601 300-20700-10100		NORTH TRANSFER OF TAX RECIEPTS	*	923.68		
SABAL PALM CDD C/O REGIONS BANK										923.68	002551
1/07/26	00044	1/07/26			202601 300-20700-10100		PALM COV TRANSFER OF TAX RECIEPTS	*	336.92		
SABAL PALM CDD C/O REGIONS BANK										336.92	002552
1/07/26	00045	1/07/26			202601 300-20700-10100		SOUTH TRANSFER OF TAX RECIEPTS	*	2,698.18		
SABAL PALM CDD C/O REGIONS BANK										2,698.18	002553
1/07/26	00084	12/31/25	36637		202512 320-53800-46500		IRRIGATION REPAIRS	*	1,981.00		
1/01/26		36445		JAN 26	202601 320-53800-46200		LANDSCAPE MAINT	*	6,511.67		
SHINTO LANDSCAPING LLC										8,492.67	002554
SABA -SABAL PALM-- PPOWERS											

*** CHECK DATES 01/01/2026 - 01/31/2026 ***
 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 #
1/07/26	00104	1/06/25	1320	202512	330	53800	46600			*	770.83		
			DEC 25	- JANITORIAL SVC									
		1/06/25	1320	202512	340	53800	46600			*	670.83		
			DEC 25	- JANITORIAL SVC									
		1/06/25	1320	202512	320	53800	46600			*	1,155.00		
			DEC 25	- JANITORIAL SVC									
911 COMMERCIAL CLEANING											2,596.66	002555	
1/21/26	00003	12/31/25	196723	202512	310	51300	31500			*	900.00		
			DEC 25	- GENERAL COUNSEL									
BILLING COCHRAN, P.A.											900.00	002556	
1/21/26	00035	12/28/25	84957538	202601	340	53800	41500			*	194.85		
			JAN 26	- INTERNET									
COMCAST											194.85	002557	
1/21/26	00109	12/17/25	795451	202512	320	53800	49000			*	189.99		
			RND MESH WASTE CAN	- GREEN									
DOG WASTE DEPOT											189.99	002558	
1/21/26	00091	1/19/26	70700006	202601	320	53800	46000			*	395.00		
			EXT CLMN STONE WALL	- REP									
FCC CARPENTRY & GENERAL											395.00	002559	
1/21/26	00064	12/09/25	27332	202512	330	53800	46500			*	190.31		
			WET CHECK CONTR	- 1&2 11/29									
		12/09/25	27355	202512	330	53800	46500			*	839.91		
			IRRIGATION REPAIR	- 12/3/25									
JLS TREE SERVICES											1,030.22	002560	
1/21/26	00076	1/13/26	ARIV1048	202512	310	51300	31100			*	370.00		
			ENGINEER SVC THRU	- 12/31									
		1/13/26	ARIV1048	202512	310	51300	31100			*	2,124.50		
			5 YEAR PERMIT RENEWAL										
KCI TECHNOLOGIES, INC.											2,494.50	002561	
1/21/26	00031	2/01/26	11706	202602	320	53800	34500			*	700.00		
			FEB 26	- MONITORING									
Q-WIRE TECHNOLOGIES, INC.											700.00	002562	
1/21/26	00044	1/21/26	PALM COV	202601	300	20700	10100			*	341.44		
			TRANSFER OF TAX RECIEPTS										
SABAL PALM CDD C/O REGIONS BANK											341.44	002563	
1/21/26	00045	1/21/26	SOUTH	202601	300	20700	10100			*	4,100.77		
			TRANSFER OF TAX RECIEPTS										
SABAL PALM CDD C/O REGIONS BANK											4,100.77	002564	

SABA -SABAL PALM-- PPOWERS

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
1/21/26	00084	12/31/25 36658	202512 320-53800-46201	RELANDSCAPE ENT 3 MON	*	2,100.00		
							SHINTO LANDSCAPING LLC	2,100.00 002565
1/21/26	00106	1/08/26 1787	202601 320-53800-46400	JAN 26 - LAKE MAINTENANCE	*	880.00		
		1/08/26 1788	202601 340-53800-46400	JAN 26 - LAKE MAINTENANCE	*	612.00		
		1/08/26 1789	202601 330-53800-46400	JAN 26 - LAKE MAINTENANCE	*	1,100.00		
							SOUTHEAST LAND AND WATER	2,592.00 002566
TOTAL FOR BANK A						63,995.12		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/26	00010	12/31/25	DEC 25	202512	320	53800	43000			*	861.97		
			DEC 25 - ELECTRIC										
		12/31/25	DEC 25	202512	320	53800	43001			*	1,980.99		
			DEC 25 - ELECTRIC										
		12/31/25	DEC 25	202512	330	53800	43000			*	1,317.37		
			DEC 25 - ELECTRIC										
		12/31/25	DEC 25	202512	340	53800	43000			*	3,848.23		
			DEC 25 - ELECTRIC										
FLORIDA POWER & LIGHT												8,008.56	080023
1/31/26	00107	12/29/25	24103122	202601	340	53800	49100			*	65.93		
			JAN 26 - DUMPSTER SVC										
		1/31/26	24102752	202601	330	53800	49100			*	65.93		
			JAN 26 - DUMPSTER SVC										
WASTE MANAGEMENT												131.86	080024
TOTAL FOR BANK Z											8,140.42		
TOTAL FOR REGISTER											72,135.54		

Sabal Palm
Community Development District

Unaudited Financial Reporting
January 31, 2026



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

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 128,101	\$ -	\$ -	\$ 128,101
Due from Other	-	-	-	-
Assessments Receivable	-	-	-	-
Due from General Fund	-	532	-	532
Investments:				
State Board of Administration (SBA)	1,160,079	-	-	1,160,079
Series 2014 - North Project				
Reserve	-	2,491	-	2,491
Interest	-	2	-	2
Revenue	-	6,385	-	6,385
Sinking	-	2	-	2
Series 2016 - Palm Cove Project				
Reserve	-	141,075	-	141,075
Interest	-	41	-	41
Revenue	-	379,597	-	379,597
Principal	-	78	-	78
Construction	-	-	27,691	27,691
Series 2017 - Manor Parc Project				
Reserve	-	161,110	-	161,110
Revenue	-	526,939	-	526,939
Interest	-	45	-	45
Principal	-	43	-	43
Sinking	-	48	-	48
Construction	-	-	130	130
Series 2024 - North Project				
Interest	-	40	-	40
Revenue	-	321,427	-	321,427
Sinking	-	20	-	20
Cost of Issuance	-	-	636	636
Prepaid Expenses	2,650	-	-	2,650
Total Assets	\$ 1,290,830	\$ 1,539,874	\$ 28,456	\$ 2,859,161
Liabilities:				
Accounts Payable	\$ 12,424	\$ -	\$ -	\$ 12,424
Due to Debt Service	532	-	-	532
Total Liabilities	\$ 12,956	\$ -	\$ -	\$ 12,956
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 1,539,874	\$ -	\$ 1,539,874
Capital Project - Series	-	-	28,456	28,456
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,275,224	-	-	1,275,224
Total Fund Balances	\$ 1,277,874	\$ 1,539,874	\$ 28,456	\$ 2,846,205
Total Liabilities & Fund Balance	\$ 1,290,830	\$ 1,539,874	\$ 28,456	\$ 2,859,161

Sabal Palm
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,021,811	\$ 996,232	\$ 996,232	\$ -
Interest Income	10,000	3,333	10,877	7,544
Total Revenues	\$ 1,031,811	\$ 999,565	\$ 1,007,124	\$ 7,559
Expenditures:				
General & Administrative				
Engineering	\$ 15,000	\$ 5,000	\$ 11,738	\$ (6,738)
Attorney	17,500	5,833	8,535	(2,702)
Annual Audit	5,600	5,600	-	5,600
Assessment Administration	4,508	4,508	5,920	(1,412)
Dissemination Agent	3,180	1,060	1,060	-
Trustee Fees	10,500	-	-	-
Management Fees	46,941	15,647	15,647	-
Information Technology	500	167	167	(0)
Website Maintenance	1,145	382	382	(0)
Telephone	50	17	-	17
Postage & Delivery	500	167	214	(47)
Insurance General Liability	8,000	8,000	8,082	(82)
Printing & Binding	250	83	65	19
Legal Advertising	1,000	333	682	(349)
Other Current Charges	750	250	406	(156)
Property Taxes	315	315	328	(14)
Office Supplies	50	17	-	17
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	400	-	-	-
Total General & Administrative	\$ 116,363	\$ 47,553	\$ 53,400	\$ (5,847)
Field Operations & Maintenance				
Sabal North (Central Parc)				
Field Management	\$ 16,200	\$ 5,400	\$ 5,400	\$ -
Security	9,240	3,080	3,400	(320)
Internet/Cable	2,400	800	786	14
Electric/Street Lighting	36,300	12,100	8,236	3,864
Landscape Lighting	10,000	3,333	-	3,333
Water	5,000	1,667	791	876
Pressure Washing	10,000	3,333	400	2,933
Landscape Maintenance	85,919	28,640	26,037	2,603
Tree Trimming	23,000	7,667	-	7,667
Mulch	10,000	3,333	-	3,333
Landscape Replacement - Flowers	2,500	833	-	833
Drain Cleaning	3,173	1,058	-	1,058
Landscape Contingency	-	-	5,000	(5,000)
Lake and Canal Maint	11,100	3,700	3,520	180
Irrigation Repairs	15,000	5,000	3,067	1,933
Repairs & Maintenance	10,000	3,333	12,258	(8,925)
Camera Repairs	9,000	3,000	-	3,000
Janitorial Services	13,900	4,633	3,465	1,168
Pool Maintenance	8,700	2,900	2,637	263
Pool Repairs	7,500	2,500	-	2,500
Cabana Maintenance/Furniture	9,000	3,000	5,655	(2,655)
Pest Control - Iguana Removal	2,500	833	-	833
Operating Supplies	5,000	1,667	2,432	(765)
Permits	4,000	1,333	400	933
Property Insurance	7,000	7,000	6,266	734
Contingency	10,000	-	-	-
Reserves	16,374	5,458	-	5,458
Subtotal Sabal North (Central Parc)	\$ 342,806	\$ 115,602	\$ 89,749	\$ 25,853

Sabal Palm
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Sabal South (Manor Parc)				
Field Management Services	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Security	16,000	5,333	8,519	(3,186)
Internet/Cable	2,500	833	809	24
Lighting/Electrical	12,000	4,000	3,664	336
Water	2,000	667	511	156
Property Insurance	7,000	2,333	6,266	(3,933)
Landscape Maintenance	137,790	45,930	41,645	4,285
Mulch	8,000	2,667		
Annual Flowers	2,000	667		
Pressure Washing	5,250	1,750	-	1,750
Lake and Canal Maint	14,550	4,850	4,400	450
Irrigation Repairs	15,000	5,000	2,042	2,958
Janitorial Services	9,500	3,167	2,312	854
Pool Maintenance	11,000	3,667	3,785	(118)
Cabana Maintenance	5,370	1,790	-	1,790
Permits/Contingency	3,500	1,167	6,351	(5,185)
Refuse Service	800	267	264	3
Drain Cleaning	3,000	1,000	-	1,000
Drainage Repairs/Preventative	5,000	1,667	-	1,667
Reserve	32,500	10,833	-	10,833
Subtotal Sabal South (Manor Parc)	\$ 307,760	\$ 102,587	\$ 85,569	\$ 13,684
Palm Cove (Hidden Trails)				
Field Management Services	\$ 14,000	\$ 4,667	\$ 4,667	\$ (0)
Security	5,000	1,667	3,000	(1,333)
Internet/Cable	2,500	833	809	24
Electric/Street Lighting	46,200	15,400	11,069	4,331
Water	1,500	500	283	217
Property Insurance	6,500	6,500	5,817	683
Repairs & Maintenance	10,000	3,333	2,342	992
Landscape Maintenance	88,860	29,620	29,620	-
Landscape Enhancements	19,000	6,333	-	6,333
Tree Trimming	8,000	2,667	-	2,667
Mulch	6,000	2,000	-	2,000
Pressure Washing	6,500	2,167	900	1,267
Lake and Canal Maint	8,080	2,693	2,448	245
Drain Cleaning	2,684	895	-	895
Irrigation Repairs	3,000	1,000	2,511	(1,511)
Janitorial Services	8,058	2,686	2,012	674
Pool/Cabana Maintenance	10,000	3,333	11,901	(8,568)
Permitting	4,000	1,333	-	1,333
Contingency	5,000	1,667	1,956	(289)
Reserves	10,000	3,333	-	3,333
Subtotal Palm Cove (Hidden Trails)	\$ 264,882	\$ 92,627	\$ 79,336	\$ 13,292
Total Operations & Maintenance	\$ 915,448	\$ 310,816	\$ 254,654	\$ 52,829
Total Expenditures	\$ 1,031,811	\$ 358,369	\$ 308,054	\$ 46,982
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 641,197	\$ 699,071	\$ 54,541
Net Change in Fund Balance	\$ -	\$ 641,197	\$ 699,071	\$ 54,541
Fund Balance - Beginning	\$ -		\$ 578,803	
Fund Balance - Ending	\$ -		\$ 1,277,874	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 228,750	\$ 224,832	\$ 224,832	\$ -
Interest Income	-	-	2,002	2,002
Total Revenues	\$ 228,750	\$ 224,832	\$ 226,834	\$ 2,002
Expenditures:				
"				
Series 2024				
Interest Expense - 11/1	\$ 70,313	\$ 69,250	\$ 69,250	\$ -
Principal Expense - 05/1	90,000	-	-	-
Interest Expense - 05/1	68,125	-	-	-
Total Expenditures	\$ 228,438	\$ 69,250	\$ 69,250	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 312	\$ 155,582	\$ 157,584	\$ 2,002
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 312	\$ 155,582	\$ 157,584	\$ 2,002
Fund Balance - Beginning	\$ 159,251		\$ 172,932	
Fund Balance - Ending	\$ 159,563		\$ 330,516	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,275	\$ 275,621	\$ 275,621	\$ -
Interest Income	-	-	4,663	4,663
Total Revenues	\$ 278,275	\$ 275,621	\$ 280,284	\$ 4,663
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	-	-	-
Total Expenditures	\$ 275,913	\$ 184,138	\$ 184,138	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,362	\$ 91,483	\$ 96,146	\$ 4,663
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,362	\$ 91,483	\$ 96,146	\$ 4,663
Fund Balance - Beginning	\$ 266,660		\$ 424,831	
Fund Balance - Ending	\$ 269,022		\$ 520,977	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 317,839	\$ 302,853	\$ 302,853	\$ -
Interest Income	-	-	6,702	6,702
Total Revenues	\$ 317,839	\$ 302,853	\$ 309,555	\$ 6,702
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	-	-	-
Total Expenditures	\$ 315,238	\$ 213,788	\$ 213,788	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,601	\$ 89,065	\$ 95,767	\$ 6,702
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,601	\$ 89,065	\$ 95,767	\$ 6,702
Fund Balance - Beginning	\$ 427,600		\$ 592,613	
Fund Balance - Ending	\$ 430,201		\$ 688,381	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 352	\$ 352
Total Revenues	\$ -	\$ -	\$ 352	\$ 352
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 352	\$ 352
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 352	
Fund Balance - Beginning	\$ -		\$ 27,339	
Fund Balance - Ending	\$ -		\$ 27,691	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	\$ 2
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 2	
Fund Balance - Beginning	\$ -		\$ 128	
Fund Balance - Ending	\$ -		\$ 130	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	-	-	\$ 8	8
Total Revenues	\$ -	\$ -	\$ 8	\$ 8
Expenditures:				
Improvements	-	-	-	-
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 8	\$ 8
Other Financing Sources/(Uses)				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 8	
Fund Balance - Beginning	\$ -		\$ 628	
Fund Balance - Ending	\$ -		\$ 636	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996,232
Interest Income	4,058	1,553	1,452	3,814	-	-	-	-	-	-	-	-	10,877
Other Income	-	-	15	-	-	-	-	-	-	-	-	-	15
Total Revenues	\$ 4,058	\$ 32,993	\$ 955,990	\$ 14,084	\$ -	\$ 1,007,124							
Expenditures:													
General & Administrative													
Engineering	\$ 4,161	\$ 1,573	\$ 2,495	\$ 3,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,738
Attorney	3,775	3,860	900	-	-	-	-	-	-	-	-	-	8,535
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	4,508	1,412	-	-	-	-	-	-	-	-	-	-	5,920
Dissemination Agent	265	265	265	265	-	-	-	-	-	-	-	-	1,060
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,912	3,912	3,912	3,912	-	-	-	-	-	-	-	-	15,647
Information Technology	42	42	42	42	-	-	-	-	-	-	-	-	167
Website Maintenance	95	95	95	95	-	-	-	-	-	-	-	-	382
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	10	111	84	-	-	-	-	-	-	-	-	214
Insurance General Liability	8,082	-	-	-	-	-	-	-	-	-	-	-	8,082
Printing & Binding	18	24	9	14	-	-	-	-	-	-	-	-	65
Legal Advertising	158	-	-	524	-	-	-	-	-	-	-	-	682
Other Current Charges	80	126	201	-	-	-	-	-	-	-	-	-	406
Property Taxes	-	328	-	-	-	-	-	-	-	-	-	-	328
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 25,280	\$ 11,646	\$ 8,029	\$ 8,445	\$ -	\$ 53,400							
Operations & Maintenance													
Sabal North (Central Parc)													
Field Management	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,400
Security	1,300	700	700	700	-	-	-	-	-	-	-	-	3,400
Internet/Cable	192	192	192	211	-	-	-	-	-	-	-	-	786
Electric/Street Lighting	2,748	2,645	2,843	-	-	-	-	-	-	-	-	-	8,236
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Water	137	275	176	203	-	-	-	-	-	-	-	-	791
Pressure Washing	400	-	-	-	-	-	-	-	-	-	-	-	400
Landscape Maintenance	6,508	6,508	6,508	6,512	-	-	-	-	-	-	-	-	26,037
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement - Flowers	-	-	-	-	-	-	-	-	-	-	-	-	-
Drain Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	2,900	-	2,100	-	-	-	-	-	-	-	-	5,000
Lake and Canal Maint	880	880	880	880	-	-	-	-	-	-	-	-	3,520
Irrigation Repairs	1,086	-	1,981	-	-	-	-	-	-	-	-	-	3,067
Camera Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,155	1,155	1,155	-	-	-	-	-	-	-	-	-	3,465
Repairs & Maintenance	1,656	-	10,208	395	-	-	-	-	-	-	-	-	12,258
Pool Maintenance	1,152	495	495	495	-	-	-	-	-	-	-	-	2,637
Pool Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Cabana Maint/Furniture	1,624	1,624	-	2,408	-	-	-	-	-	-	-	-	5,655
Pest Control - Iguana Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	610	464	-	1,358	-	-	-	-	-	-	-	-	2,432
Permits	-	400	-	-	-	-	-	-	-	-	-	-	400
Property Insurance	6,266	-	-	-	-	-	-	-	-	-	-	-	6,266
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sabal North (Central Parc)	\$ 25,714	\$ 18,236	\$ 25,138	\$ 15,262	\$ -	\$ 89,749							

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Security	4,994	1,175	1,175	1,175	-	-	-	-	-	-	-	-	8,519
Internet/Cable	210	195	210	195	-	-	-	-	-	-	-	-	809
Lighting/Electrical	1,216	1,131	1,317	-	-	-	-	-	-	-	-	-	3,664
Water	134	120	129	129	-	-	-	-	-	-	-	-	511
Property Insurance	6,266	-	-	-	-	-	-	-	-	-	-	-	6,266
Landscape Maintenance	9,605	9,605	12,830	9,605	-	-	-	-	-	-	-	-	41,645
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake and Canal Maint	1,100	1,100	1,100	1,100	-	-	-	-	-	-	-	-	4,400
Irrigation Repairs	-	939	72	1,030	-	-	-	-	-	-	-	-	2,042
Janitorial Services	771	771	771	-	-	-	-	-	-	-	-	-	2,312
Pool Maintenance	2,300	495	495	495	-	-	-	-	-	-	-	-	3,785
Permits/Contingency	1,798	2,846	462	1,245	-	-	-	-	-	-	-	-	6,351
Refuse Service	66	66	66	66	-	-	-	-	-	-	-	-	264
Drainage Repairs/Preventative	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sabal South (Manor Parc)	\$ 29,710	\$ 19,692	\$ 19,877	\$ 16,289	\$ -	85,569							
Palm Cove (Hidden Trails)													
Field Management Services	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,667
Security	1,950	350	350	350	-	-	-	-	-	-	-	-	3,000
Internet/Cable	210	195	210	195	-	-	-	-	-	-	-	-	809
Electric/Street Lighting	3,637	-	3,584	3,848	-	-	-	-	-	-	-	-	11,069
Water	58	87	60	78	-	-	-	-	-	-	-	-	283
Property Insurance	5,817	-	-	-	-	-	-	-	-	-	-	-	5,817
Repairs & Maintenance	-	-	1,879	462	-	-	-	-	-	-	-	-	2,342
Landscape Maintenance	7,405	7,405	7,405	7,405	-	-	-	-	-	-	-	-	29,620
Landscape Enhancements	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	900	-	-	-	-	-	-	-	-	-	900
Lake and Canal Maint	612	612	612	612	-	-	-	-	-	-	-	-	2,448
Drain Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	1,379	1,132	-	-	-	-	-	-	-	-	-	2,511
Janitorial Services	671	671	671	-	-	-	-	-	-	-	-	-	2,012
Pool/Cabana Maintenance	4,369	650	2,534	4,348	-	-	-	-	-	-	-	-	11,901
Permitting	-	-	-	-	-	-	-	-	-	-	-	-	1,956
Contingency	460	196	66	1,234	-	-	-	-	-	-	-	-	1,956
Subtotal Palm Cove (Hidden Trails)	\$ 26,357	\$ 12,711	\$ 20,569	\$ 19,699	\$ -	79,336							
Total Operations & Maintenance	\$ 81,780	\$ 50,639	\$ 65,585	\$ 51,250	\$ -	254,654							
Total Expenditures	\$ 107,060	\$ 62,285	\$ 73,614	\$ 59,694	\$ -	308,054							
Excess (Deficiency) of Revenues over Expenditures	\$ (103,003)	\$ (29,292)	\$ 882,376	\$ (45,611)	\$ -	699,071							
Net Change in Fund Balance	\$ (103,003)	\$ (29,292)	\$ 882,376	\$ (45,611)	\$ -	699,071							

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: "	
	(i) Max Annual Debt Service for Bonds Outstanding	
	(ii) 125% of Average Debt Service for Bonds Outstanding	
	(iii) 10% of original proceeds	
Reserve Fund Requirement	\$307,094	
Reserve Fund Balance	2,491	
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	141,075	
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	161,110	
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)
Current Bonds Outstanding		\$2,770,000

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
		"								
	\$ 1,891,832.53	\$ 75,322.63	\$ 18,165.09	\$ 1,192.58	\$ 1,799,537.39	\$ 996,232.01	\$ 224,832.07	\$ 302,852.50	\$ 275,620.82	\$ 1,799,537.39

96.30%	Gross Percent Collected
\$ 72,715.60	Gross Balance Remaining to Collect