



Palm Glades
Community Development District

www.silverpalmcdd.com

Mauricio Pelaez, Chairman

Edwin Lugo, Vice Chairman

Jesus Vazquez, Assistant Secretary

Bryant Xavier, Assistant Secretary

Tery Baluja, Assistant Secretary

January 14, 2020



Palm Glades

Community Development District

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January 7, 2020

Board of Supervisors Palm Glades Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Palm Glades Community Development District** will be held on **January 14, 2020 at 6:30 p.m. at the Silver Palms by Lennar/ Clubhouse Silver Palms, 23770 SW 115th Avenue, Miami, FL 33032.** Following is the advance agenda for the meeting:

Segment I:

1. Roll Call and Pledge of Allegiance
2. Approval of Minutes of the December 10, 2019 Meeting
3. Public Hearing to Consider the Imposition of Special Assessments
 - A. Motion to Open the Public Hearing
 - B. Supplemental Engineers Report for Silver Palms Midtown Annex
 - C. Master Assessment Methodology for Series 2020 Bonds Annexed Area
 - D. Public Comment and Testimony
 - E. Approving the Project and Declaring that Special Assessments will pay for the Project
 - F. Equalization of Assessments
 - G. Adoption of **Resolution #2020-04**
 - H. Motion to Close the Public Hearing
4. Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2020-05** Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
 - D. Motion to Close the Public Hearing

Segment II – Workshop Section:

- A. Delta Five Company Updates
- B. FPL Updates
- C. Discussion of Any Other Projects and Workshop Items

Segment III:

5. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - D. Field Manager
 - E. CDD Manager
7. Financial Reports
 - A. Approval of the Check Register
 - B. Balance Sheet and Income Statement
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.silverpalmcdd.com>

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

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, December 10, 2019 at 6:30 p.m. at the Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Jesus (Jay) Vazquez	Assistant Secretary
Bryant Xavier	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Nick Krittel	KW Property Management
Wendell (Chic) Chandler	Chandler Construction
Miguel Dapena	Resident

Segment I:

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order at 6:46 p.m. and called the roll. All Supervisors were present with the exception of Mr. Lugo and Ms. Baluja. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
November 12, 2019 Meeting**

Ms. Duque: This is the time to make any corrections, additions or deletions to the minutes of the November 12, 2019 meeting. If none, a motion to approve would be in order.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the Minutes of the November 12, 2019 Meeting were approved as presented.

THIRD ORDER OF BUSINESS

Ratification of Second Amended Notice of Establishment

Ms. Duque: The Second Amended Notice of Establishment was included in your agenda package. It stipulates that the Palm Glades CDD was created under an ordinance. Two different expansions have taken place; one in 2007 and the other in 2019. It states, "The Palm Glades Community Development District May Impose and Levy Taxes or Assessments, or Both Taxes and Assessments on this Property." Scott, would you like to add anything?

Mr. Cochran: Yes. By Statute, we are required to do a Notice of Establishment, when the District gets established. When changes occur that affects the boundaries of the District, expanding, contracting, any change, you must amend it. This just reflects the amendment that happened with the expansion that occurred recently. This gets recorded in the public records and puts the general public on notice, like for people who purchase homes in that area, informing them it is within the boundaries of the CDD. The CDD has the power to impose taxes and assessments on those properties. So, it's just the statutory compliance. It happened in this instance in conjunction with the expansion of the boundaries. If there are no questions, a motion to ratify would be in order.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the Second Amended Notice of Establishment was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Facility Use Agreement with Lourdes Azcuy for Tutoring and Standardized Test Preparation

Ms. Duque: A motion from the Board to ratify would be in order.

On MOTION by Mr. Vazquez seconded by Mr. Pelaez with all in favor the Facility Use Agreement with Lourdes Azcuy for tutoring and standardized test preparation was ratified.

Ms. Duque: At this time, we will proceed to the workshop.

Segment II: Workshop Section:

(The Board had a workshop meeting at this time to discuss the following items.)

- A. Parking Discussion
- B. Discussion and Consideration of Preliminary Repair Proposal for ADA Ramps
- C. Discussion of Any Other Projects and Workshop Items

Segment III:

FIFTH ORDER OF BUSINESS

**Authorization or Approvals
Requiring Board Action for Items
Discussed During Workshop**

Ms. Duque: Returning from the workshop section, I will now address the items that were discussed and require Board action. The first item is a presentation from Chic from Chandler Construction. He spoke about the work completed at the clubhouse and presented a proposal to replace, repair and re-secure the ADA ramps in the total amount of \$23,100. So, at this point, I need a motion from the Board to approve an amount not-to-exceed \$23,100 and authorize District Staff to work on the agreement.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor the proposal from Chandler Construction to replace, repair and re-secure the ADA ramps at the Clubhouse in an amount not-to-exceed \$23,100 and authorize District Staff to work on the agreement was approved.

Ms. Duque: The next item is the presentation from the volleyball coach Miguel Dapena. A motion from the Board to proceed with the volleyball program and authorizing District Staff to prepare the necessary agreement would be in order.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor proceeding with the volleyball program and authorizing District Staff to prepare the necessary agreement was approved.

Ms. Duque: We will work with Monica on the roster because we want to make sure that kids are a part of this program. For the record, this program will take place on Sundays from 9:00 a.m. to 10:00 a.m. The next item was direction from the Board for

vehicles parked on properties maintained by the CDD. They are destroying our turf so the CDD must replace the grass. Moving forward, if anyone continues with this practice, the invoice will be charged to that specific or particular property. Once again, I will be bringing those back to the Board, we will discuss it and try to approach the residents prior to processing with any action. The bottom line is that the CDD will not continue to pay for those repairs that will be charged for each resident. The next item is direction from the Board from the email we received from Florida Power & Light (FPL). We will wait until Miami-Dade gives us confirmation on when the change in LED lights would occur. Once again, we would like to move forward with this project, but we don't want the community to look uneven in terms of the LED lighting and the lights we currently have. That is everything that was discussed during the workshop session.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: I just wanted to discuss the taxes. We received the exemption on the clubhouse parcel for the prior year ad-valorem taxes, but there is still one outstanding item, which are the ad-valorem assessments that residents pay the District for all streetlighting in the community. Juliana requested that I look into it more and it appeared that we had a good argument that the District should not have to pay those assessments. The statute that the CDD operates under, we can only do what we are specifically authorized to do by statute. Statutes do not authorize us to collect assessments in order to pay other assessments. That argument is one in a slightly different context, so we presented the Special Taxing District with that argument. They are presently considering it, along with someone from the County Attorney's Office. So, they are meeting about that and said they should be able to get back to us shortly. I have been in communication with Juliana and I just wanted to keep the Board updated.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you so much for that, Scott.

B. Engineer

Ms. Duque: The District Engineer had no report.

C. Club

Ms. Duque: Monica?

Ms. Henning: I just have some updates for the Board as far as work orders. We have been moving around this past month, getting a lot of things taken care of, especially with the HVAC system. As far as the repairs, we are either close at the end of finalizing those projects or they have been finalized. Some items that are still pending, I'm working with our vendors, as far as obtaining additional quotes for repair of the sauna and locker room. On the basketball court, the final couple of stages as far as the refresh or renovation of it, has been completed. Those were the backboard installations and also pressure cleaning of the courts. It is beautiful and ready to be played on.

Mr. Xavier: Have you received any feedback from residents on this?

Ms. Duque: So far, they have been enjoying it. I would like to also work with the HOA to maybe send an email blast, so we can encourage more of our residents to come back into play, especially now that we will have time for them to play during the holidays.

Mr. Pelaez: Could you send that email by the end of this week?

Ms. Henning: Absolutely. As far as for value optimization and recommendations, some items have been completed. For example, office storage, updating office technology, finalizing everything with the club camera and fob system. We completed the training with Astro. I'm looking into obtaining more fobs from potentially a different vendor. I'm just checking the pricing so we can save some money on the cost for resident fobs. I'm also in the process of finalizing some quotes with vendors as far as scenting the clubhouse and will have something for the Board to see at the next meeting.

Mr. Pelaez: What scents?

Mr. Xavier: There is one scent in particular that is very popular in some communities. I think its white jasmine.

Mr. Pelaez: We don't want to be like everybody else.

Ms. Henning: I have five different scents from each vendor that the Board will be able to smell. Those are coming soon.

Mr. Xavier: I think it makes a big difference.

Ms. Henning: I'm reviewing and obtaining additional quotes for our Vendor Maintenance Agreements. I know that we currently have one with Miami Pool Tech. So, I'm reviewing that and finalizing some of the new proposals for HVAC preventative

maintenance. Also, we have an existing contract with Fitness Solutions, but I'm taking a look at some other options as far as preventative maintenance.

Mr. Pelaez: I know you have some A/C quotes. Where are we at with that?

Ms. Henning: I'm still having them adjusted because they weren't the same as far as you weren't able to compare apples-to-apples.

Mr. Pelaez: Okay. So, we know that they are going to do monthly or quarterly or whatever they recommend.

Ms. Henning: Exactly. They were kind of on two different pages as far as their outlook for preventative maintenance. I wanted to have something that's more comparable.

Mr. Pelaez: Okay. So, by the next meeting we will have that.

Ms. Henning: Absolutely.

Mr. Pelaez: We don't want to let it go too long. We are not changing filters and things are not really happening with the A/C, so we want to make sure that we get on that by next month.

Ms. Henning: Absolutely. Regarding our November events, we had a successful Bingo night and a food truck event as well. Residents were excited to see those. We finished at least one of the December events. The movie night was a big success. We watched Elf. The kids were very excited to see that. The holiday party is next weekend. I had a question on the invoice. At a prior meeting, the Board approved \$1,600 to be spent on Live305. I'm going back to them and explaining some of the items that were removed from the proposal. They explained to me that set up and delivery fees were not on their proposal, but it is something that needs to be paid. Ultimately, that brings our total from \$1,600 to \$1,800 or a \$200 increase. I just wanted to let the Board know that.

Mr. Pelaez: So, you already removed the face painting and all of those other things?

Ms. Henning: That is correct.

Ms. Duque: The motion from the Board at the last meeting was an amount not-to-exceed \$1,600. That's why we are bringing this back to the Board, because it's actually going to cost us \$1,800. I think the point is, at this time, it is difficult to get with another vendor and try to see if someone is going bring us a Santa. They are fully booked for

other holiday parties. So, if that's the decision from the Board, then I would need a motion to approve a not-to-exceed amount of \$1,600 for the holiday party event.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor authorizing an amount not-to-exceed of \$1,600 for hiring Live305 for the holiday event was approved.

Ms. Henning: Thank you. As far as upcoming events, we are looking at a wellness night and Disney trivia night for kids living in the community. I also wanted to make note of the clubhouse hours for Christmas and New Year's. We will be closing at 3:00 p.m. on Christmas Eve and will be closed all day on Wednesday, December 25 for Christmas. We will be back to standard operating hours the day after Christmas. As far as for New Year's Eve, we are closing at 3:00 p.m. and are closed all day for New Year's Day. Then we are back open standard hours on January 2nd. I think that's the same schedule that the Board approved long ago. Finally, I wanted to bring to the Board's attention, the need for new uniform shirts for the club employees. I have copies of the three proposals and will explain the differences. The first two are the same price. The difference would be in the colors, which I need guidance from the Board on. Our recommendation is for a long sleeve uniform shirt or jacket because it is cold inside of the facilities. It would help keep things more uniform, as far as different jackets being worn and makes things look more legitimate. The first quote would be from DBL Media to provide a long sleeve shirt for each of the employees and replacing their short sleeve polo shirts. The company itself, offers a dark grey long sleeve; however, currently for all of our uniforms, we have short sleeve navy polo shirts. We don't have any long-sleeve ones whatsoever. The company does not have the ability, as far as that specific uniform type, to provide long-sleeve navy ones. So, if the Board is okay, with either having two different colors as far as grey and navy, or if you would like to move all to grey, that is an option too in the second proposal, which would be to change the navy polos to completely dark grey. So, whether its short sleeve or long sleeve, all of the clubhouse employees would have dark grey polo shirts.

Mr. Vazquez: Are you good with dark grey? As the Club Manager, what would you like to see your people in?

Ms. Henning: I honestly would like it to be all uniform, so if the Board is okay with moving to the grey, I think that would standardize it, more so than having our long sleeve shirts as one color and the short sleeve shirts a different color. It would just help if everything is streamlined.

Mr. Vazquez: The HOA is staying with their view?

Ms. Henning: They are black. I wanted to make sure that we were separate so that we were able to differentiate the HOA from the Club, in the event they need to get a hold of us. The last proposal would be, if the Board wanted to stay with navy, we could have a jacket with a long sleeve hoody in navy. In other words, we would have all of our short sleeve shirts maybe the same type.

Mr. Vazquez: The same type of shirt like that one?

Ms. Duque: You would keep the navy-blue polo shirt and the \$1,232 are for the jackets.

Ms. Henning: Correct. You would replace all of the short sleeve polos and each employee would have one fleece jacket.

Mr. Pelaez: I like the jacket idea.

Mr. Vazquez: I like the jacket too. It's uniform plus it might be cold in the morning, but then you step outside and now you are walking outside in a long sleeve shirt. Do you like that idea?

Mr. Pelaez: Yes.

Ms. Duque: Are you going to keep the all blue look?

Mr. Vazquez: Keep it all blue. I like the idea of the jacket because if we change the colors, now you can't wear that blue anymore. So, we just spent that money for nothing. If I know that I'm going to be working outside, I will wear an older blue shirt that I don't care about, but I have my new ones to look professional.

Mr. Pelaez: Or you take off your jacket when you are cold in here and go outside.

Mr. Vazquez: Okay. I like that idea.

Mr. Pelaez: What kind of credit do we have left with DBL Media?

Ms. Henning: Currently the credit is \$479.

Mr. Pelaez: So, it will \$1,239 minus \$479.

Ms. Henning: Correct.

Ms. Duque: Then I need from the Board to approve the estimate from DBL Media in the amount of \$1,239. Monica needs to make sure that they give us the credit.

Mr. Pelaez: I would like to see a sample of the jacket before they embroider it, just to make sure we are comfortable with it.

Ms. Henning: Absolutely.

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor the estimate from DBL Media for uniforms in the amount of \$1,239 minus the \$479 credit and authorizing the Club Manager to make the final decision was approved.

Mr. Pelaez: I'm sorry. I just don't want to print anything unless we like them.

Ms. Duque: That's true.

Ms. Henning: Thank you. The last couple of items I have for the Board's review are proposals for tree trimming of the trees at the club. There are two different proposals and we will look at them; one from Tony's Nursery, which currently does all of the landscaping at the club and the other is from BrightView. You will see that they both have the same tree counts as far as what they are going to be pruning. So, the main focus right now is we have seed pods that are attracting bees from the Royal palms in the back portion of the property. Another concern right now are the Coconut palms. The coconuts are at a point where they are starting to drop. So, we want to make sure that we remove those shortly. In addition, the button trees are basically exceeding the growth from where they were last year, whenever they were trimmed, but they are also starting to lean over to the resident side on the south side of the property line. So, we need to trim those up. For the Medjool palms, we have a lot of dead fronds that need to be removed as well. As far as the proposals, Tony's Nursery bid \$4,550 and BrightView bid \$5,821. As far as the BrightView quote and speaking with Jason who attended the walk through with me, he recommended trimming our Royal palm fronds, but of course as the next ones die, those are very large and whenever they fall, especially out in the front, it can be a danger. So he recommended something that they do at other BrightView properties, which would essentially be placing a zip-tie around the palm fronds way up at the top, so whenever the palm fronds start to die and are about to fall off, it holds the bottom of them and all they would do is actually bend down. They wouldn't completely fall to the ground. He

explained that you can hold those dead fronds there and secure them for four to six months and then remove them all at once. You can reapply the zip-tie for safety. He was willing to do six of those at no charge for the front six Royal palms that we have, to see if we like them. If it's something that we like, we would be able to have them on the rest of the Royal palms.

Mr. Pelaez: Who gave you that idea?

Ms. Henning: Jason from BrightView.

Mr. Pelaez: Did you talk to Tony's Nursery about that idea?

Ms. Henning: I was not able to get an answer from them. It's something that I'm still waiting on an answer for.

Mr. Vazquez: Is Tony the gentleman that came and gave us the soil and told us what's going on?

Ms. Duque: That is not a practice that is very common because the Royal palms self-clean. That is the only palm that self-cleans. There are many different opinions about that, but one of them is they self-clean. If you want to do it, you are stopping them from their natural process, which in the long-term could hurt the Royal palms. The other item is that they are pretty palms, so if or some reason you don't see those leaves until you clean them. Now we are adding an extra service to the fronds, which means it will cost us extra money. Now, it's going to be there and nice and it's going to be for free, but it's not free, because now we need to get someone to clean it. So, I'm concerned about that. You can ask Tony as they are our specialist. We can have more opinions about it. My recommendation is what you start seeing when the Royal palms are bending, so maybe it's just an approach for our regular maintenance crew. If we see it's something that is going to create an issue, we need to put something there to prevent people from walking. There are already things that we might do, if there's a concern that someone can get hurt, but that is the nature of those palms. We don't put them there for someone to get hurt. They self-clean. It's up to you.

Mr. Pelaez: I think that Tony takes care of the club. He does a good job with the grass. The quote is significantly less and he's already taking care of the club, so I think we should move forward with Tony, but I don't think we should use the zip-ties yet, based on your opinion. You can ask Tony if there's any feedback, but not to do it. It would just be for the Board's information, but let's get them cleaned up and proceed from there.

Mr. Vazquez: I just want to make it clear that this is the gentleman that came and told us how high to cut the grass and that's where I was going with it. So far, his recommendations have been on point. I'm curious. Are we zip-tying? It looks like we are zip-tying everything.

Ms. Duque: It's not a common practice.

Mr. Vazquez: I know exactly what you are saying. They self-clean, they shed and even if we prep the palm itself, the base will die and fall off.

Ms. Duque: That's true.

Mr. Vazquez: What I don't like seeing is when the palms are hanging.

Mr. Pelaez: I hate that.

Mr. Vazquez: If we are going to include it in the Service Agreement, if there are any looser hanging palm fronds, we will remove them. At the time that we need an extra service, that would be ideal, but I wouldn't zip-tie them. That would be my recommendation.

Ms. Henning: It was a very interesting thought when he presented it.

Mr. Pelaez: If it was a safety issue, I could see where it is, depending on where the tree is and so forth. We will just get some info.

Ms. Duque: I have seen that during construction. When they are doing a certain type of construction, they do it, but I think it's something that will be there for a certain period of time. I will need a motion from the Board to approve the proposal from Tony's Nursery & Garden in the amount of \$4,550.

On MOTION by Mr. Xavier seconded by Mr. Vazquez with all in favor the proposal from Tony's Nursery & Garden for tree trimming of the trees at the Club in the amount of \$4,550 was approved.

Ms. Henning: That's all I have.

Ms. Duque: Thank you so much.

D. Field Manager

Ms. Duque: Since Andressa is not present, there's not much to report. All of the services, as per the contracts were completed. We received a couple of complaints about

people living in the alleys and maintenance of the trees. All of that was taken care of. Attached to the report, is the Pest Control Report, as well as the assessment that BrightView always sends us after we perform our drive throughs. The lake was maintained per the contract. The new turf was in stock. I attached the proposal with the scope of work, just for your information. Just remember, this is an amount that is within my discretion. We have a plant replacement line item that we are working with Dennis on. There are two proposals towards the end of the agenda package that was separated by a turf proposal. We presented during the last meeting one idea that Edwin had at one of the drive throughs, which was to install Sylvester palms in the new rotunda. The Board wanted to look into this option because they believe it was a beautiful idea and requested a price from Tony as well, to compare the amounts. So BrightView will install four Sylvester palms for \$7,439.33 and Tony's Landscape will install them for \$4,316.

Mr. Vazquez: Are these apple-to-apple comparisons?

Ms. Duque: It is apple-to-apple. When you see the Sylvester palms in terms of the height, BrightView is giving you 5 to 6-foot-tall ones and Tony's is giving you 12 to 14-foot-tall ones.

Mr. Pelaez: So, they are a lot bigger.

Ms. Duque: Yes.

Mr. Pelaez: I think its nicer to have bigger ones and for \$3,000 less.

Ms. Duque: Once again, this was Edwin's idea. He wanted to bring this back to compare apples-to-apples with Tony and BrightView. We know that BrightView is providing us with a lower palm than Tony, but nevertheless, Tony is lowering the amount.

Mr. Pelaez: This one sounds good. My only question is, how we are doing with funds in terms of the landscape budget. Do we have room for this?

Ms. Duque: We are good. We have the room. We checked before presenting this to the Board. Remember, we have a fence replacement in our budget, and I can tell you right now, we spent no funds. In terms of landscape plant replacements, we have \$39,000 and spent \$3,000. We also have the capital projects line item, which has \$200,000. So, we do have the money. I know that this is a project that Edwin requested for the roundabout. They have worked on that roundabout already with other projects. They added the annuals and we put in Majools.

Mr. Xavier: How soon are we going to get this out? Right before Christmas?

Ms. Duque: Yes. That is going to happen after Christmastime. I don't think it will happen before, but I can't make any promises.

Mr. Vazquez: It would look nice when residents have guests.

Mr. Pelaez: If you can get it done, that would be great.

Ms. Duque: Yes of course. I will try.

Mr. Pelaez: I think Edwin and Dennis have been doing a phenomenal job. The landscaping looks great. I think it's a great idea so, I'm okay with it.

Mr. Vazquez: I'm with you.

Mr. Xavier: Same here.

Ms. Duque: So, we need a motion to approve the proposal from Tony's Nursery & Garden

Mr. Xavier MOVED to approve the proposal from Tony's Nursery & Garden to install four Sylvester palms in the amount of \$4,360 and Mr. Vazquez seconded the motion.

Ms. Duque: I have nothing else to report, unless anyone has any questions.

Mr. Pelaez: Regarding the palms, I don't see any irrigation. Are we going to have irrigation for these new trees?

Ms. Duque: I don't see anything in Tony's proposal. We should have it. The vendor provides watering at the time of establishment.

Mr. Pelaez: I just want to make sure.

Ms. Duque: I will make sure that I address that with Tony. That is a good point, Mauricio. We can set a not-to-exceed amount of \$160 to install them. So, let's add that to the motion.

On VOICE VOTE with all in favor the proposal from Tony's Nursery & Garden to install four Sylvester palms in an amount not-to-exceed \$5,000 was approved.

E. CDD Manager – Insurance Updates

Ms. Duque: The only item I would like to report to the Board is the insurance updates. You might recall that I started to work on a project with our insurance company,

Risk Envisors. I actually drove around and walked around the community with them. We have the schedule that pretty much stipulates what we are insuring. On that schedule, I noticed that there were a lot of items that we didn't have, like the playgrounds at the park. They are Miami-Dade County playgrounds, but we maintain them, so we need to insure them. I noticed a lot of items that were never insured and it's important to have them insured so we included them. At one time, we agreed to move forward. So, I wanted to tell the Board that we are over \$1,617 with those additional items. We have the money, but when you see our finances are over \$1,617 in our amount, we have that amount covered and our Accounting Department will work on it. It's important to reflect it because at the end of our fiscal year, if there is a need, we will do an amendment to the budget, or in the next 2021 budget that we are working on, we will make sure that we include this amount as part of our line item under insurance. It is important to inform you about this, so you are aware that we have the money. That's it.

Mr. Xavier: Have you reviewed everything so there's nothing else pending?

Ms. Duque: Trust me. I will make sure that we have everything we need. So, it's in there. We have it.

Mr. Xavier: Sounds good.

Ms. Duque: That's all I have.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Balance and Income Statement**

Ms. Duque: Tab A is the Check Register and Tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion from the Board to approve these items would be in order.

On MOTION by Mr. Pelaez seconded by Mr. Xavier with all in favor the November 1, 2019 through November 30, 2019 Check Register, Balance Sheet and Income Statement were approved.

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

Ms. Duque: Are there any Supervisors requests?

Mr. Pelaez: I have a few. Maybe for the next meeting, you can look into storage because our storage room is already full. We still have Christmas decorations. We are using two offices for storage. So, we need to come up with something for storage. Option A would be for a shed. Maybe Shed Depot could give us a quote.

Ms. Duque: To lease?

Mr. Pelaez: I don't know if there's a lease program. You can ask them. Like for a cement slab, from the permitting to the installation; everything from A to Z. Let's also look at the size of our storage rental, just to have other options on what the cost is.

Mr. Vazquez: That's a good idea. We never discussed that.

Mr. Pelaez: If we have a maintenance guy, when its Halloween, you can send the maintenance guy either out there or to a rental storage facility to get the Halloween decorations and so forth, so we can compare both options.

Ms. Duque: Perfect. Mauricio, is there anything that you would like Monica to do in terms of our existing storage?

Mr. Pelaez: Just provide something by the next meeting so we can make a decision.

Ms. Duque: Perfect.

Ms. Henning: I will bring those quotes.

Mr. Pelaez: Just so you know, they re-did the quote. If you recall, they were going to come down on the labor. It was \$750 less. Now we should be able to move forward with that. We did a not-to-exceed. We discussed getting with Ozzy for a quote for automating the air conditioning thermostats; either Ozzy or the A/C people. You can make some schedules with some of these air conditioners like the one in the gym, which is always freezing, and people are wearing sweaters all the time. You can make some adjustments on the fly without having to get a key and so forth and we will save on electricity costs. When are they coming to fix the decorations?

Ms. Duque: They already did. We did not include anything in the interior for the holiday decorations. It's not in the agreement. If you recall, they were going to look into the option for decorating the trees and the interior. I don't know what happened. I haven't heard anything. They are not doing inside decorations.

Mr. Pelaez: We talked about hanging decorations.

Ms. Duque: They said no. It's not in our agreement. We are not paying for it.

Mr. Pelaez: In Lakes by the Bay, the decorations are so much nicer at the entrance with the white LED lights.

Ms. Duque: We can do that if the Board approves it.

Mr. Pelaez: Maybe next season we can do that.

Ms. Duque: Okay.

Mr. Pelaez: Do you know what I'm talking about? You saw the decorations at Lakes by the Bay.

Ms. Duque: I am the District Manager for Lakes by the Bay. The question is how much you are willing to pay.

Mr. Pelaez: It looks like they spent \$100,000 in decorations.

Ms. Duque: More than \$100,000.

Mr. Xavier: That's outrageous.

Mr. Pelaez: We will find a balance.

Ms. Duque: We paid \$20,000 for our decorations and Lakes by the Bay were in the \$50,000 plus range. We don't have anything in that clubhouse, but it's being done through the Master HOA. Outside, everything is paid for through the CDD. This year we changed the decorations.

Mr. Pelaez: I know we made some changes and met with them. I know we increased it, but I don't really see the increase. We could've done it last year with the same thing.

Ms. Duque: Now we have the clubhouse and all of the lights in the clubhouse. So that's where the big increase came from. All of the palms at the entrance of the clubhouse are decorated. They were not decorated last year. During January and February is when we sit down with them again. Remember that we met very late with them and tried to do the best that we could. I will make sure we meet with them. Sometimes it is not only the decorations, but changing the decorations.

Mr. Pelaez: Correct.

Ms. Duque: We will look.

Mr. Pelaez: Maybe if we change the bows and make that centerpiece the focal point.

Ms. Duque: We can do that.

Mr. Pelaez: Just come up with something.

Ms. Duque: Yes. We will do that.

Mr. Pelaez: That's all I have.

Ms. Duque: Are there any other Supervisor's requests? Hearing none, are there any audience comments? Not hearing any,

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vazquez seconded by Mr. Xavier with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Supplemental Engineer's Report for
Palm Glades Community Development District
(Silver Palms Midtown Annex)

Prepared For:

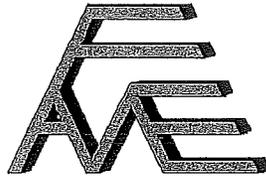
Board of Supervisors

Palm Glades Community Development District

Miami-Dade County, Florida

November 12, 2019

Prepared by:



Ford Engineers, Inc.

1950 NW 94th Avenue, 2nd Floor

Doral, Florida 33172

TABLE OF CONTENTS

- I. OVERVIEW
- II. DESCRIPTION OF ANNEX IMPROVEMENTS
- III. OWNERSHIP AND MAINTENANCE AUTHORITY
- IV. ESTIMATED COST OF IMPROVEMENTS
- V. CONCLUSION

EXHIBITS:

Exhibit "A" – Annex Location Map

Exhibit "B" – Annex Plat

I. OVERVIEW

This Supplemental Engineer's Report (the "Report") was prepared by Ford Engineers, Inc., as authorized by the Palm Glades Community Development District, (the "CDD" or the "District"). This Report supplements the previous District Engineering Reports issued on November 21st, 2005, June 16th, 2006, November 19th, 2007, and May 26, 2017.

This Report includes the description and estimated value of public improvements that will be acquired by the District. These improvements will be located on a 7.19-acre parcel of land (the "Annex") within the current District boundary and will be integrated into the overall system of improvements of the District. These improvements will serve a residential development comprising 43 single family homes. The Annex is bounded on the west by SW 117th Avenue, on the north by SW 236th Street, on the east by SW 115th Avenue, and on the south by the Palm Glades CDD Clubhouse (see Exhibits A and B). These improvements will be completed by Lennar Homes, LLC, the developer of the Annex (the "Developer") and will be acquired by the CDD with proceeds of debt issued by the CDD at the lower of cost or fair market value. The Annex Improvements will be constructed in one phase.

II. DESCRIPTION OF ANNEX IMPROVEMENTS

The proposed Annex Improvements will generally consist of the following:

1. Storm Water Management System (including Earthwork)
2. Sanitary Sewer System (including Impact Fees)
3. Water Distribution System (including Impact Fees)
4. Roadway / Public Right-of-Way Improvements (including Impact Fees)
5. Miscellaneous – Civil Engineering, Surveying, Inspections, Planning, Design, Permitting and Fees, Insurance, Appraisals, Legal, Administrative and Project Management

The District can construct any of the above public infrastructure. The public infrastructure required for complete project development but not funded by the District will be constructed and funded by the Developer.

1. Water Management System

Within the Annex boundaries the storm water management system will consist of a system of concrete gutters, catch basins, and pipes that route site runoff into underground trenches. Earthwork and grading within the public rights-of-way and two small public common landscaped areas area also included. The water management system is designed in accordance with the South Florida Water Management District (SFWMD), Miami-Dade County Department of Regulatory and Economic Resources (RER), and Miami-Dade County Public Works Department standards. These regulations set minimum criteria for water quality treatment and flood protection. The Annex's water management design criteria will adhere to these agencies' design criteria. Refer to Section IV of the report for the ownership and maintenance authority.

The Federal Emergency Management Agency (FEMA) flood zone elevation for the property is designated as Zone "AE" with a base flood elevation of 7.0'. All finished floors are required to be above this FEMA flood contour elevation. The minimum finished floor elevation for the project was established based on the FEMA and SFWMD 100-year flood stage elevations. The Annex Improvements do not include elevating the developable lots.

2. Sanitary Sewer System

The Miami-Dade County Water and Sewer Department (WASD) is the public utility providing the sanitary sewer service to the Annex. The wastewater facilities being constructed as part of the District will include 8-inch PVC gravity collection mains with individual lot sewer services. Impact fees paid by the

Developer on behalf of the District are included as well. Refer to Section IV of the report for the ownership and maintenance authority.

3. Water Distribution System

WASD is the public utility providing potable water for public use and fire protection to the Annex. To serve the residential demands, an 8-inch diameter potable distribution water main including individual lot services and fire hydrants will be constructed within the Annex. Impact fees paid by the Developer on behalf of the District are included as well. Refer to Section IV of the report for the ownership and maintenance authority and Section VI for the permitting status.

4. Roadway / Public Right-of-Way Improvements

In accordance with the conditions required by Miami-Dade County for approval of the Development, roadway improvements for all public rights-of-way within the Annex are required to be constructed. The western half of SW 115th Avenue within the Annex will also be constructed, in order to match the eastern half of SW 115th Avenue currently owned by the District. These roadway improvements include roadway construction, signage/pavement markings, and impact fees paid by the Developer on behalf of the District.

5. Miscellaneous

The miscellaneous item includes fees for engineering, surveying, utility crossings, permitting, legal, administrative, etc. In our opinion these estimates are reasonable. None of these fees relate to work performed or to be performed by the Developer in connection with the development of the developable lots.

Miami-Dade County imposes fees on the contractor for every construction permit issued by the County. These fees vary depending on the type of work involved

and are usually based on a percentage of the total cost of the work. The Annex Improvements do not include any fees to be paid by the Developer for development of the developable lots.

Engineering and surveying services are required for the design, permit processing, inspection, construction monitoring, and project certifications for the public infrastructure Improvements constituting the Annex.

III. OWNERSHIP AND MAINTENANCE AUTHORITY

WASD provides the water and sewer service to the site as noted previously. WASD will also own and operate the water and sewer improvements within the Annex following the completion and acceptance of those systems. Adequate water and sewer capacity are available to serve the Annex. Initially the District will acquire these systems and dedicate the same to WASD.

The roadways and surface water management system located in public rights-of-way within the Annex will be constructed by the Developer, acquired by the District, and conveyed to, operated and maintained by Miami-Dade County. The western half of SW 115th Avenue and common areas will be constructed by the Developer, conveyed to the District, and operated and maintained by the District.

IV. ESTIMATED COST OF ANNEX IMPROVEMENTS

The estimated total cost of District improvements to be included in the Palm Glades Community Development District Annex is **\$1,363,800**. A summary breakdown of those costs by Development category is as follows:

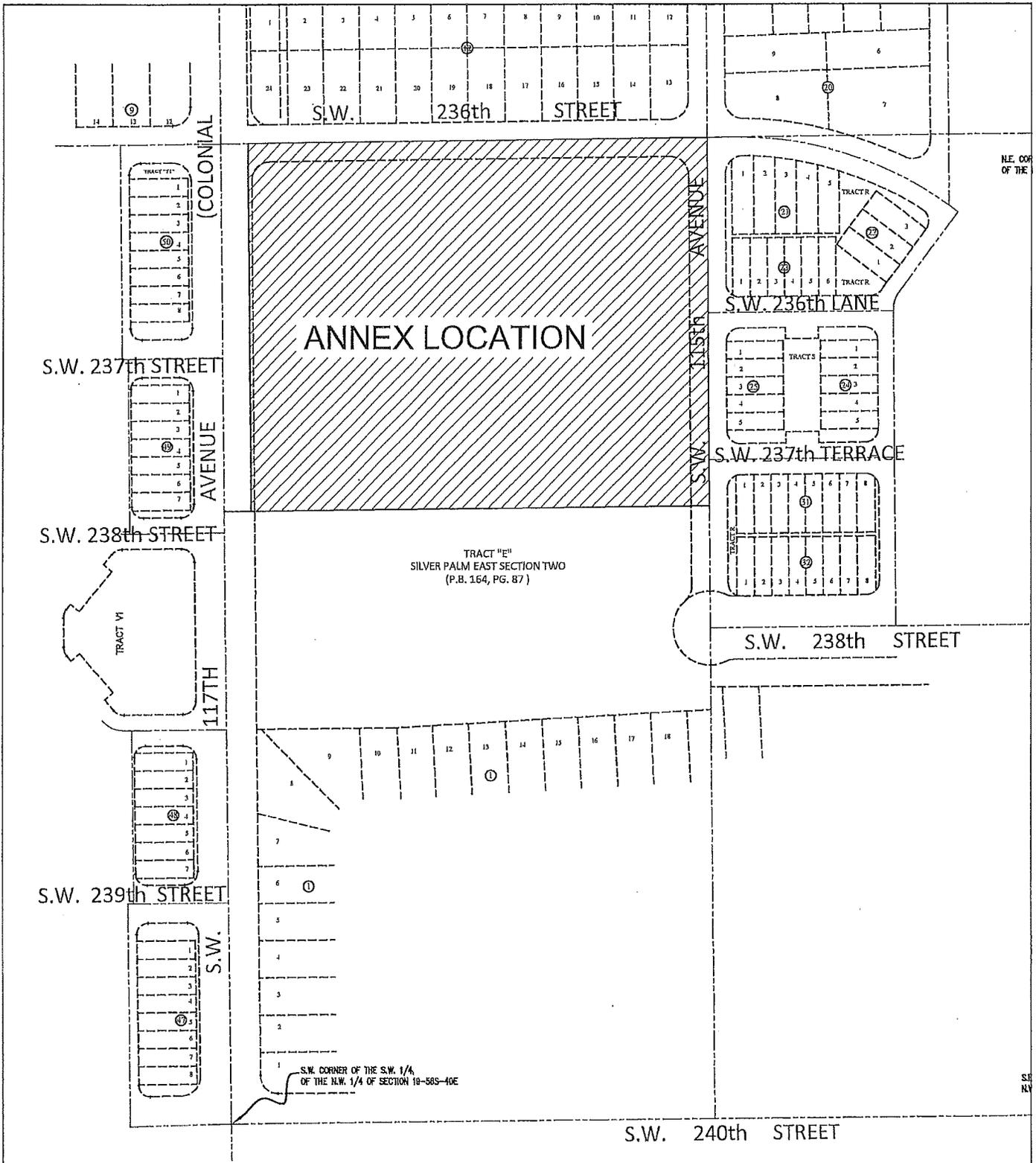
Roadway Construction (including Impact Fees)	\$ 648,400
Stormwater Management and Drainage	\$ 280,000
Water Distribution (including Impact Fees)	\$ 192,900
Sewage Collection System (including Impact Fees)	\$ 242,500
TOTAL	\$ 1,363,800

*Estimated costs include 15% construction contingency and 5% permit fees

V. CONCLUSION

The costs of the proposed Annex improvements will be allocated to residential units within the Annex portion of the District in the form of special assessments in accordance with the approved assessment methodology. Items of construction in this Report are based on quantities taken from contractor proposals and engineering plans prepared by HSQ Group, Inc. The special benefit to such residential units derived from the Annex Improvements will be at least equal to the costs set forth in this Report.

During development and implementation of the proposed improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. If such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.



FORD ENGINEERS, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

PROJECT:	PALM GLADES CDD (ANNEX)		EXHIBIT: A
SHEET NAME:	LOCATION EXHIBIT		
PREPARED FOR:	PALM GLADES CDD		SCALE: 1" = 120'
	MIAMI-DADE COUNTY, FL		
PROJECT No:	06-061	DATE: 2-20-19	



SILVER PALMS MIDTOWN

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

MAY 2019

KNOW ALL MEN BY THESE PRESENTS:

THAT JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST DATED FEBRUARY 7, 2009, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SILVER PALMS MIDTOWN, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY IN DEED BOOK 1600, PAGE 448, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY IN DEED BOOK 1600, PAGE 448, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT THE RIGHTS-OF-WAY IDENTIFIED AS SW 115TH COURT, SW 116TH COURT, SW 117TH AVENUE, SW 118TH AVENUE, AND SW 119TH TERRACE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS AND ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPONGER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT TRACT "A" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED AS COMMON AREA FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF ACCESS AND EGRESS TO THE INDIVIDUAL LOTS AND TRACTS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "B" AND "C", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED AS COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THAT SAID JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST DATED FEBRUARY 7, 2009, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ALINA M. LASTRA AND JORGE F. DE ARMAS, AS ITS CO-TRUSTEES, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 2019.

JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST DATED FEBRUARY 7, 2009
BY: Alina M. Lastra
ALINA M. LASTRA
TRUSTEE

JORGE F. DE ARMAS
BY: Jorge F. de Armas
JORGE F. DE ARMAS
TRUSTEE

ACKNOWLEDGEMENT:

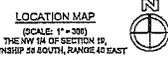
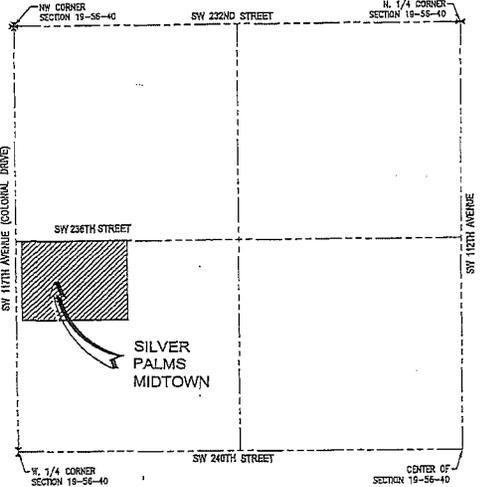
STATE OF FLORIDA
COUNTY OF MIAMI-DADE } ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ALINA M. LASTRA AND JORGE F. DE ARMAS, AS CO-TRUSTEES OF THE JORGE F. DE ARMAS REVOCABLE INTER VIVOS TRUST DATED FEBRUARY 7, 2009, AND WHO APPEARED SEPARATELY BEFORE ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH TRUSTEES FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2019.

MY COMMISSION EXPIRES: 11/07/2021
BY: Alina M. Lastra
NOTARY PUBLIC
PRINT NAME: Alina M. Lastra
STATE OF FLORIDA

COMMISSION NO.: CG 149733



MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT BANK OF AMERICA, N.A., WHO IS THE OWNER AND HOLDER OF THOSE CERTAIN MORTGAGES (1) DATED SEPTEMBER 22, 2006, AND RECORDED SEPTEMBER 29, 2006, IN OFFICIAL RECORDS BOOK 23619, PAGE 0735; AND (2) DATED AUGUST 16, 2007, AND RECORDED OCTOBER 18, 2007, IN OFFICIAL RECORDS BOOK 23865, PAGE 476; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF, SAID BANK OF AMERICA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS _____ VICE PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 2019.

WITNESS: Maria Williams
BANK OF AMERICA, N.A.
PRINT NAME: Maria Williams
BY: Heather A. Voss

WITNESS: Heather A. Voss
NAME: Heather A. Voss
PRINT NAME: Heather A. Voss
VICE PRESIDENT

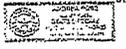
MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss
COUNTY OF Collier

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ VICE PRESIDENT OF BANK OF AMERICA, N.A., WHO IS PERSONALLY KNOW TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2019.

MY COMMISSION EXPIRES: 11/01/22
BY: Alina M. Lastra
NOTARY PUBLIC
COMMISSION NO.: 12979848
PRINT NAME: Alina M. Lastra
STATE OF FLORIDA



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS _____ DAY OF _____, A.D. 2019. THE SIZE OF THE LOTS, TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.06(1) OF THE FLORIDA STATUTES.

BY: _____
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS _____ DAY OF _____, A.D. 2019.

BY: _____ DIRECTOR
BY: _____ COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 330, CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 330. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2019.

ATTEST: HARVEY BLVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK
SIGNED: _____ MAYOR
CARLOS GIMENEZ

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2019, AT _____, IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT CONFORMS WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY BLVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED SILVER PALMS MIDTOWN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECORDED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. THAT THE SURVEY DATA, AS SHOWN ON THIS PLAT, COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

David J. Hill
DATE: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS4290
STATE OF FLORIDA
HSQ GROUP, INC.
1001 YAKATO RD., SUITE 105
BOCA RATON, FLORIDA 33431 • 561.382.0221
CERTIFICATE OF AUTHORIZATION NO. LB924



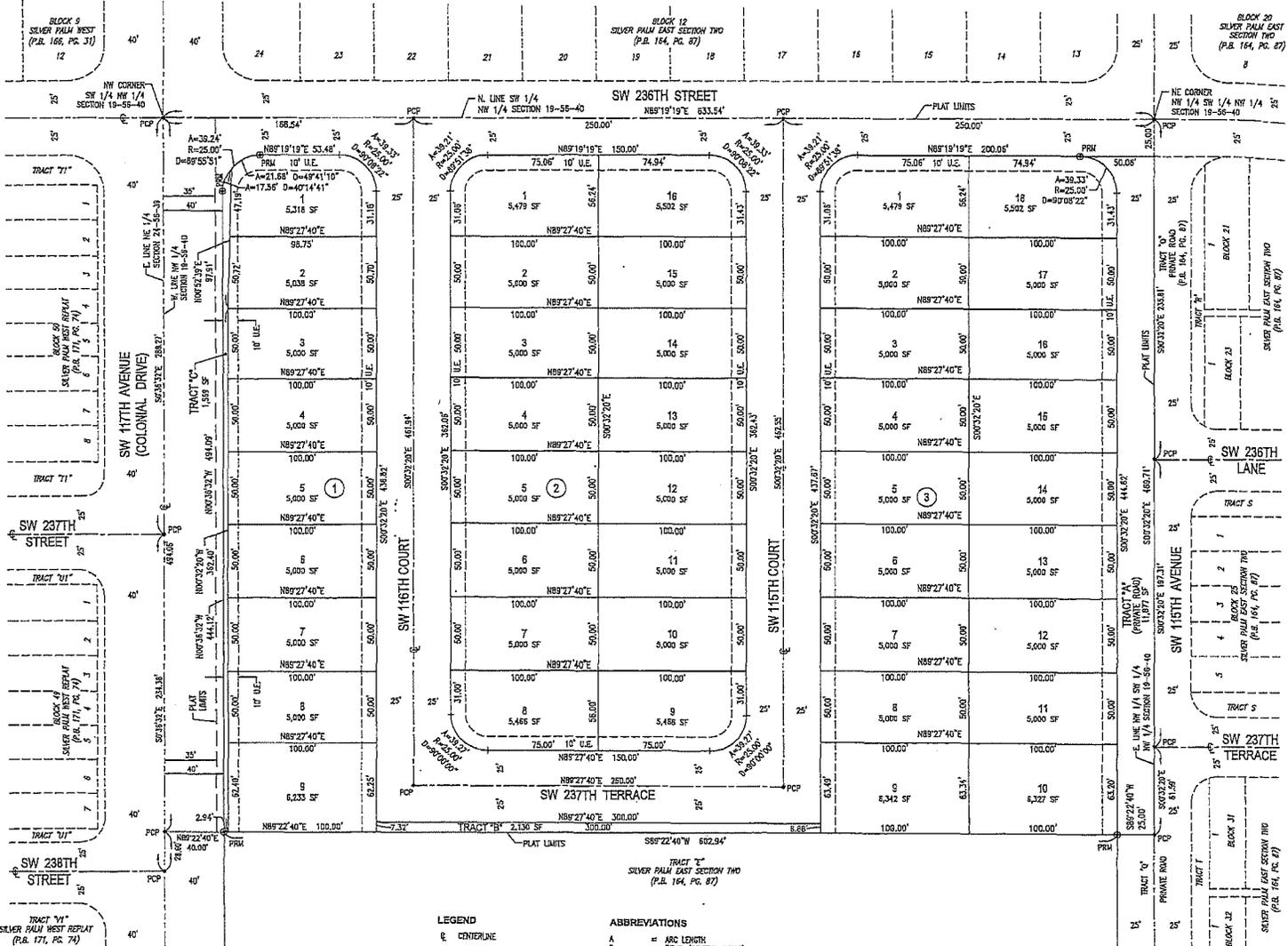
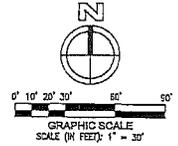
PREPARED BY:
HSQ GROUP, INC.
Engineers • Planners • Surveyors
6501 YAKATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 • 561.382.0221
CA28288 • LB924



SILVER PALMS MIDTOWN

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

MAY 2019



- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 35 EAST, HAVING AN ASSUMED BEARING OF NORTH 89°20'22" WEST.
 - THERE ARE AGREEMENTS, EASEMENTS, AND RESTRICTIONS RECORDED IN: D.P.L. 25570, PAGE 4303, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT AFFECT THIS PARCEL BUT ARE NOT PLOTTED HEREON, AS MAY BE AGREED.

- LEGEND**
- ⊙ CENTERLINE
 - ⊕ PCP
 - ⊙ PRM
 - ⊕ SECTION CORNER
 - ⊕ QUARTER SECTION CORNER

- ABBREVIATIONS**
- A = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PAGE = PAGE
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - RADIUS = RADIUS
 - ROOF-TO-ROOF = ROOF-TO-ROOF
 - SF = SQUARE FEET
 - U.L. = UTILITY EASEMENT
 - 19-56-40 = SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2019, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND HAWAII COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK

PREPARED BY:
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1001 YAMATO ROAD, SUITE 103
BOCA RATON, FLORIDA 33434 • 561.352.2221
CA22218 - 187924



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MASTER ASSESSMENT METHODOLOGY

FOR SERIES 2020 BONDS

PALM GLADES

COMMUNITY DEVELOPMENT DISTRICT

Annexed Area

November 12, 2019

Prepared by

GMS

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

1.0 Introduction

The Palm Glades Community Development District (the "District") is a local unit of special-purpose government organized and existing under chapter 190, Florida Statutes as amended. The District will issue approximately \$1,750,000* of special assessment bonds for the purpose of financing certain infrastructure improvements within the District, more specifically described in the November 12, 2019 Engineer's Report (the "Engineer's Report"), prepared by Ford Engineers, Inc (the "District's Engineer"). The Series 2020 Bonds (the "Series 2020 Bonds") will be issued to pay for a portion of the cost of the infrastructure improvements consisting of roadway and public right-of-way improvements, stormwater management system, water distribution system, sanitary sewer system, related impact fees, and related costs (herein, the "Project" or "Improvement Plan") within the 7.19 gross acres that were annexed to the District on October 29, 2019 (herein the "Annexed Area").

1.1 Purpose

This Master Assessment Methodology (the "Report") provides a methodology that determines the amount of District debt to be allocated to specific properties within the Annexed Area of the District benefitting from the Improvement Plan to be acquired or constructed by the District. The Project is being constructed as one system of improvements benefitting all the property within the boundaries of the District. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes and will be supplemented to reflect the actual terms and conditions at the time of the issuance of one or more series of the Series 2020 Bonds.

The District intends to impose non ad valorem special assessments on the benefited lands within the Annexed Area of the District to pay the debt represented by the Series 2020 Bonds in accordance with the methodology set forth in this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 295.27 gross acres of land located in unincorporated Miami-Dade County (the "County"), Florida, as

*Preliminary, subject to change

part of the Improvement Plant as described on the Engineer's Report. The Annexed Area corresponds to approximately 7.19 gross acres of land as described on the Engineer's Report. The developed community within the Annexed Area will consist of 43 residential units currently anticipated as depicted in Table 1. The public improvements comprising the Project contemplated by the District will provide facilities that benefit the assessable property within the Annexed Area. The acquisition costs for the Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of benefit received as a result of the Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Project which provide special benefits to the assessable properties within the Annexed Area of the District's boundaries, incidental general benefits to the other areas within the District and the public at large are also created. These benefits are incidental and different from the special benefits provided to the assessable properties within the Annexed Area within the boundaries of the District.

The Improvement Plan is designed to meet the needs of the assessable property within the District. The property owners within the Annexed Area of the District are therefore receiving special benefits not received by those outside the boundaries. With respect to the off-site road improvements, comprising the Project, the lands within the Annexed Area of the District could not be developed without such improvements.

1.4 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Annexed Area are greater than the costs associated with providing these benefits. The increase in the market value of the benefiting property will be more than the cost of the improvements being acquired by the District. Without the District's Improvement Plan the property within the Annexed Area of the District would not be able to be developed and to be sold as developed property.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- (1.) The properties must receive a special benefit from the improvements being paid for.
- (2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District anticipates the issuance of approximately \$1,750,000* in Series 2020 Bonds to finance public infrastructure improvements comprising a portion of the Project, provide for capitalized interest, if so required, a debt service reserve account and cost of issuance. It is the purpose of this methodology to allocate the \$1,750,000* in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the development plan as identified by the Developer, Lennar Homes., LLC (the "Developer"). The Engineer's Report outlines the community wide capital improvements needed to support the Development within the Annexed Area, which are shown in Table 2. The public improvements constituting the Project needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$1,363,800. Any portion of the Project not paid for with the proceeds of the Series 2020 Bonds will be financed by the Developer. The improvements to be financed by the District will be funded through the issuance of the Series 2020 Bonds. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for a portion of the Project was determined by the District's Underwriter to total approximately \$1,750,000*. Table 3 depicts the breakdown of the Series 2020 Bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Project are an integrated system of facilities that benefit the Annexed Area of the District as a whole. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the Annexed Area

*Preliminary, subject to change

within the District would be by assigning an equivalent residential unit (“ERU”) to the product types based on relative size. There is one product type planned, single family homes, which will be assigned one (1) ERU. Table 4 shows the allocation of benefit in reference to each of those ERUs. It is important to note that the benefit derived from the Project to the residential units is equal to or exceeds the cost that the units will be paying for such benefits.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The initial assessments will be levied on an equal basis to all acres within the Annexed Area. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the land within the Annexed Area of the District is benefiting equally from the Improvement Plan and the special assessments will be assigned on a per acre basis.

Once platting, the recording of declaration of condominium, or other means of identifying individual lots (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2020 Bonds will be allocated to the planned 43 residential lots within the District, which are the beneficiaries of the public infrastructure improvements, as depicted in Table 5. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a payment from the Developer is required. This process is outlined in Section 3.0

The assignment of debt in this Report sets forth the process by which debt represented by the Series 2020 Bonds is apportioned. As mentioned herein, this Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the community wide capital improvements to be constructed or acquired by the District include roadway and public right-of-way improvements, stormwater management system, water distribution system, sanitary sewer system, related impact fees, and related costs. This will provide peculiar and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the

Annexed Area of the District. These peculiar and special benefits consist of the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.

2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition or construction of the Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with each land use category.

Accordingly, no residential unit within the boundaries of the Annexed Area within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that unit and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Series 2020 Bonds per unit and an annual debt assessment per unit for the proposed District's Series 2020 Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the preliminary anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired by the District.

3.0 True Up

Whenever a plat, declaration of condominium or site plan or revision is processed, the District must allocate a portion of its debt to the property according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on

the Series 2020 Bonds then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Series 2020 Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism will be memorialized through an agreement between the District and the Developer which may contain additional provisions.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the boundaries of the Annexed Area on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The current assessment roll is depicted in Table 7.

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in the Sections 15B of the Security and Exchange Act of 1934, as amended. Similarly GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

(Reminder of the page intentionally left blank)

Table 1
Palm Glades
Community Development District
Development Plan - Annexed Area

Land Use	No. of Units*	ERUs per Unit	Total ERUs
<u>Annexed Area</u>			
Single Family*	43	1.00	43
Residential Units	43		43
Gross Acres	7.19		

* Unit mix subject to change based on marketing and other factors.

Table 2
Palm Glades
Community Development District
Estimated Construction Costs - Annexed Area

Category	Cost Annex
Roadway Improvements	\$ 648,400
Stormwater Management	\$ 280,000
Water Distribution System	\$ 192,900
Sanitary Collection System	\$ 242,500
<hr/>	
Sub-Total	\$ 1,363,800
Total	\$ 1,363,800

Information provided by Ford Engineers, Inc.

Table 3
Palm Glades
Community Development District
Bond Sizing

	SERIES 2020
Construction Funds	\$ 1,363,800
Debt Service Reserve	\$ 53,464
Capitalized Interest	\$ 89,529
Underwriters Discount	\$ 35,000
Issuance Costs	\$ 204,000
Rounding	\$ 4,207
Par Amount *	\$ 1,750,000

*Subject to change, based on the following:

Interest Rate	4.50%
Amortization	30
Capitalized Interest	10 months
Debt Service Reserve	50% MADS
Underwriters Discount	2.00%

MADS= \$ 107,220

Table 4
Palm Glades
Community Development District
Allocation of Total Project Cost

Land Use	No. of Units*	ERUs per Unit	Total ERUs	Total Cost Allocated	Total Costs per Unit
<u>Annexed Area</u>					
Single Family	43	1.00	43.00	\$ 1,363,800	\$ 31,716.28
Totals	43		43.00	\$ 1,363,800	

* Unit mix subject to change based on marketing and other factors.

**Table 5
Palm Glades
Community Development District
Series 2020 Allocation of Par Debt**

Land Use	No. of Units*	Total ERUs	Total Cost Allocated	Series 2020 Total Allocation of Par Debt	Series 2020 Allocation of Par Debt per Unit	Annual Debt Assessment Per Unit
<u>Annexed Area</u>						
Single Family	43	43.00	\$ 1,363,800.00	\$ 1,750,000	\$ 40,697.67	\$ 2,493
Totals	43	43.00	\$ 1,363,800.00	\$ 1,750,000		\$ 107,220

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to includes discounts for early payments and county collection fees.

**Table 6
Palm Glades
Community Development District
Summary Assessment Roll**

Folio ID#	Gross Acres	Total Allocation of Cost Per Acre	Series 2020 Allocation of Par Debt per Acre
<i>Annexed Area</i>			
30-6019-000-0030	4.80	\$ 910,465	\$ 1,168,289.29
30-6019-000-0031	2.39	\$ 453,335	\$ 581,710.71
Totals	7.19	\$ 1,363,800	\$ 1,750,000

Table 7
Palm Glades
Community Development District
Tax Roll Allocation of Series 2020 Par Debt

Owner	Folio ID# 30-3019-000	Gross Acres	2020 Par Debt Per Acre	Annual Estimated Net* Debt Assessment
<u>Annexed Area</u>				
Alina Lastra & Jorge De Armas	0030	4.80	\$ 1,168,289	\$ 71,579.68
Alina Lastra & Jorge De Armas	0031	2.39	\$ 581,711	\$ 35,640.71
	TOTAL	7.190	\$ 1,750,000	\$ 107,220.39

* This amount will be grossed up to includes discounts for early payments and collection fees.

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT EXPANSION AREA PROJECT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors of the Palm Glades Community Development District (the "Board") hereby finds and determines as follows:

(a) The Palm Glades Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District was established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 05-181 (the "Establishment Ordinance") and subsequently the boundaries of the District were amended by contraction and expansion pursuant to Ordinance No. 07-161, as enacted by the Board of County Commissioners of Miami-Dade County, Florida.

(c) The boundaries of the District were recently expanded to include the Expansion Area, as defined in Ordinance No. 19-99 (the

"Expansion Ordinance") enacted by the Board of County Commissioners of Miami-Dade County, Florida.

(d) The District is authorized under Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain certain public infrastructure improvements and facilities within and outside the Expansion Area of the District, benefiting all assessable lands within the Expansion Area, including, but not limited to, roadway improvements and related impact fees; stormwater management and control facilities, including, but not limited to, related earthwork; water and wastewater systems, including related connection charges; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements ("Expansion Area Project"), all as more particularly described in the Engineer's Report, as later defined.

(e) The District is authorized by Chapter 170, Florida Statutes, to levy non-ad valorem special assessments to pay all, or any part of the cost of such Expansion Area Project and, to issue special assessment bonds (the "Bonds") payable from such special assessments as provided in Chapters 190 and 170, Florida Statutes.

(f) It is necessary to the public safety and welfare that (i) the District provide the Expansion Area Project, the nature and location of which are described in Resolution 2020-01 and more specifically described in the Supplemental Engineer's Report for Palm Glades Community Development District, prepared by Ford Engineers, Inc., dated and approved by the Board of Supervisors on November 12, 2019, as amended and supplemented from time to time by the Board (the "Engineer's Report"), incorporated herein by reference and on file at the offices of the District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351 and at 13155 SW 134th Street, Suite 125, Miami, Florida 33186 (collectively, the "District Offices"), (ii) the cost of such Expansion Area Project to be assessed against the lands within the Expansion Area of the District specially benefited by such Expansion Area Project, and (iii) the District issue its Special Assessment Bonds (Expansion Area Project) (the "Bonds") to provide funds for such purposes pending the receipt of such special assessments.

(g) The provision of said Expansion Area Project, the levying of such special assessments and the sale and issuance of such Bonds serves a proper, essential, and valid public purpose.

(h) In order to provide funds with which to pay the costs of the Expansion Area Project which are to be assessed against the benefited properties of the Expansion Area of the District pending the collection of such special assessments, it is necessary for the District to sell and issue its Bonds in one or more series; and

(i) By Resolution 2020-01 adopted by the Board, the Board determined to provide the Expansion Area Project and the defray the cost thereof by levying non-ad valorem special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Expansion Area Project prior to the collection of such special assessments. Resolution 2020-01 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes; had been complied with by the District; and

(j) As directed by Resolution 2020-01, said resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board; and

(k) As directed by Resolution 2020-01, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, Florida Statutes; and

(l) As required by Section 170.07, Florida Statutes; upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-02 fixing the time and place of a public hearing at which owners of the property to be assessed within the Expansion Area of the District and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the public improvements comprising the Expansion Area Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each parcel specially benefited by such Expansion Area Project and providing for the mailing publication of notice of such public hearing; and

(m) Notice of such public hearing has been given by publication and by mail as required by Section 170.07, Florida Statutes, and affidavits as to such publication and mailing are on file in the office of the Secretary of the Board; and

(n) At the time and place specified in Resolution 2020-02 and notice referred to in paragraph (m) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (l)

above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable at this time; and

(o) Having considered the costs of the Expansion Area Project, revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Expansion Area Project is as specified in the Supplemental Engineer's Report, dated November 12, 2019 and in the Master Assessment Methodology Series 2020 Bonds for Palm Glades Community Development District Expansion Area, dated November 12, 2019, prepared by Governmental Management Services-South Florida, LLC, as amended and supplemented from time to time by the Board, attached hereto and made a part hereof as Exhibit "A" (the "Assessment Report");

(ii) it is reasonable, proper, just and right to assess the cost of such Expansion Area Project against the properties within the Expansion Area of the District specially benefited thereby using the methods determined by the Board which will result in special assessments to be set forth on a final assessment roll to be adopted by the Board at the time when the final project costs for the Expansion Area Project, structure and interest rate on the Bonds to be issued by the District are known, it is hereby declared that the Expansion Area Project will constitute a special benefit to all parcels of real property within the Expansion Area of the District to be listed on said final assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iii) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECTS. The Expansion Area Project described in Resolution 2020-01 as more specifically described in the Supplemental Engineer's Report on file at the District Offices are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF EXPANSION AREA PROJECT.

The total estimated costs of the Expansion Area Project and the costs to be paid by special assessments on all specially benefited property are set forth in the Supplemental Engineer's Report and the Assessment Report.

SECTION 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY.

The special assessment methodology set forth in the preliminary assessment roll previously adopted by this Board in Resolution 2020-01 and in the Assessment Report is hereby approved and confirmed. The special assessment against each respective parcel to be shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.

When the Expansion Area Project has been constructed to completion or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Section 170.08 and 170.09, Florida Statutes. The District shall credit to each special assessment for Expansion Area Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Expansion Area Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits no discount shall be granted or credit given for any part of the payee's proportionate share of any actual Bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such public improvements comprising the Expansion Area Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of special assessments for all of the Expansion Area Project have been determined, the term "special assessment" shall, with respect to each parcel, mean the sum of the costs of the Expansion Area Project.

SECTION 7. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest, calculated in accordance with the Assessment Report. All special assessments collected

utilizing the uniform method of collection shall be the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently four percent 4%).

B. The Board hereby elects, under its Charter (Chapter 190, Florida Statutes) and Section 197.3631, Florida Statutes, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes. The Board has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes, and applicable rules adopted pursuant thereto; and, on or prior to the date on which the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of County in compliance therewith. Such non-ad valorem special assessments shall be subject to all the collection provisions of Chapter 197, Florida Statutes.

C. Notwithstanding the foregoing, the Board reserves the right under Section 197.3631, Florida Statutes, to collect its non-ad valorem special assessments pursuant to Chapter 170, Florida Statutes, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid, in whole or in part at any time, by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds to which such special assessments are pledged to the first interest payment date which is more than forty-five (45) days prior to the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, Florida Statutes; provided, however, that the owner of land subject to the special assessments may elect to waive such statutory right of prepayment.

SECTION 8. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 14th DAY OF January, 2020.

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/Vice Chairman

Exhibit "A" – Assessment Report

RESOLUTION 2020-05

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE AND AUTHORIZING THE USE OF THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON-AD VALOREM ASSESSMENTS OVER REAL PROPERTY WITHIN THE EXPANSION AREA OF THE DISTRICT'S JURISDICTIONAL BOUNDARIES, WHICH MAY BE OR HAVE BEEN LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Palm Glades Community Development District (the "District") was established pursuant to the provisions of Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 05-181; and

WHEREAS, Miami-Dade County Ordinance No. 19-99 expanded the boundaries of the District include certain real property referred to as the "Expansion Area"; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District to levy certain non-ad valorem special assessments, which include benefit and maintenance assessments, and further authorizes the Board to levy special assessments pursuant to Chapter 170 Florida Statutes for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are considered to be non-ad valorem in nature, and therefore, are subject to the provisions of Section 197.3632 Florida Statutes, in which State of Florida, through its legislature, has provided a Uniform Method for the Levying, Collection, and Enforcement of such non-ad valorem assessments (the "Uniform Method"); and

WHEREAS, pursuant to Section 197.3632 Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within **Miami-Dade County** for four consecutive weeks preceding said hearing; and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District, its residents and landowners within the District, to elect to use the Uniform Method.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM GLADES COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The above recitals are hereby incorporated into and adopted a part of this Resolution.

2. The District, upon conducting its public hearing as required by Section 197.3632 Florida Statutes, hereby expresses its intent to use and authorizes the use of the Uniform Method of levying, collecting, and enforcing its non-ad valorem benefit and maintenance assessments or such other assessments imposed by the District on assessable lands within the expanded area of the District as provided in Chapters 170 and 190, Florida Statutes, which may be levied by the District pursuant to the provisions of Chapter 170, Florida Statutes, or annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on its bonded indebtedness, the cost of operating and maintaining its assessable improvements within the boundaries of the Expansion Area of the District as described in the attached legal description attached hereto and made a part of this Resolution as Exhibit "A," and such other lawful purposes which the District is empowered to provide as authorized by law. Said assessments and the District's use of the Uniform Method may continue for more than one year.

3. This Resolution shall become effective upon its adoption, and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Miami-Dade County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **March 10, 2020**.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 14TH DAY OF JANUARY 2020.

ATTEST:

**PALM GLADES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/ Vice Chairman

Exhibit A

I. OVERVIEW

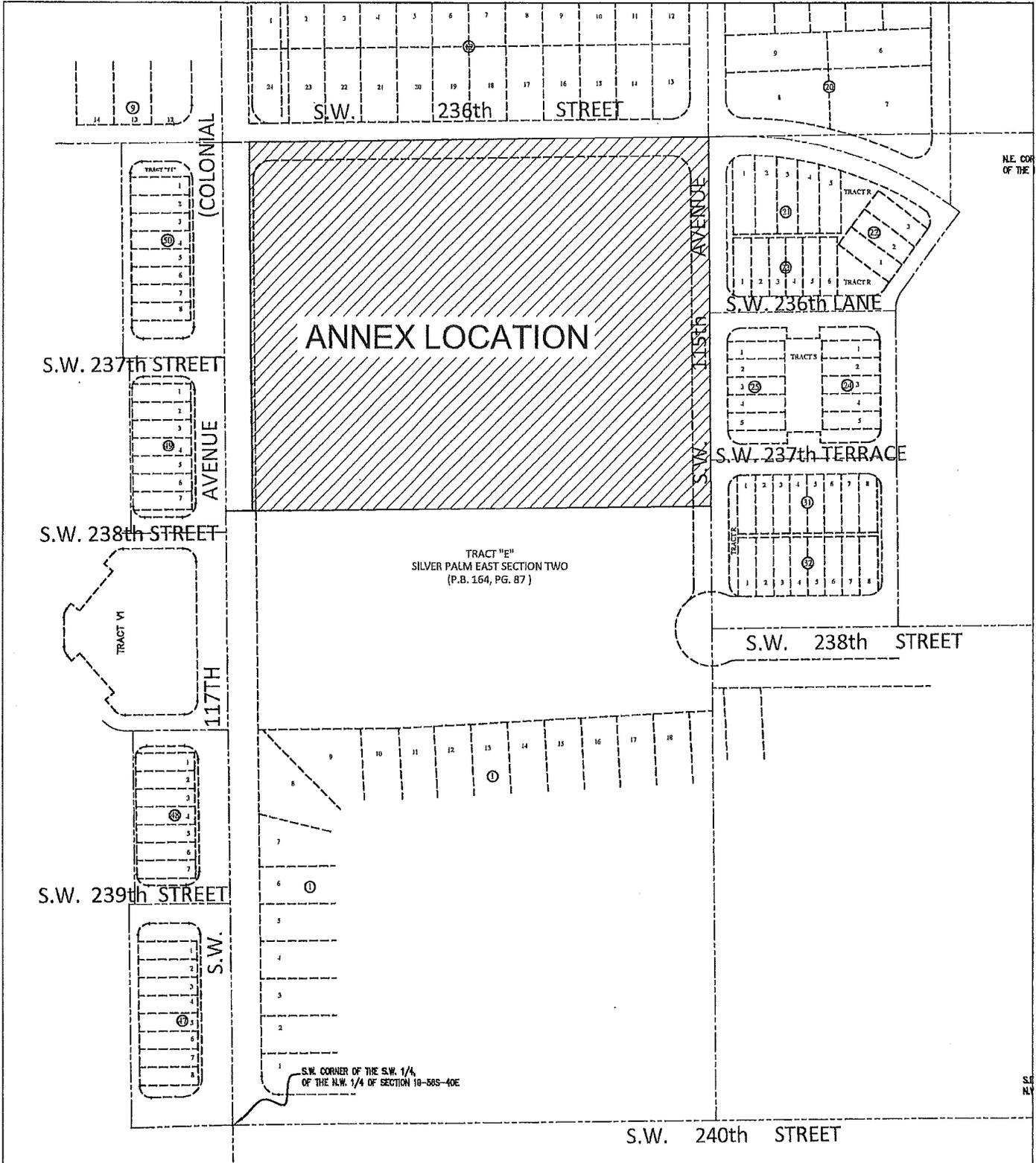
This Supplemental Engineer's Report (the "Report") was prepared by Ford Engineers, Inc., as authorized by the Palm Glades Community Development District, (the "CDD" or the "District"). This Report supplements the previous District Engineering Reports issued on November 21st, 2005, June 16th, 2006, November 19th, 2007, and May 26, 2017.

This Report includes the description and estimated value of public improvements that will be acquired by the District. These improvements will be located on a 7.19-acre parcel of land (the "Annex") within the current District boundary and will be integrated into the overall system of improvements of the District. These improvements will serve a residential development comprising 43 single family homes. The Annex is bounded on the west by SW 117th Avenue, on the north by SW 236th Street, on the east by SW 115th Avenue, and on the south by the Palm Glades CDD Clubhouse (see Exhibits A and B). These improvements will be completed by Lennar Homes, LLC, the developer of the Annex (the "Developer") and will be acquired by the CDD with proceeds of debt issued by the CDD at the lower of cost or fair market value. The Annex Improvements will be constructed in one phase.

II. DESCRIPTION OF ANNEX IMPROVEMENTS

The proposed Annex Improvements will generally consist of the following:

1. Storm Water Management System (including Earthwork)
2. Sanitary Sewer System (including Impact Fees)
3. Water Distribution System (including Impact Fees)
4. Roadway / Public Right-of-Way Improvements (including Impact Fees)
5. Miscellaneous – Civil Engineering, Surveying, Inspections, Planning, Design, Permitting and Fees, Insurance, Appraisals, Legal, Administrative and Project Management



FORD ENGINEERS, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

PROJECT: PALM GLADES CDD (ANNEX)		
SHEET NAME: LOCATION EXHIBIT		
PREPARED FOR: PALM GLADES CDD		
MIAMI-DADE COUNTY, FL		
PROJECT No: 06-061	DATE: 2-20-19	SCALE: 1" = 120'

EXHIBIT:
A



From: Rogers, Clemon <Clemon.Rogers@fpl.com>
Sent: Sunday, January 5, 2020 10:04 PM
To: Juliana Duque <jduque@gmssf.com>
Subject: Palm Glades CDD Street Light Agreement and Summary Component Report

Good morning Juliana

I hope that your Holiday Season is going well. Happy New Year!!!

Please see the answers to your questions in **RED**.

When is Miami Dade going to start the project? **The Project has already started.** It was a approve, but where? **All of Miami-Dade County has been approved.** All Miami-Dade County? Palm Glades CDD / Silver Palms Community?

Please let me know if you have any further questions or concerns?

Respectfully,

Clemon G. Rogers
LED Lighting Solutions Specialist
Office (305) 442-5464
Cell (786) 631-2237



FPL
Energy Services

Where proven meets possible™

From: Juliana Duque <jduque@gmssf.com>
Sent: Monday, December 23, 2019 9:26 AM
To: Rogers, Clemon <Clemon.Rogers@fpl.com>
Subject: RE: Palm Glades CDD Street Light Agreement and Summary Component Report

Good morning Clemon,
Thank you so much for your email.
I am very confused with the time frame for this project Clemon.
When is Miami Dade going to start the project? **The Project has already started.** It was a approve, but where? **All of Miami-Dade County has been approved.** All Miami-Dade County? Palm Glades CDD / Silver Palms Community?
Wishing you holidays filled with fun and laughter, and very best wishes for a prosperous new year.

Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws

Regards,

Juliana Duque

GMS-SF, LLC
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL. 33351
Phone: 954-721-8681



SILVER PALMS

BY LENNAR

CLUB SILVER PALMS

Club Manager Report
December 2019



Presented By:

KW Property Management & Consulting

Monica Henning
Nick Knittel
Alex Martin

Club Manager
District Manager
Vice-President

OPERATIONS & FACILITIES MANAGEMENT

Work Orders Report

Club Silver Palms

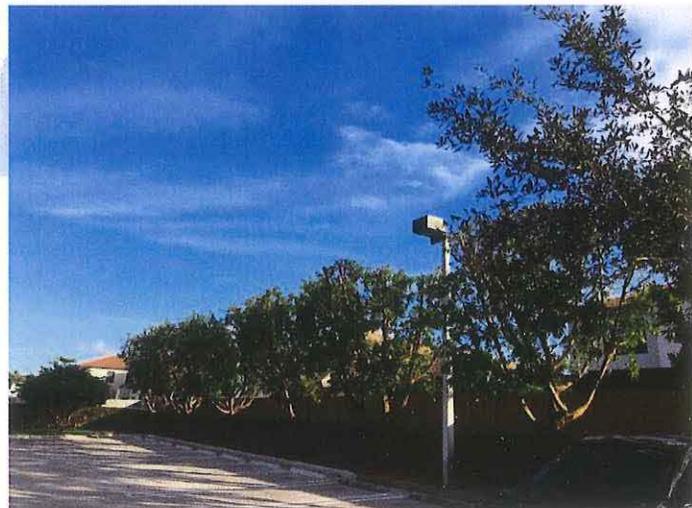
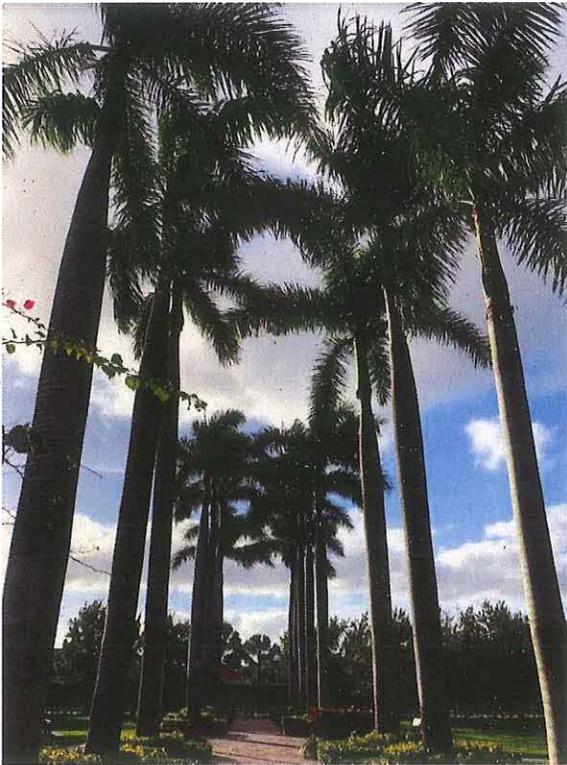
From: 12/01/2019 To: 12/31/2019

<u>Date</u>	<u>Service</u>	<u>Location</u>	<u>Issue Summary</u>	<u>Status</u>
10/29/2019	Repairs/Maintenance	Mechanical Room (South)	Sweep to be installed on door of Mechanical Room	Completed
10/29/2019	Repairs/Maintenance	Mechanical Room (North)	Mechanical Room door frame to be sanded and repainted/ weatherproofed	Completed
10/29/2019	Repairs/Maintenance	Mechanical Room (North)	Drywall under HVAC Air Handler to be repaired	Completed
10/29/2019	Repairs/Maintenance	Mechanical Room (North)	Landscaping Timer Replaced	In Progress
10/29/19	Repairs/Maintenance	Women's & Men's Locker Room	Damaged Soap Dispensers to be replaced	In Progress
10/29/2019	Repairs/Maintenance	Women's Locker room	Wiring in women's sauna to be tacked down	In Progress
10/29/2019	Repairs/Maintenance	Splash Pad	Broken safety latch on rear gate is broken	In Progress
10/29/2019	Repairs/Maintenance	Men's Locker Room	Damaged toilet paper dispenser to be repaired/replaced	In Progress
10/29/2019	Repairs/Maintenance	Men's Locker Room	Threshold of sauna door to be replaced	In Progress
10/29/2019	Repairs/Maintenance	Men's Locker Room	Broken top hinge of sauna door to be repaired	In Progress
10/29/2019	Repairs/Maintenance	Men's Locker Room	Damaged vent covers inside of sauna to be replaced	In Progress
10/29/2019	Repairs/Maintenance	Lobby	Burnt out light bulbs to be replaced	In Progress
12/01/19	Housekeeping/Maintenance	Throughout Club	Setup/Removal of Holiday Decor	In Progress
10/29/2019	Repairs/Maintenance	Women's Locker room	Inside edging of sauna door to be re-secured to wall	In Progress

10/29/2019	Repairs/Maintenance	Women's & Men's Locker Room	Re-caulking of all sinks and counters in locker rooms	In Progress
10/29/2019	Repairs/Maintenance	Throughout Club	Door Stops on Doors to be adjusted or installed	In Progress
10/29/2019	Repairs/Maintenance	Gym	Painting & Patching of walls	In Progress
10/29/19	Repairs/Maintenance	Grand Room	Damaged cabinet in serving area to be replaced	In Progress
10/29/2019	Repairs/Maintenance	Splash Pad & terrace	Adjust sinking pavers	In Progress
10/29/2019	Repairs/Maintenance	Pool Deck	Burnt out light bulbs to be replaced	Pending
11/14/2019	Repairs/Maintenance	South Terrace	Broken drainage piping to be repaired	Pending
10/29/2019	Repairs/Maintenance	Splash Pad	Poolside showers to be replaced due to rust/corrosion	Pending
10/29/2019	Repairs/Maintenance	Women's Locker room	AC Vents to be cleaned	Pending
10/29/2019	Repairs/Maintenance	Mechanical Room (South)	Door Signage to be replaced (peeling/ missing letters)	Pending

CLUB UPDATES & COMPLETED PROJECTS

- *Tree Trimming for Clubhouse by Tony's Landscape – Completed*

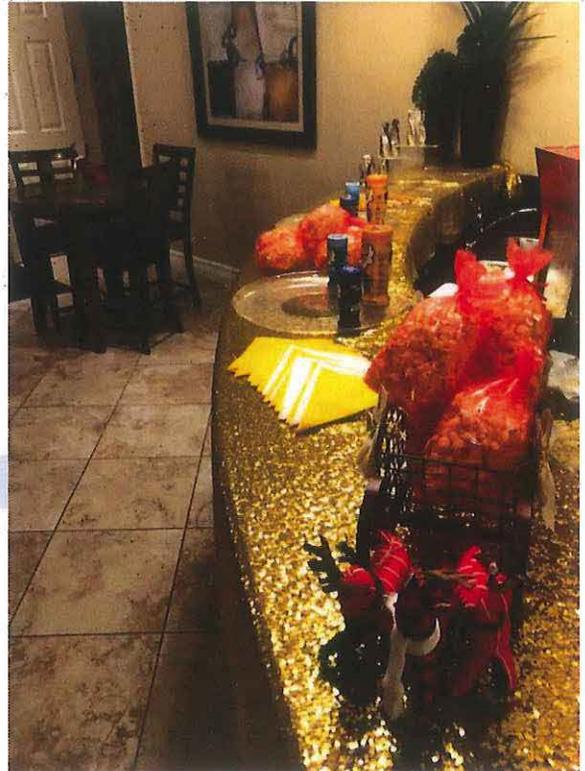


VALUE OPTIMIZATION & RECOMMENDATIONS

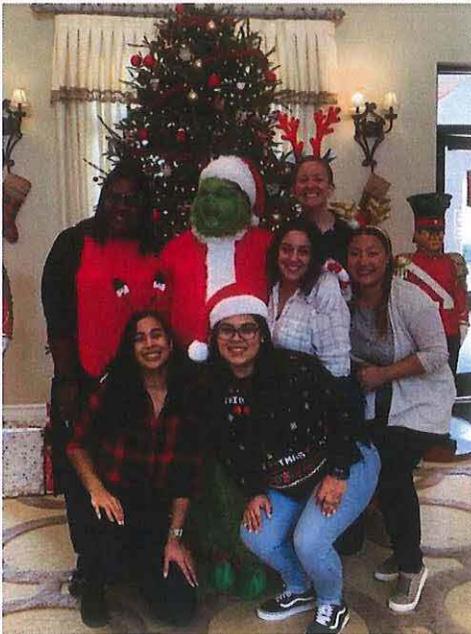
- Employee Club Uniform Shirts by DBL Media – In Progress
- Additional Storage Options for Clubhouse – In Progress
- Vendor for Fragrance Dispensers – In Progress
- Preventative Maintenance Agreements Review & Quotes – In Progress
 - HVAC (Obtaining New Proposals)
 - Miami Pool Tech (Under Review)
 - Fitness Solutions, Gym Equipment (Under Review and Obtaining Proposals)
- Replacement of Damaged Club Signage by DBL Media – Pending

DECEMBER EVENTS

- Movie Night - ELF
 - Friday, December 6th



- Resident Holiday Party
 - Saturday, December 21st



UPCOMING EVENTS

JANUARY

- **Movie Night**
 - Friday, January 10th
- **Disney Trivia Night**
 - Friday, January 24th

FEBRUARY

- **Parent's Date Night**
 - Friday, February 7th
- **Cupcake Wars (Cupcake Decorating Night)**
 - Friday, February 21st

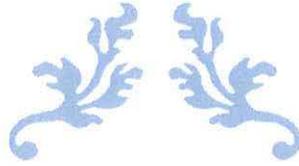
MARCH

- **Food Truck Night**
 - Friday, March 13th
- **Arts & Crafts Night**
 - Friday, March 27th

PROPOSALS FOR BOARD CONSIDERATION:

Proposals for the following projects will be presented at meeting:

None



PALM GLADES CDD

FIELD REPORT



JANUARY 14, 2019

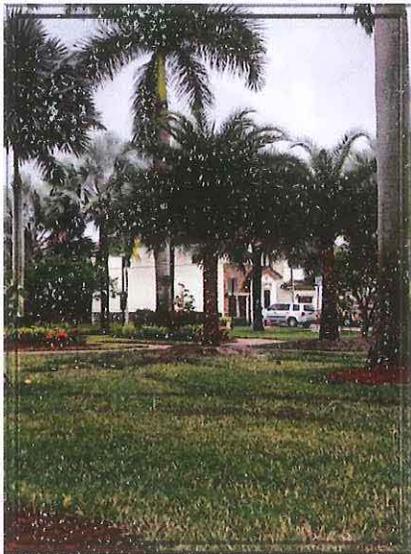
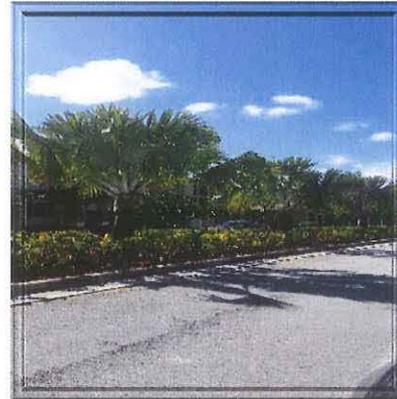
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

PALM GLADES CDD
(SILVER PALMS BY LENNAR)

LANDSCAPE

- Regular trimming/ mowing service was provided by vendor.
- All drains, sidewalks, curbs, alleys, medians, and tree/palm rings were sprayed for weeds throughout District. Pending treatment of tree rings for weeds on 117 Avenue and 238 Street at the park.
- Detail medians and pull out tall weeds from beds for weeds and define trimming on island beds at west side of the property.
- Poinsettias were installed at the community main entrance.
- Trim back branches to clear light pole at 11455 SW 241 Street and at 24146 SW 113 Pass.
- BrightView is removing spiderwebs from blue agaves throughout the community.
- Field supervisor inspection/ quality assessment, pest control report, and wet check provided as per contract.
- Palm pruning project was completed and mulch installed.
- Tony's Landscape installed Silvester palms at the S.W. 238 Street roundabout.





LAKE

- Lake Management including algae, border grass, and aquatic weed control as well as mitigation including invasive plant control was taken care of by District's vendor Solitude.

LIGHTING

- There was no "non-working" pole lights reported to the District.



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

Date: December 10, 2019 Time: 8:00am
 Job Name: Palm Glades CDD
 Job Address: 171 NE 30 Road
 Homestead FL, 33033
 Attention:

Water Management:
 Program A: see below
 Program B:
 Adjustments:

December Wet Check Report
 Servicing Tech:
 Eddy Work

Timer 1	Timer 2	Timer 3
Irrigation Schedule:	Irrigation Schedule:	Irrigation Sched Pro A. Mon.Wed.and. Sat. @10pm
Pro. A / Mon & Thurs @ 10:00pm Zone1-20	Pro. A / Mon .Wed and. Fri @ 10:00pm Zone1-30	Repairs as per Contract (Wet Check)
Pro. B / Tues. and Fri @ 10:00pm Zone21-45	Pro. B / T. and F. @ 10:00pm Zone31-60	Zone3: Replaced leaking rotor.
Pro. C / Everyday @ 4:00am Annuals	Pro. C / Wed. and Sat. @ 10:00pm Zone61-83	Zone5: Replaced 5 broken nozzles.
Repairs as per Contract (Wet Check)	Pro. D / Every Day @ 4:00am Annuals	Zone7: Replaced 3 broken heads.
Zone6,8,17: Need to troubleshoot not coming on.	Repairs as per Contract (Wet Check)	Zone9: Adjusted 1 rotor for better coverage.
Zone9: Replaced 3 broken maxijet.	Zone1: Need to repair broken 2" pipe by roots. \$ 250	Zone10: Replaced 3 clogged nozzles.
Zone10: Replaced 4 broken maxijet.	and replaced 2 broken rotors. \$193.50	Zone12: replaced broken pop-up.
Zone12: Replaced 1 broken rotor.	Zone2: Replaced 6 broken nozzles.	Zone13: Replaced broken rotors.
Zone14: Replaced 2 broken rotors.	Zone3: Replaced 2 broken nozzles.	
Zone19: Straight rotor for better coverage.	Zone7: Replaced 1 broken nozzles.	Timer4
Zone20: Need to repair broken 2" pipe by roots. \$ 250	Zone8: Need to troubleshoot zone not coming on.	Pro. A / Mon.Tue.Wed.and.Sat. @9:pm
Zone26: Replaced 1 broken rotor.	Zone12: Replaced 4 broken pop-up 6".	Pro. B / Tues.Thu.Sun@9:00pm
Zone38: Need to repair broken 2" pipe by roots. \$ 250	Zone15: Need to repair broken pipe 2" by roots. \$250	Zone1: Repaired broken lateral line 1 1/4"
Rest of zone ok	Zone20: Replaced 1 broken pop-up 6"	Zone2: replaced 2 broken pop-ups.
	Zone27: Replaced 3 broken pop-up 6".	Zone7: Replaced 1 broken rotor.
	Zone34: Repaired broken riser.	Zone13-70: Need to troubleshoot zones not coming on. \$520.00
	Zone35: Replaced broken pop-ups.	Rest of zones ok
	Zone37: Repaired broken 1 1/2" lateral line.	
	Zone42: Repaired broken 1 1/2" lateral line.	
	Zone45: Replaced 1 broken rotor.	
	Zone67: Replaced broken rotor.	
	Zone73,76,77: Need to troubleshoot zones not coming.	
	Need to repair broken mainline behind home under	
	rail fence. 23508 SW 113 Passage	
	Broken 2 1/2" mainline. \$395.00	

Necessary Repairs that Need Further Approval



Need to repair (4) 2" broken lateral lines caused by roots. \$750

Need to repair broken 2 1/2" mainline behind home 23508. \$395.00

Need to use toner and locate irrigation wires in field causing fault in controller not allowing zones to turn on. Time and Material \$520.00

Total Labor & Materials \$1,665.00



Service History Report

January 6, 2020
50097

Palm Glades CDD
Date Range: 12/01/19..12/31/19

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

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Service Date                12/5/2019                                9117
No.                        PI-A00331877
Order No.                  SMOR-293343
Contract No.               SVR47158

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Technician Name and State License #s
Jackson Martinez

Service Item #	Description	Lake No.	Lake Name
9117-LAKE-ALL	Palm Glades CDD - Lake All		Palm Glades CDD - Lake All
Technician's Comments:	Treated lakes #1-9 for Algae, Submerged and Grasses. Mostly sunny. Water level low.		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications

Customer: Palm Glades CDD

Technician(s): Jackson

Date: 12/2/19 Branch: Hidden

SERVICE: Monthly Bi-Monthly Quarterly Followup Removal Trash Pick up

Water Test Aeration/Fountain Planting Fish Stock Fish Barrier

SERVICE REPORT

SITE/LAKE NUMBER	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	MULE	TRUCK	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERGED	FLOATING	CHEMISTRY	WATER LEVEL	#DAYS RESTRICTION	WEATHER CONDITIONS	WATER TESTING	PH/TEMP/DO
														Low		Sunny Calm		

Comments: Treated lakes for Algae, Submersed weeds and Torpedo Grass. Picked up debris

Superior Service Offerings For All Of Your Property's Aquatic Needs:

- Annual Management Programs
- Aquatic Weed and Algae Control
- Fisheries Management
- Aeration and Fountains
- Biological Augmentation
- Buffer Management
- Planting Enhancements
- Invasive Species Management
- Reservoir Management
- Lake Mapping and Bathymetry
- Water Quality Testing and Restoration
- Nutrient Remediation Programs
- Stormwater Pond Inspections and Repairs
- Mosquito and Midge Control
- Wetland Management
- Large Lake Management
- Mechanical Harvesting
- Hydro-Raking and Sediment Removal
- Regulatory Compliance and Permitting
- Professional Consultation ...and more!

Restoring Balance. Enhancing Beauty.

Andressa Navarette

From: Stacey Mccrary <rustymccrary@aol.com>
Sent: Tuesday, January 7, 2020 8:49 AM
To: Dennis Baldis; Juliana Duque; Andressa Navarette
Subject: Silver Palms monthly report

Silver Palms

Weed control throughout property.
2 gumbo limbo white fly treatments throughout property.
Complete pest control at clubhouse.
Liquid fertilizing at main entryway.
Ficus treatment.

Thank you very much,

Stacey Landau McCrary
Tropical Plant and Pest Services
President of Operations
561-312-7132

Palm Glades
Community Development District

Check Register Summary
12/1/2019 - 12/31/2019

Check Date	Check #'s	Total Amount
12/9/2019	2388-2407	\$ 147,481.15
12/10/2019	2408-2411	\$ 1,964,909.75
12/12/2019	2412-2422	\$ 1,014,348.65
12/23/2019	2423-2430	\$ 47,846.43
Total		\$ 3,174,585.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/19	00210	11/18/19	11182019	201911 320-54100-46100		BALANCE FOR BACKBOARDS	*	2,920.00		
AGILE COURTS CONSTRUCTION CO.										
									2,920.00	002388
12/09/19	00065	12/01/19	1192	201912 320-54100-46600		DEC 2019 CLEANING SRVC	*	3,900.00		
ALL PROFESSIONAL CLEANING LLC										
									3,900.00	002389
12/09/19	00196	9/19/19	23295	201909 320-54100-49200		PRODUCTS/SUPPORT/TRAVEL	*	1,604.87		
		10/08/19	23382	201909 320-54100-41010		REMOTE SUPPORT 09/26/2019	*	55.00		
		10/11/19	23442	201910 320-54100-41010		REMOTE SUPPORT 10/07/19	*	135.00		
		10/18/19	23478	201910 320-54100-41010		REMOTE SPRT 10/10-10/14	*	315.00		
		10/25/19	23558	201910 320-54100-49200		PRODUCTS/SUPPORT/TRAVEL	*	1,456.67		
		11/08/19	23604	201911 320-54100-41010		REMOTE SPRT 10/28-11/01	*	225.00		
		12/06/19	23891	201911 320-54100-41010		REMOTE SERV 11/26/19	*	180.00		
ARK SOLVERS										
									3,971.54	002390
12/09/19	00216	9/26/19	40440	201909 320-54100-34510		CAMERA/ENCODER OUTAGE	*	2,760.00		
ASTRO INTERGRATED SYSTEMS, LLC										
									2,760.00	002391
12/09/19	00232	12/02/19	3967	201912 320-54100-46000		SEAL UP SMOKE DETECTORS	*	1,200.00		
AVIV AIR CONDITIONING										
									1,200.00	002392
12/09/19	00007	10/31/19	159330	201910 310-51300-31500		SERVICE THRU 10/31/2019	*	4,400.00		
BILLING, COCHRAN, LYLES, MAURO &										
									4,400.00	002393
12/09/19	00055	11/27/19	7100526	201911 320-57200-46200		NOV 2019 - SERVICES	*	51,207.82		
		11/27/19	7100581	201911 320-57200-46210		NOV 2019 - PORTER SERVICE	*	5,967.00		
		11/27/19	7100607	201911 320-57200-46210		SEPT-NOV 19 PORTER RETAIN	*	1,989.00		
		11/27/19	7100608	201911 320-57200-46200		SEPT-NOV 19 CDD RETAINAGE	*	8,014.30		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										
									67,178.12	002394
PLMG -PALM GLADES- MPHILLIPS										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/19	00221	11/30/19	11302019	201911	320	54100	49200		PORTECO WALL LEAK REPAIR CHANDLER CONTRACTORS, INC.	*	6,447.00	6,447.00	002395
12/09/19	00034	11/28/19	13473	201911	320	57200	34500		SECURITY FR 11/15-28/19	*	20,067.94		
		11/28/19	13474	201911	320	54100	34500		SECURITY FR 11/15-28/19 DELTA FIVE SECURITY,LLC-DO NOT USE	*	2,632.00	22,699.94	002396
12/10/19	00034	11/28/19	13473	201911	320	57200	34500		SECURITY FR 11/15-28/19	V	20,067.94		
		11/28/19	13474	201911	320	54100	34500		SECURITY FR 11/15-28/19 DELTA FIVE SECURITY,LLC-DO NOT USE	V	2,632.00	22,699.94	002396
12/09/19	00018	12/02/19	10241	201910	320	54100	45000		POLICY CHANGE EGIS INSURANCE ADVISORS, LLC	*	2,308.00	2,308.00	002397
12/09/19	00067	9/09/19	41116	201909	320	54100	46800		EQUIPMENT MAINTENANCE THE FITNESS SOLUTION, INC.	*	125.00	125.00	002398
12/09/19	00192	9/25/19	86123	201909	320	54100	34520		REPAIR SPRINKLER SYSTEM FLORIDA FIRE SAFETY, INC	*	1,337.50	1,337.50	002399
12/09/19	00029	12/02/19	124521	201912	320	57200	49000		2019 HOLIDAY DECORATIONS FLORIDA CDI, LLC	*	3,634.00	3,634.00	002400
12/09/19	00001	12/01/19	306	201912	310	51300	34000		DEC 19 - MANAGEMENT FEES	*	3,612.75		
		12/01/19	306	201912	310	51300	44000		DEC 19 - RENT	*	200.00		
		12/01/19	306	201912	310	51300	31300		DEC 19 - DISSEMINATION	*	208.33		
		12/01/19	306	201912	310	51300	35110		DEC 19 - WEBSITE ADM	*	250.00		
		12/01/19	306	201912	310	51300	51000		DEC 19 - OFFICE SUPPLIES	*	25.98		
		12/01/19	306	201912	310	51300	42000		DEC 19 - POSTAGE	*	14.72		
		12/01/19	306	201912	310	51300	42500		DEC 19 - COPIES	*	389.80		

PLMG -PALM GLADES- MPHILLIPS

*** CHECK DATES 12/01/2019 - 12/31/2019 ***

PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		12/01/19	306	201912	310	51300	49000			*	3.77		
			DEC 19 -						CONFERENCE ROOM				
		12/01/19	307	201912	320	57200	34000			*	1,625.00		
			DEC 19 -						FIELD SERVICES				
GOVERNMENTAL MANAGEMENT SERVICES -											6,330.35	002401	
12/09/19	00217	12/01/19	140026	201912	320	54100	41000			*	55.13		
			SERVICE FR						12/01-12/31/19				
IPPHONE											55.13	002402	
12/09/19	00193	11/23/19	0000R381	201911	320	54100	34000			*	5,689.78		
			PPE						11/24/2019				
KW PROPERTY MANAGEMENT											5,689.78	002403	
12/09/19	00041	11/18/19	18844201	201911	320	57200	34510			*	1,104.00		
			SECURITY						THRU 11/18/19				
MIAMI-DADE POLICE DEPARTMENT											1,104.00	002404	
12/09/19	00219	11/15/19	00001302	201911	320	54100	47100			*	722.60		
			REPLACE						SPA MOTOR				
		12/01/19	00013035	201912	320	54100	47000			*	2,995.00		
			DEC 2019 -						POOL SERVICE				
MIAMI POOL TECH INC.											3,717.60	002405	
12/09/19	00186	12/01/19	15120119	201912	320	54100	46200			*	1,960.00		
			DEC - 19						SERVICES				
		12/04/19	23120419	201911	320	54100	46200			*	640.00		
			SPRINKLER						REPAIR				
		12/04/19	23120419	201911	320	54100	46200			*	3,925.00		
			785 BAGS						OF MULCH				
TONY'S NURSERY & GARDEN											6,525.00	002406	
12/09/19	00062	11/25/19	2355065	201912	320	57200	44000			*	1,178.19		
			DEC 2019						SERVICES				
WASTE CONNECTIONS OF FLORIDA											1,178.19	002407	
12/10/19	00039	11/28/19	13473	201911	320	57200	34500			*	20,067.94		
			SECURITY						FR 11/15-28/19				
		11/28/19	13474	201911	320	54100	34500			*	2,632.00		
			SECURITY						FR 11/15-28/19				
OCEAN BANK FACTORING DEPARTMENT											22,699.94	002408	
12/10/19	00010	12/10/19	12102019	201912	300	20700	10100			*	750,705.83		
			TXFER						TAX RCPTS 12/10/19				
PALM GLADES CDD C/O WELLS FARGO											750,705.83	002409	

PLMG -PALM GLADES- MPHILLIPS

*** CHECK DATES 12/01/2019 - 12/31/2019 ***

PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/19	00025	12/10/19	12102019	201912	300	20700	10300		PALM GLADES CDD C/O WELLS FARGO	*	633,611.37	633,611.37	002410
			TXFER TAX RCPTS 12/10/19										
12/10/19	00209	12/10/19	12102019	201912	300	20700	10400		PALM GLADES CDD C/O WELLS FARGO	*	310,874.14		
			TXFER TAX RCPTS 12/10/19										
		12/10/19	12102019	201912	300	20700	10400		PALM GLADES CDD C/O WELLS FARGO	*	269,718.41	580,592.55	002411
			TXFER TAX RCPTS 12/10/19										
12/12/19	00055	12/10/19	6632142	201912	320	57200	46290		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	762.86	762.86	002412
			REPLACE GRASS SWELL/ROTUN										
12/12/19	00190	12/06/19	84956006	201912	320	54100	41010		COMCAST	*	188.04	188.04	002413
			SERV FR 12/10-1/9/2020										
12/12/19	00193	12/01/19	0000R381	201912	320	54100	34000		KW PROPERTY MANAGEMENT	*	1,500.00	6,969.57	002414
			DEC 2019 ACCOUNTING FEES										
		12/09/19	0000R381	201912	320	54100	34000		KW PROPERTY MANAGEMENT	*	5,469.57		
			PPE 12/8/2019										
12/12/19	00231	12/10/19	0003-DEP	201912	320	54100	49300		LIV305, LLC	*	900.00	900.00	002415
			HOLIDAY EVENT 12/21/19										
12/12/19	00231	12/10/19	0003-FIN	201912	320	54100	49300		LIV305, LLC	*	900.00	900.00	002416
			HOLIDAY EVENT 12/21/19										
12/12/19	00219	9/11/19	00001280	201909	320	54100	47100		MIAMI POOL TECH INC.	*	411.10	1,648.41	002417
			KIDDIE POOL REPAIR 9/6/19										
		9/11/19	00001280	201909	320	54100	47100		MIAMI POOL TECH INC.	*	336.01		
			KIDDIE POOL PUMP 2										
		9/11/19	00012807	201909	320	54100	47100		MIAMI POOL TECH INC.	*	415.88		
			KIDDIE POOL PUMP 1										
		9/13/19	00001281	201909	320	54100	47100		MIAMI POOL TECH INC.	*	485.42		
			POOL REPAIR										
12/12/19	00233	11/04/19	143422	201911	320	54100	47100		SPA PARTNERS C/O	*	140.29	140.29	002418
			SPA SUPPLIES										

*** CHECK DATES 12/01/2019 - 12/31/2019 ***

PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/19	00184	10/30/19	73016035	201910	320	54100	51000		SUPPLIES	*	608.76		
		11/04/19	73017437	201911	320	54100	51000		SUPPLIES	*	23.28		
		11/08/19	73017437	201911	320	54100	51000		SUPPLIES	*	37.90		
		11/13/19	73020757	201911	320	54100	51000		SUPPLIES	*	50.56		
		11/13/19	73020757	201911	320	54100	51000		SUPPLIES	*	12.99		
		11/19/19	73020757	201911	320	54100	51000		SUPPLIES	*	100.99		
STAPLES BUSINESS CREDIT												834.48	002419
12/12/19	00014	12/12/19	12122019	201912	300	15100	10000		TXFER TO SBA FOR INVESTM	*	1,000,000.00		
STATE BOARD OF ADMINISTRATION												1,000,000.00	002420
12/12/19	00186	11/01/19	15110119	201911	320	54100	46200		NOV 2019 LANDSCAPE MAINT	*	1,960.00		
TONY'S NURSERY & GARDEN												1,960.00	002421
12/12/19	00198	11/15/19	202403	201911	320	54100	46900		CLEAN AND REBAIR 11/2019	*	45.00		
U BUG ME PEST CONTROL												45.00	002422
12/23/19	00064	12/18/19	4252	201912	320	54100	51000		BUSINESS CARDS	*	50.00		
DBL MEDIA, LLC												50.00	002423
12/23/19	00066	12/20/19	40170	201912	320	54100	34520		FALSE ALARM SVC 12/20/19	*	427.50		
EMPIRE ELECTRIC MAINTENANCE &												427.50	002424
12/23/19	00024	12/23/19	DEC2019	201912	320	57200	43000		DEC 19 - SERVICES	*	2,433.76		
		12/23/19	DEC2019	201912	320	54100	43000		DEC 19 - SERVICES	*	3,331.57		
FPL												5,765.33	002425
12/23/19	00193	12/21/19	0000R381	201912	320	54100	34000		PPE 12/22/2019	*	5,489.05		
KW PROPERTY MANAGEMENT												5,489.05	002426
12/23/19	00200	12/13/19	47116247	201912	320	54100	43100		SERVICE FR 9/3-12/5/19	*	23.10		

PLMG -PALM GLADES- MPHILLIPS

*** CHECK DATES 12/01/2019 - 12/31/2019 ***

PALM GLADES CDD
BANK A PALM GLADES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
12/13/19		87343981	SERVICE FR 9/3-12/5/19	2019	12	320-54100-43100			MIAMI-DADE WATER AND SEWER DEPARTME	*	40.51	63.61	002427	
12/23/19	00039	12/12/19	13570 SECURITY FR 11/29-12/12	2019	12	320-57200-34500			OCEAN BANK FACTORING DEPARTMENT	*	20,011.94			
		12/12/19	13571 SECURITY FR 12/29-12/12	2019	12	320-54100-34500				*	2,464.00			
12/23/19	00185	12/16/19	12162019 DEC 19 - SERVICES	2019	12	320-57200-46270			SOUTHERN PLANT AND PEST SERVICES	*	3,660.00	3,660.00	002429	
12/23/19	00186	12/20/19	23122019 4 SYLVESTRIS PALMS	2019	12	320-54100-46220			TONY'S NURSERY & GARDEN	*	4,360.00			
		12/20/19	23122019 TREE TRIMMING	2019	12	320-54100-46220				*	4,550.00			
		12/20/19	23122019 4 YDS SOIL/48 POINSSETTIA	2019	12	320-54100-46220				*	1,005.00			
											9,915.00	002430		
											TOTAL FOR BANK A	3,174,585.98		
											TOTAL FOR REGISTER	3,174,585.98		

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$570,178	---	---	\$570,178
Due from Developer	\$1,686	---	---	\$1,686
Due from Other	\$3,500	---	---	\$3,500
Investments - State Board	\$1,138,505	---	---	\$1,138,505
Investments - State Board - Capital Reserves	\$666,342	---	---	\$666,342
Investments:				
Series 2016				
Reserve	---	\$470,443	---	\$470,443
Revenue	---	\$979,868	---	\$979,868
Interest	---	\$120	---	\$120
Principal	---	\$32	---	\$32
Due from General Fund	---	\$59,095	---	\$59,095
Series 2017				
Reserve	---	\$129,978	---	\$129,978
Revenue	---	\$664,657	---	\$664,657
Interest	---	\$73	---	\$73
Sinking	---	\$19	---	\$19
Due from General Fund	---	\$44,599	---	\$44,599
Series 2018A1				
Reserve	---	\$285,237	---	\$285,237
Interest	---	\$1,239	---	\$1,239
Revenue	---	\$598,354	---	\$598,354
Series 2018A2				
Reserve	---	\$33,157	---	\$33,157
Interest	---	\$317	---	\$317
Due from General Fund	---	\$43,457	---	\$43,457
Cost of Issuance	---	---	\$2,498	\$2,498
Prepaid Expenses	\$0	---	---	\$0
Electric Deposits	\$6,874	---	---	\$6,874
TOTAL ASSETS	\$2,387,085	\$3,310,646	\$2,498	\$5,700,229
LIABILITIES:				
Accounts Payable	\$30,534	---	---	\$30,534
Due to DS - Series 2016	\$59,095	---	---	\$59,095
Due to DS - Series 2017A	\$44,599	---	---	\$44,599
Due to DS - Series 2018	\$43,457	---	---	\$43,457
FUND BALANCES:				
Restricted for Debt Service	---	\$3,310,646	---	\$3,310,646
Restricted for Capital Projects	---	---	\$2,498	\$2,498
Assigned-Capital Reserve	\$116,497	---	---	\$116,497
Unassigned	\$2,092,903	---	---	\$2,092,903
TOTAL LIABILITIES & FUND BALANCES	\$2,387,085	\$3,310,646	\$2,498	\$5,700,229

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments	\$1,768,726	\$1,618,388	\$1,618,388	\$0
Interest	\$5,000	\$1,250	\$5,071	\$3,821
Club Income	\$0	\$0	\$177	\$177
Access Cards	\$0	\$0	\$1,500	\$1,500
Guess Passes	\$0	\$0	\$1,088	\$1,088
Party Rental Fees	\$0	\$0	\$1,415	\$1,415
Office Space Rental	\$0	\$0	\$3,982	\$3,982
Non-Residential Memberships	\$0	\$0	\$957	\$957
TOTAL REVENUES	\$1,773,726	\$1,619,638	\$1,632,577	\$12,939
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$8,600	\$2,150	\$2,000	\$150
FICA Expense	\$658	\$164	\$153	\$11
Engineering	\$10,000	\$2,500	\$0	\$2,500
Arbitrage	\$3,000	\$0	\$0	\$0
Dissemination	\$2,500	\$625	\$625	\$0
Attorney	\$31,029	\$7,757	\$9,804	(\$2,047)
Annual Audit	\$5,600	\$500	\$500	\$0
Trustee fees	\$17,000	\$4,000	\$4,000	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$43,353	\$10,838	\$10,838	\$0
Website Fees	\$3,000	\$750	\$750	\$0
Telephone	\$100	\$25	\$0	\$25
Postage	\$1,500	\$375	\$86	\$289
Printing & Binding	\$2,900	\$725	\$870	(\$145)
Rentals & Leases	\$2,400	\$600	\$600	\$0
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,500	\$375	\$1,419	(\$1,044)
Other Current Charges	\$500	\$125	\$343	(\$218)
Office Supplies	\$260	\$65	\$72	(\$7)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$63	\$0	\$63
TOTAL ADMINISTRATIVE	\$142,971	\$40,458	\$40,428	\$30
<u>Field</u>				
Landscape Maintenance	\$191,000	\$47,750	\$59,222	(\$11,472)
Porter Service	\$79,560	\$19,890	\$7,956	\$11,934
Mulch	\$62,000	\$15,500	\$0	\$15,500
Tree Trimming & Palm Pruning	\$39,000	\$9,750	\$0	\$9,750
Landscape Fertilization and Pest Control	\$43,870	\$10,968	\$9,225	\$1,743
Annuals	\$15,000	\$3,750	\$0	\$3,750
Plants Replacement	\$39,000	\$9,750	\$4,670	\$5,080
Irrigation System	\$22,800	\$5,700	\$0	\$5,700

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>EXPENDITURES: (continued)</u>				
<u>Field (continued)</u>				
Irrigation Repairs	\$15,000	\$3,750	\$1,715	\$2,035
Electricity	\$28,000	\$7,000	\$6,842	\$158
Refuse	\$14,138	\$3,535	\$3,535	(\$0)
Entrance Maintenance & Repairs	\$20,000	\$5,000	\$0	\$5,000
Janitorial Supplies	\$4,200	\$1,050	\$0	\$1,050
Lake Maintenance	\$13,500	\$3,375	\$1,423	\$1,952
Lake Debris Removal	\$3,600	\$900	\$0	\$900
Cleaning of Drainage System	\$22,000	\$5,500	\$0	\$5,500
Pressure Cleaning - Sidewalk	\$18,600	\$4,650	\$4,463	\$188
Field Management	\$19,500	\$4,875	\$4,875	\$0
Security Services	\$450,000	\$112,500	\$137,505	(\$25,005)
Special Security Services	\$40,000	\$10,000	\$1,957	\$8,043
Holiday Decorations	\$15,000	\$12,007	\$12,007	\$0
Contingency	\$50,000	\$12,500	\$0	\$12,500
Capital Projects/Deferred Obligations	\$200,000	\$50,000	\$0	\$50,000
TOTAL FIELD	<u>\$1,405,768</u>	<u>\$359,699</u>	<u>\$255,395</u>	<u>\$104,304</u>
<u>Clubhouse</u>				
Access Control (cards, systems, cameras maint.)	\$5,000	\$1,250	\$400	\$850
Air Conditioning Maintenance	\$5,000	\$1,250	\$1,285	(\$35)
Basketball Court Repairs and Maintenance	\$10,000	\$2,500	\$3,920	(\$1,420)
Cable & Internet Service	\$3,000	\$750	\$2,385	(\$1,635)
Circuit Training Equipment Maintenance	\$6,350	\$1,588	\$438	\$1,149
Sauna Equipment Maintenance	\$3,500	\$875	\$0	\$875
Electricity	\$75,000	\$18,750	\$10,517	\$8,233
Fire Alarm & Building Alarm Monitoring	\$2,400	\$600	\$985	(\$385)
Gazebo and Trellis Repairs and Maintenance	\$5,000	\$1,250	\$0	\$1,250
Holiday Decorations	\$5,000	\$1,250	\$0	\$1,250
Insurance	\$30,000	\$30,000	\$31,617	(\$1,617)
Irrigation Repairs and Maintenance	\$5,000	\$1,250	\$0	\$1,250
Janitorial	\$48,800	\$12,200	\$11,780	\$420
Janitorial Supplies	\$5,200	\$1,300	\$0	\$1,300
Landscape Maintenance	\$30,540	\$7,635	\$10,445	(\$2,810)
Landscape Replacement (Includes Mulching)	\$26,176	\$6,544	\$9,915	(\$3,371)
Management Fees	\$175,000	\$43,750	\$33,210	\$10,540
Office Equipment Maintenance	\$5,000	\$1,250	\$0	\$1,250
Office Supplies/Clubhouse Supplies	\$11,000	\$2,750	\$884	\$1,866
Pest Control-Interior & Exterior	\$1,500	\$375	\$2,060	(\$1,685)
Pool, Spa and Waterpark Maintenance	\$45,000	\$11,250	\$5,990	\$5,260
Pool, Spa and Waterpark Repairs	\$32,500	\$8,125	\$2,229	\$5,896

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<i>Clubhouse (continued)</i>				
Printing & Postage	\$2,400	\$600	\$0	\$600
Property Taxes	\$6,000	\$0	\$0	\$0
Repairs/Maintenance & Supplies (General)	\$50,000	\$12,500	\$4,117	\$8,383
Residential Social Expenses	\$12,000	\$3,000	\$4,620	(\$1,620)
Security	\$66,670	\$16,668	\$16,127	\$541
Telephone	\$4,500	\$1,125	\$160	\$965
Trash Collection/Recycling	\$6,500	\$1,625	\$0	\$1,625
Water & Sewer	\$8,000	\$2,000	\$64	\$1,936
Window Cleaning/Pressure Cleaning	\$4,000	\$1,000	\$0	\$1,000
Contingency	\$77,561	\$19,390	\$30,457	(\$11,067)
TOTAL CLUBHOUSE	<u>\$773,597</u>	<u>\$214,399</u>	<u>\$183,606</u>	<u>\$30,793</u>
TOTAL EXPENDITURES	<u>\$2,322,336</u>	<u>\$614,557</u>	<u>\$479,430</u>	<u>\$135,127</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$548,610)</u>	<u>\$1,005,082</u>	<u>\$1,153,148</u>	<u>\$148,066</u>
FUND BALANCE - Beginning	\$548,610		\$1,056,252	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,209,400</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Special Assessments	\$899,599	\$809,801	\$809,801	\$0
Interest Income	\$2,500	\$625	\$3,624	\$2,999
TOTAL REVENUES	\$902,099	\$810,426	\$813,425	\$2,999
EXPENDITURES:				
Interest Expense - 11/1	\$193,900	\$193,900	\$193,900	\$0
Principal Expense - 5/1	\$500,000	\$0	\$0	\$0
Interest Expense - 5/1	\$193,900	\$0	\$0	\$0
TOTAL EXPENDITURES	\$887,800	\$193,900	\$193,900	\$0
Excess (deficiency) of revenues over (under) expenditures	\$14,299	\$616,526	\$619,525	\$2,999
OTHER FINANCING SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$927	\$927
TOTAL FINANCING SOURCES/(USES)	\$0	\$0	\$927	\$927
Net change in fund balance	\$14,299	\$616,526	\$620,451	\$3,926
FUND BALANCE - Beginning	\$416,405		\$889,108	
FUND BALANCE - Ending	\$430,703		\$1,509,559	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2017 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$727,253	\$678,211	\$678,211	\$0
Interest Income	\$1,000	\$250	\$1,367	\$1,117
TOTAL REVENUES	<u>\$728,253</u>	<u>\$678,461</u>	<u>\$679,577</u>	<u>\$1,117</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$216,650	\$216,650	\$216,650	\$0
Principal Expense - 5/1	\$216,650	\$0	\$0	\$0
Interest Expense - 5/1	\$295,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$728,300</u>	<u>\$216,650</u>	<u>\$216,650</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$47)</u>	<u>\$461,811</u>	<u>\$462,927</u>	<u>\$1,117</u>
FUND BALANCE - Beginning	\$242,214		\$376,398	
FUND BALANCE - Ending	<u>\$242,167</u>		<u>\$839,325</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Special Assessments	\$682,112	\$624,049	\$624,049	\$0
Interest Income	\$500	\$125	\$2,820	\$2,695
TOTAL REVENUES	\$682,612	\$624,174	\$626,870	\$2,695
EXPENDITURES:				
Series 2018A1				
Interest Expense - 11/1	\$185,420	\$185,420	\$185,420	\$0
Principal Expense - 11/1	\$180,000	\$180,000	\$180,000	\$0
Interest Expense - 5/1	\$182,720	\$0	\$0	\$0
Series 2018A2				
Interest Expense - 11/1	\$47,428	\$47,428	\$47,428	\$0
Principal Expense - 11/1	\$30,000	\$30,000	\$30,000	\$0
Interest Expense - 5/1	\$46,866	\$0	\$0	\$0
TOTAL EXPENDITURES	\$672,434	\$442,848	\$442,848	\$0
Excess (deficiency) of revenues over (under) expenditures	\$10,178	\$181,326	\$184,021	\$2,695
FUND BALANCE - Beginning	\$456,106		\$777,740	
FUND BALANCE - Ending	\$466,284		\$961,762	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Series 2016 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$3	\$3
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$927)	(\$927)
TOTAL FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$927)</u>	<u>(\$927)</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>(\$924)</u>	<u>(\$924)</u>
FUND BALANCE - Beginning	\$0		\$924	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$0</u>	

Palm Glades
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
Series 2018A1/A2 Special Assessment Bonds
Statement of Revenues & Expenditures
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$11	\$11
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$11</u>	<u>\$11</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$11</u>	<u>\$11</u>
FUND BALANCE - Beginning	\$0		\$2,487	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,498</u>	

**PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2020

SERIES 2016A

TOTAL ASSESSMENT LEVY

\$572,089.10	\$437,597.87	\$946,946.02	\$392,139.00	\$2,348,771.99
ASSESSED THROUGH COUNTY		S2016	S2018	
24.36%	18.63%	40.32%	16.70%	100.00%
001.300.36300.10000	001.300.36300.10002	024.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2016A DSF Portion	Club Debt	Total
11/22/2019	CURRENT 11/1-8/2019	\$52,994.07	\$2,119.80	\$508.75	\$0.00	\$50,365.52	\$12,267.50	\$9,383.56	\$20,305.69	\$8,408.77	\$50,365.52
11/22/2019	DELINQUENT FY2018	(\$2,022.42)	(\$80.09)	(\$20.22)	\$0.00	(\$1,922.11)	(\$468.17)	(\$358.11)	(\$774.93)	(\$320.91)	(\$1,922.11)
11/22/2019	INSTALLMENT 6/1-11/1/2019	\$7,788.81	\$339.44	\$74.49	\$0.00	\$7,374.88	\$1,796.30	\$1,374.01	\$2,973.30	\$1,231.27	\$7,374.88
12/3/2019	CURRENT 11/9-14/2020	\$50,399.08	\$2,015.99	\$483.83	\$0.00	\$47,899.26	\$11,666.80	\$8,924.07	\$19,311.37	\$7,997.02	\$47,899.26
12/10/2019	CURRENT 11/15-30/2019	\$1,850,071.44	\$74,003.67	\$17,760.68	\$0.00	\$1,758,307.09	\$428,269.89	\$327,588.82	\$708,890.39	\$293,557.99	\$1,758,307.09
12/23/2019	CURRENT 12/1-13/2019	\$154,042.35	\$5,985.14	\$1,480.56	\$0.00	\$146,576.65	\$35,701.59	\$27,308.58	\$59,094.78	\$24,471.69	\$146,576.65
TOTAL		\$2,113,273.33	\$84,383.95	\$20,288.09	\$0.00	\$2,008,601.29	\$489,233.91	\$374,220.93	\$809,800.61	\$335,345.83	\$2,008,601.29

YTD % collected	89.97%	89.97%	89.97%	89.97%	89.97%
YTD Gross collected	\$514,728.82	\$393,722.30	\$852,000.87	\$352,821.34	\$2,113,273.33
Outstanding assessments	\$57,360.28	\$43,875.57	\$94,945.15	\$39,317.66	\$235,498.66
Discount/(Penalties)	\$20,553.35	\$15,721.51	\$34,020.78	\$14,088.31	\$84,383.95
Commission	\$4,941.56	\$3,779.86	\$8,179.48	\$3,387.20	\$20,288.09
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SERIES 2017A

TOTAL ASSESSMENT LEVY

\$475,415.22	\$376,714.93	\$765,529.31	\$325,873.80	\$1,943,533.26
ASSESSED THROUGH COUNTY		S2017	S2018	
24.46%	19.38%	39.39%	16.77%	100.00%
001.300.36300.10000	001.300.36300.10002	025.700.36300.10000	026.700.36300.10000	

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	Club O&M	2008A DSF Portion	Club Debt	Total
11/22/2019	CURRENT 11/1-8/2019	\$83,916.11	\$3,356.64	\$805.59	\$0.00	\$79,753.88	\$19,508.91	\$15,458.69	\$31,413.89	\$13,372.40	\$79,753.88
11/22/2019	INSTALLMENT 6/1-11/1/2019	\$1,338.22	\$70.26	\$12.68	\$0.00	\$1,255.28	\$307.06	\$243.31	\$494.44	\$210.47	\$1,255.28
12/3/2019	CURRENT 11/9-14/2019	\$42,015.81	\$1,680.63	\$403.36	\$0.00	\$39,931.82	\$9,767.88	\$7,739.98	\$15,728.56	\$6,695.40	\$39,931.82
12/10/19	CURRENT 11/15-30/2019	\$1,565,317.32	\$62,612.55	\$15,027.04	\$0.00	\$1,487,677.73	\$363,906.63	\$288,356.48	\$585,974.49	\$249,440.13	\$1,487,677.73
12/23/19	CURRENT 12/1-13/2019	\$118,986.20	\$4,613.58	\$1,143.73	\$0.00	\$113,228.89	\$27,697.36	\$21,947.15	\$44,599.20	\$18,985.18	\$113,228.89
TOTAL		\$1,811,573.66	\$72,333.66	\$17,392.40	\$0.00	\$1,721,847.60	\$421,187.83	\$333,745.61	\$678,210.57	\$288,703.59	\$1,721,847.60

YTD % collected	93.21%	93.21%	93.21%	93.21%	93.21%
YTD Gross collected	\$443,135.07	\$351,137.21	\$713,552.35	\$303,748.03	\$1,811,573.66
Outstanding assessments	\$32,279.15	\$25,577.72	\$51,976.96	\$22,125.77	\$131,959.60
Discount/(Penalties)	\$17,693.82	\$14,020.43	\$28,491.17	\$12,128.24	\$72,333.66
Commission	\$4,254.42	\$3,371.17	\$6,850.61	\$2,916.20	\$17,392.40
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessed on Roll: