



Silver Palms West Community Development District

<https://www.silverpalmswestcdd.com>

Yani Lopez Castillo, Chair

Mailie-Jo Lopez, Vice Chair

Teanna Peralta, Assistant Secretary

Teresa Baluja, Assistant Secretary

Raisa Krause, Assistant Secretary

August 13, 2025



Silver Palms West

Community Development District

Special Meeting Agenda

Seat 3: Yani Lopez Castillo – (C.)	
Seat 4: Mailie-Jo Lopez – (V.C.)	
Seat 5: Teanna Peralta – (A.S.)	
Seat 1: Teresa Baluja – (A.S.)	
Seat 2: Raisa Krause – (A.S.)	

Wednesday
August 13, 2025
2:00 p.m.

Corsica Club
24455 S.W. 119th Avenue, Miami, FL
Microsoft Teams

Meeting ID: 277 867 485 921 8 and Passcode: pw2Mn3GD
1 872-240-4685 and Phone Conference ID: 331 156 532#

1. Roll Call
2. Approval of Minutes of the July 17, 2025 Meeting – **Page 3**
3. Discussion of:
 - A. Holiday Lighting – **Page 35**
 - B. FLOCK Security System – **Page 49**
 - C. Supervisor's Physical Presence, when Recusing Under §112.3143, Fla. Stat., Counting Toward the Quorum Required Under §190.006(1), Fla. Stat.
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field – Monthly Report – **Page 74**
 - D. Manager
5. Financial Reports
 - A. Acceptance of Check Register – **Page 80**
 - B. Acceptance of Unaudited Financials – **Page 82**
6. Supervisors Requests and Audience Comments
7. 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: <https://www.silverpalmswestcdd.com>

MINUTES OF MEETING SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Silver Palms West Community Development District was held on July 17, 2025 at 4:00 p.m. at the Corsica Club 24455 S.W. 119th Avenue, Miami, Florida.

Present and constituting a quorum were:

Yani Lopez Castillo
Maillie Jo Lopez
Teanna Peralta

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Ben Quesada
Julian Duque
Ginger Wald
Gabriella Fernandez
Wendy Lopez Castellanos
Kyle Whitmire
Nicholas Duenas
Several Residents

District Manager
Governmental Management Services (by phone)
District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
HOA Property Manager
FLOCK Safety (by phone)
Lennar Homes (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the May 15, 2025 Meeting

Mr. Quesada: Section 2 of today's agenda is the approval of the minutes from the May 15, 2025 meeting. At the request of the Board at the last meeting you did ask for verbatim minutes, so that is what you have before you. Are there any questions or comments from counsel?

Ms. Wald: None.

Mr. Quesada: Hearing none, any questions or comments from the Board?

Mr. Castillo: None from me.

Ms. Peralta: No.

Mr. Quesada: I would ask for a motion to approve the minutes from May 15, 2025.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the Minutes of the May 15, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: Before we jump into the public hearing for today's budget, I just want to kind of explain some things to you all. Obviously, it was back in May we had a proposed budget meeting with this Board and what we discussed was some transferring of services that the HOA approached the CDD when it came to landscaping and security services. I actually attended a Board meeting last month in June with the HOA, I was happy to be there, there were a lot of good questions, a lot of good comments from the community here about the budget. We are looking at an increase and if anyone is following along on the agenda it's page 8 of the budget which starts on page 39 digital agendas, and there is an increase, this is annual assessment increase, not a monthly assessment increase of \$867.65 to the operations and maintenance. So, since there are some new faces in the audience I just wanted to explain the way a CDD budget works which is you have the debt portion of the budget which is a fixed amount, it's over 30 years, it has to do with the construction costs with the public infrastructure that was used and built in this community and then you the operations and maintenance which goes more towards the administrative part of operating and maintaining all the infrastructure set forth within. So, in special circumstances which is what we're going to be discussing a little bit more now when we start the budget hearing which is, there are additional services that the CDD can provide as long as it's a public benefit to everyone in the community, not a private benefit. So, we'll do a little deeper dive, I just wanted to kind of make that quick introduction so number one, that you know it's an annual increase, and kind of how our budget operates, and we can always answer any questions as far as some of those services but, like I said, the main purposes of the increase is to do additional landscaping areas that the CDD owns, the residential roads here, and the little swales and the cutouts and grass area that are in front of those. They own the entrance on 117th Avenue, and security is part of it being a general benefit to the entire community is something that would fall within our scope and range, and my understanding based on

speaking to the HOA was that there's going to be some type of collaboration where the HOA is still doing some of their part of that, and the CDD will step in and do more of a role when it comes to providing those benefits to the entire community. With that being said, I would ask for a motion from our Board today to open the public hearing.

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

B. Public Comment and Discussion

Mr. Quesada: Now to everybody's favorite part, the public comment portion, again, I do ask for anybody in the audience first state your name for the record for those of you who are physically in attendance, I would ask that you come a little bit closer to the table so the recorders can pick up your voice, and again, you have 3 minutes, and we're here to listen to any comments you have, the Board is here to listen before they make a final decision. One last thing, I forgot to mention is the Board set a ceiling at the previous meeting in May, so the \$867.65 is cannot be exceeded at this meeting but it could potentially be lowered but, again the point of this portion of the meeting is for you guys to make any comments you have as far as the fiscal year 2026 budget which would start October 1st.

Ms. Arguello: Yes, my name is Carmen Arguello and have a question about the landscaping and if the CDD is covering the cost, would our landscaping costs from the HOA be reduce?

Mr. Quesada: So, you do have some members of the HOA Board here today, and Yani if you want to explain that you can.

Mr. Castillo: Potentially, so we're looking to see if we do earmark the funds for landscaping, and if we're already covering it through the HOA then yes, there could be a world where we stop servicing whatever the CDD will take on and then that could materialize in a reduction.

Ms. Arguello: And what is the benefit, like is it more beneficial for the CDD to cover the landscaping costs or is it more beneficial for us to have the control?

Mr. Castillo: Yes, that's a great question, and it depends on how you look at it. The funds that are coming from the CDD are coming from governmental entities like the county for example, or the state. It's generally secure, there's more maintenance involved, whereas the funds that are coming are not going to be sent in, the assessments.

Ms. Wald: Yes, so with the assessments for this District, they're actually on your taxes, so when you get your TRIM notice, they're on the bottom of your taxes you will see, sometimes it's just initials but, you will see Silver Palms West CDD, and that amount of money. What does that mean, that means unlike your HOA, or unlike your mortgage that you're paying a little bit each month, you're going to have that amount that gets paid at that time period, and the time period is anywhere from November to March of next year. If you have a mortgage, it's escrowed, and what does that mean, it's part of your mortgage payment and that will be a line item just like your taxes. So, the good part with the CDD is because it is on your taxes, the collection rate is extremely high, it's almost 100% if not 100%, and with HOAs because it is that monthly payment and people fall behind, they don't necessarily get it there but, with you taxes the collection rate is very high, so that's really the difference with the HOA versus the CDD has to how it's collected.

Mr. Castillo: Right, thank you. So, almost 100%, meaning that those funds collected will generally make its way back, with the HOA currently we're hovering between 80% to 85% collection, the remaining is delinquency, so that could change at any given time, so that means 20% of delinquency for the month of March, that could very well shoot up to 50% for the month of April. So, it creates a cash flow problem, whereas if we transfer some of these services to the CDD, the cash flow problem essentially goes away. We don't have a cash flow problem, we're trying to prevent one, it's the thought behind it, as well as the tax free component to it too, we don't pay taxes on any invoices that we pay through the CDD, whereas with the HOA we pay taxes.

Ms. Arguello: And does this have a potential to increase?

Mr. Castillo: Yes, I mean that's with everything else, we don't anticipate that being the case but, yes, it can increase, it can continue to increase, I think the steps we're trying to take right now is to mitigate any potential increase but, there's so many variables as to what could take place, a hurricane, a storm, anything, and then we may have to go back and reassess what we have and what we don't have, so it can but, based on what we're looking at today, landscaping, security, and the services we're providing, we're trying to control those prices so that we don't have to increase assessments.

Ms. Arguello: And in that situation if there is like a disaster, is that like a temporary increase for that year?

Mr. Castillo: Yes, generally.

Mr. Quesada: So, there's a lot of variables to that, if it falls within the CDD areas, depending on the size of the claim, which a community of this size it's rare but, it is possible if we get into the tens of thousand range as far as the cleanup goes that we'd be eligible for some kind of FEMA reimbursement, as long as we follow the steps it's not an issue. It's just more or less, does the amount justify the claim, so that is a possibility but, usually, and I want to be honest with you FEMA sometimes can take up to two years and to be honest with you there's some things happening right now on the federal level right now where a lot of this is in flux, so we're going to be leaning on our friends at the Florida Department of Emergency Management, and it's good that we are budgeting accordingly to make sure that we have extra money on hand if we need to front the cost of a cleanup. Again, assuming we avoid those type of disaster type of scenarios, I think this District, we're trying to set the assessments at a level where we're not looking at an increase any time in the near future.

Mr. Castillo: So, it's similar to the HOA side between years 1 and 3 where it went up year 1, year 2, but then year 3 you're going to stabilize and part of the reason that went up is because this was a turnover from the developer to the homeowner Board, where a lot of line items were not considered or factored in by the developer for whatever reason, and so then we're now at a stage where we can truly say, ok this is all that we need to stabilize, if you will, the intent is not for it to go up but, barring what Ben said, we don't see a reason why it would be going up yearly.

Ms. Arguello: Ok, thank you.

Mr. Castillo: Thank you.

Mr. Quesada: Thank you, good questions by the way. Just really quick, anybody on the phone or in our virtual audience, does anybody there have a question or a comment as far as the budget goes? This is the public comment portion of today's public hearing for the fiscal year 2026 budget. I am not hearing anybody on the phone or in the virtual audience express any comments, no I'm sorry, go ahead.

Mr. Gonzalez: Yes, this is Sergio Gonzalez, good afternoon. So, going over the budget here, I appreciate this meeting and I just wanted to take a moment to go over a few of the enhancements, or a few of the increases specifically the one-time enhancement project, if you could expand a little bit on what that is?

Mr. Quesada: Sure, so there's been a lot of, and again I'm not trying to highlight anything but there is definitely some deficiencies, and I can give you the easiest and most

visible example on the entrance on 119th Avenue by the monument and whatnot but, there are other areas that fall within the CDD's purview, the swales, and also the medians and some of the common areas that along the CDD landscape buffers where there's some irrigation issues, there's some trees that need to be replaced, and so my understanding the turnover has already taken place here. So, the HOA approached us, they're planning on financing some of their own improvements to the one-time landscaping and so again, we're talking about a public benefit for everyone in the community. The CDD was asked, the Board did ask us to assess for half of that amount along the areas that it has a vested interest in. As far as additional details, we do have the Board here and they can maybe be a little bit more specific but, that's the way it was explained to us.

Mr. Castillo: So, the deficiencies that we've all identified through the turnover with the developer that's one but, also I just wanted to note that this amount doesn't have to be earmarked entirely towards landscaping, so if this comes at a much lower number those funds remain with us and we could use that as a District for other areas of improvements throughout the community.

Mr. Gonzalez: Ok.

Mr. Castillo: So, \$195 is being the cap.

Mr. Quesada: No, he's talking about the \$112,500, the one-time landscaping.

Mr. Gonzalez: Yes, and \$195 that's the cap of the maintenance.

Mr. Castillo: Yes, correct.

Mr. Gonzalez: Ok, and what happens with the excess in the CDD, you said you can use that for other projects?

Mr. Castillo: Yes, they go into the reserves.

Mr. Quesada: And again just theoretically speaking because again I can't predict the future of what's going to happen Sergio but, any unassigned funds that you have in a budget or any fund balance, is what we call it, that we have from a previous budget is factored into the equation when we revisit this budget next spring. So, for example, we're always trying to make sure we get our assessment levels right, if there's a little bit of balance there that's actually good because it's offsetting and replenishing certain items, making adjustments to line items that we may have overspent on. I can give you an example, and this is normal in the time of the District's infancy is we're exceeding what we had projected in the some of the legal fees, and that's normal because we're going through a lot of these discussions now

where we're going to be partnering with the HOA as far as some agreements to make sure that the services are properly transferred over to the CDD. So, I don't anticipate that being a recurring cost, or a continuous thing but, at least in the first couple of years after turnover, that's normal and so that's an example of how a fund balance could be used to make an adjustment to a line item in the general fund without having to come back to the community and asking for more money.

Mr. Gonzalez: Ok, that's fine. So, then this estimate, the one-time assessment would be removed and not continue with the next budget, and we should see some decrease, or could see some decrease in the overall.

Mr. Castillo: Correct, that's the intent behind it, it would not barring any other major issues coming up that we're not aware of today should not reappear come 2027.

Mr. Gonzalez: Ok, and this is more directed to the HOA, there was a general implication that there would be a equal decrease in the HOA's fee in accordance with this increase, that didn't seem to be your tone from your previous response.

Mr. Castillo: Well, it hasn't taken place, are you referring to the June adoption of the budget?

Mr. Gonzalez: Yes, and when this discussed in an informal way, and the Board stated it was basically mentioned that there was going to be a decrease in the HOA fees equal to the increase in the CDD fees.

Mr. Castillo: So, we need the money here first, so we need the funds here first before we can do anything on the HOA side, so the adoption that took place in June was because we purchased the clubhouse, that would have been a lateral move, we're moving funds from two entities into one, so that's why that stayed the same. The HOA doesn't review and adopt the new budget until December, so come this December that's when we would see those decreases and we would have a better understanding of what we passed, what we're expecting the CDD to have, and then where we can collaborate together and then eventually what that materializes to the HOA changing the dollar amount, so that's not happening until December of this year on the HOA side.

Mr. Gonzalez: Right, and the increase for us wouldn't occur until November of next year, that's what I believe was said.

Mr. Quesada: No, so the way Ginger explained it, I just want you to know, think of it as you're always paying upfront, your property taxes for the fiscal year, so 90% of the people

in Miami-Dade County usually have some kind of escrow account, unless their house is paid off. So, more people pay a portion of the property taxes upfront and monthly with their lenders, broken into 12 payments. So, the way we collect it, and let's just say you're one of those people that paid off your house and you were to pay your taxes at the end of the year, you can pay it as early as November of this calendar year, 2025, you would receive a 4% discount from the county as far as that benefit of paying early, that's the way they look at it, and you'd be paying for your fiscal year 2026 assessment, CDD-wise, that portion of the Non Ad Valorem Assessments, in November theoretically upfront.

Mr. Gonzalez: Understood, and what's going to likely occur for the greater population is that they have a mortgage, they have that through their escrow, and it's going to be recalculated at the beginning of the year and then we pay part, so they won't actually be paying this out of pocket until next year, when hopefully we'll see a decrease within the HOA.

Mr. Quesada: That's a good way to put it, yes.

Mr. Gonzalez: Thank you. I guess that's all, I appreciate it.

Mr. Quesada: Thank you Sergio. Anybody else in the virtual audience or by phone who would like to address the Board or comments on the fiscal year 2026 budget? I don't hear anybody on virtual, anybody in the physical audience here have any comment for the Board on the budget?

A resident: This is only for landscaping?

Mr. Castillo: This is the general budget for the District, everything.

A resident: Ok, so what about security?

Mr. Castillo: These are potential plans, so none of this has been earmarked just yet, but, those are the three major buckets that if we were to allocate the funds to, that's where they would go but, this is encompassing the entire budget of the District.

Mr. Quesada: I have a copy if she'd like to have it, I have an extra one.

A resident: Ok, thank you.

Mr. Quesada: Yes, go ahead George.

Mr. Seron: Yes, my name is George Seron, and as you just mentioned that amount of decrease for people that have the mortgage, will that go directly to the tax bill this amount?

Mr. Quesada: Yes, and again, you're doing it through your lender, and again, they're breaking it down, and they're going to reassess what you're paying as far as your escrow account, and they calculate it, and you'd be paying it monthly with your mortgage payments.

Mr. Seron: Ok. (inaudible comment)

Ms. Wald: It will come up on your TRIM notice.

Mr. Quesada: Correct.

Ms. Wald: You'll see it on your TRIM notice, and if you have a mortgage, your mortgage company should automatically get a TRIM notice, I always recommend sending it to them so you can take care of any of those amounts.

Mr. Seron: Ok.

Mr. Quesada: Good question George. Anybody else that has not made a comment on the budget today, with any comments regarding the budget? Could you come a little closer please, since we're recording?

A resident: I know that we already have security onsite but, are we going to pay for both of those securities, I know a lot of the owners were not happy with the security.

Mr. Castillo: Yes, so it depends, like we've not decided what we want to do with those funds going forward. What would be ideal would be to identify what areas serve the purpose of what the CDD could take care of and what the HOA can take care of, and then we split the cost but, in order to do that the CDD needs to have funds to pay for what they would take ownership over, so that's why we're proposing this increase but, secondarily to that later on the call today we're going to discuss other assets of security that are not the rovers, the typical company that you see outside where some of these funds could be used for that service as well, and it's more so on virtual patrolling of the community but, again, we haven't decided where these funds will need to go, it's more so having the funds first, then determining where want it to actually allocate it to. We're not going to have the two rovers that you see outside, they're separate companies, one of them is set to leave at the end of this month.

A resident: Ok.

Mr. Castillo: They're just working in tandem now because one of them, their contract ends this month, and the other one picked up last month.

A resident: And there was one more thing that we had received, where they mentioned what we would be paying from that \$800 for the landscaping?

Mr. Castillo: The one-time improvement, would that be it?

Mr. Quesada: Yes, and I have it all, or the copy that you have, let me show you the general fund, and it's all there, I actually put asterisks on purpose, so you can see it. Those are all the areas that we added assessments for the transfer services.

Mr. Castillo: So, this \$112,500 is a one-time fee, so that will not reappear next year.

A resident: Ok.

Mr. Castillo: The \$112,500 is to address deficiencies that were handed to us from the developer, so we're talking about irrigation, plants that were missing, trees that are missing, areas that were just not completed by the developer, we're estimating this is what it would cost for us to actually get completed. So, that's a one-time fee, and then these two would be the annual fee, but that's already calculated in that total, assuming nothing else gets added if the one-time doesn't reappear next year, I would imagine it would actually come down, the O&M side.

Mr. Quesada: Yes, that's a possibility.

Mr. Castillo: Does that answer your question?

A resident: Yes, so all of these charges there are the CDD or are they HOA?

Mr. Castillo: No, this is separate, this is entirely the CDD, this is only the CDD.

A resident: Oh, ok.

Mr. Castillo: All the line items you see here, this entire budget is CDD, so it's separate to what the HOA covers, that's a different budget.

A resident: Ok.

Mr. Castillo: And that's just an explanation of what these are.

A resident: Ok.

Mr. Castillo: So, basically, it's explained, so when you look at like Supervisors fees, you come out here, and it explains what Supervisor fees are.

A resident: Ok.

Ms. Castillo: So, it's a definition of the line item.

A resident: Ok, thank you.

Mr. Quesada: You're welcome. Ok, let me just do a quick sound check, Juliana can you hear us ok? Hello?

Ms. Duque: Yes, I can hear you.

Mr. Quesada: Because I am connected to the WiFi and it is a good signal, sorry for that if anybody was having a hard time hearing. She was just basically asking what the new

services were and we just went over it on the general fund with her but, we kind of already touched on it, it's the one-time landscape enhancement, it's the security services, which again, it's something that would be probably a recurring service, and the additional landscape maintenance responsibilities that would fall within the District purview. Are there any other comments before we jump into the closed public comment portion and jump into the resolutions? Hearing none, we're going to move to item C and close the public comment on the budget.

C. Consideration of Resolution #2025-07 Annual Appropriation Resolution

Mr. Quesada: Moving to section 3C which is consideration of resolution #2025-07 it's the annual appropriation resolution. In laymen's terms, this is to formally adopt the budget as presented, and we've kind of discussed that but, it's for the Board to guide us and direct us as to what that ultimate decision is going to be, and we would set the assessment level to that amount.

Mr. Castillo: Any questions from the Board?

Ms. Lopez: No.

Ms. Peralta: No.

Mr. Castillo: Alright, with that said I motion to adopt the resolution as presented.

Mr. Quesada: Ok, we have a motion from Yani to adopt resolution #2025-07 as presented, do I have a second?

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments

Mr. Quesada: Jumping into consideration of resolution #2025-08 which is the levy of Non Ad Valorem Assessments. Essentially, what this resolution does is, the debt portion that I described earlier is a fixed amount and that's already collected, and so what this resolution does is allows the District to levy Non Ad Valorem Assessments to collect the operation and maintenance portion of the budget. So, by doing so we would be able to, through the Property Tax Collector be able to assess and collect, by saying so moved, you agree to adopt resolution #2025-08.

Mr. Castillo: So moved.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2025-08 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: Lastly, again, I heard nobody else approach us or mention that they would like to comment on the budget that have not commented, so I would ask for a motion to close the public hearing.

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

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Mr. Quesada: Ok, so we're going to jump into the other meeting, within this meeting now, which is the public hearing to adopt the rules. So, first I would need a motion to open the public hearing.

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

B. Public Comment and Discussion

Mr. Quesada: Moving over to the public comment, and let me just pull this up, one second, so that's on page 63 which is the general rules of procedure. So, at the May meeting the chairman asked District counsel and the Board as whole and made a motion to amend the rules of procedure. I'm not hearing anybody approaching us for any public comment regarding the rules and it is resolution #2025-09 which starts on page 63 of the agenda.

C. Consideration of Resolution #2025-09 Adopting the Rules

Mr. Quesada: So, essentially just to summarize, and Ginger can explain it better than me, that the chairman wanted to have some additional say as to how the agenda was finalized. There was some outdated language also in our rules of procedure but, I'll allow Ginger to kind of touch on that.

Ms. Wald: Yes, so this Board already adopted rules of procedure. The rules of procedure are basically how is the CDD going to move forward and operate such as these meetings here today. They're mainly based upon Florida Statutes and we have to follow them anyway but, it's putting in one directive rule, so everyone can go to it, they can see exactly what it says. As I said before, this Board had originally adopted rules of procedure, the rules that they had adopted there were some that now are outdated because the Florida Statutes had changed. So, I had previously prepared amended rules of procedures for all of my clients so that could be utilized, and so when we had the discussion in May there were some additional requests from this Board to revise the rules further to provide for some clarity that they wished to have, and that was basically regarding the agendas, and the agendas are what we're talking about, and how those agendas are prepared, how they are approved, and then how we're going to actually have the meetings, and how the agendas are going to be set up in the meetings, and whether anything can be added. At every meeting the public always has the right to appear, and you will always see a public comment portion, that is required by every governmental entity in the State of Florida. So, any one of you, you can attend virtually, you can attend by telephone, and you can come to the meeting, and thank you for coming today, so you will always have that opportunity to speak on an agenda item, or anything else. Now, you're not going to be able to filibuster and speak for hours on end but, you will have that opportunity, so that's one of the other reasons as to why. One of the other changes that we provided in the rules of procedures also was dealing with, well what if our chairman and vice chairman aren't here, how are we going to deal with that, so it's providing an ability of the rest of the Board members because it's a 5-member Board, to go ahead and choose for that meeting a chairman and a vice chairman, so we can conduct the business of the District, and if any agreements or resolutions need to be executed they can be done by that chairman pro-tem or vice chairman pro-tem at that time. So, those are some of the changes that had been requested and then again, as I said, just updating from the Florida Statutes from some antiquated rules that were in place, and some new requirements as well. Every year the Florida Legislature puts some new requirements on us as a local governmental entity and those were added as well, and that's basically it. They were part of the agenda, they were advertised in accordance of law, we have to advertise two different times, a 28-day rule and a 29-day rule, and those were done as

well, and so if anyone actually does read the paper, they would see those advertisements within the paper. So, that's what these rules are all about and so if anybody has any comments per se on the rules, just like you did as the budget, this would be the time to make those comments.

Mr. Quesada: Thank you Ginger. Not hearing any comments from the audience in person or virtual, with that being said, I would just ask for a motion for consideration of resolution #2025-09 to adopt the rules.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, Resolution #2026-09 adopting the Rules was approved.

D. Motion to Close the Public Hearing

Mr. Quesada: Again, I hear no comments from the audience, so I would ask for a motion to close the public hearing on the rule adoption.

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

FIFTH ORDER OF BUSINESS

Discussion of:

A. Camera System for Enhanced Security

Mr. Quesada: Jumping into the discussion of the camera system for enhanced security, the FLOCK system, and Kyle Whitmire has been kind enough, and Kyle are you still there?

Mr. Whitmire: Yes, I am still here.

Mr. Quesada: Welcome back, thank you, I see you. So, we do have Kyle Whitmire joining us from FLOCK Safety to answer any questions about the proposal and it's on page 113 of the agenda. We did have just a quick summary, we had a quick chat with Kyle and kind of went over the boundaries of the District, and most of these areas that are in his proposal fall within the swales that the CDD owns and maintains. We are looking at a potential general security system that's virtual. There will be a series of license plate readers located strategically throughout the areas of egress and ingress in the District and some PTZ zone cameras along some of the District's right-of-ways, the residential roads, and I don't want to go too much into detail just because it would jeopardize the integrity of that

system but, the idea is to have general surveillance of the District and prevent crimes like porch piracy and just be a good deterrent and a good assistance tool for local law enforcement. The breakdown as far as the pricing is on page 115 of the agenda but, again, I think the Board here just wanted to be able to start discussing this at a meeting, and prepare any questions for District counsel because again, it's a little bit nuance considering you have two entities here in the community.

Mr. Castillo: I guess my question is to Ginger, from what you've seen Ginger and what we've discussed, any initial thoughts here? Any road blocks we might run into?

Ms. Wald: Yes, a few things, so number one, you just past your fiscal year 2026 budget so you don't have money to do anything until that money actually comes in, so these are preliminary discussions in regards to finding out exactly what the system would be, what would the cost would involve and how everything would work without giving away, as was stated by Ben, the intricacies of the system itself because those are not public records, they're exempt. So with that, the CDD is allowed and has the authority and power to provide general security throughout the CDD boundaries, and so what does that consist of. Well, it's pretty broad, I know you have rovers that you already have here, roving is one of the securities but that's been already provided by the HOA, people can walk around, you don't have a gate system so you don't have to worry about a gate system, and providing security at a gate system but that could be done. LPR which is license plates readers, is a tool for the last 10 years or so that has become extremely popular in communities, and in cities as well, and so that's what this proposal is dealing with is providing license plate readers at certain points throughout the District, and of course they would have to be located on District property or the District would have to have an easement as to private property, and private property to me also includes HOA property. With that the camera system itself for the utilization of the LPRs, and then also who is going to be looking at it, who's going to be maintaining this. Certain surveillance video has to be maintained as a public record for 30 days before it can be destroyed or let go, unless something happens, so that also is a cost that's involved. So, in part of this, one is you have to have the money to do it, and now that you passed the budget you will eventually have that money, and then two, specifically what are you looking for from this proposal and the information that was provided that you would like to see as the Board members and of course listen to the public and their comments as

well in regards to what's being proposed because it's a variety of different things, and I think we have to streamline exactly what would be for the District.

Mr. Castillo: Sure, yes, and I think we've spoke to Kyle about that, from a funding perspective, if the HOA covered year 1, is there anything within this contract that would stop the District from covering year 2 and beyond? The District doesn't have the money today but, the HOA does.

Ms. Wald: Well, the part that I had, that I was not clear about is, because I don't have a proposal that says specifically this is it, I mean I have some numbers, and I know basically what it's about, I had an email, but what we would need is we would need an actual proposal to the CDD as to these are the services that would be provided or it looks like at least to me from the email information that Ben provided me, so what would the lease terms look like, I did see some of the terms, most of the are acceptable, there still has to be some additional language added because we are a CDD and are required to do so by law, so I would like to see what that lease would be set up and how it would look, and then having that in an actual format as to the amounts, and what is being provided under the lease, and as long as it meets what the CDD can pay for, then it would be acceptable, and it's generally acceptable from what I read.

Mr. Castillo: Perfect, thank you. Kyle get you get us a copy of a contract, it doesn't have to be addressed to us right now but, generally what we would submit, or what you would submit to any of your clients at the end of I guess of closing this deal?

Mr. Whitmire: Yes, absolutely, and Yani I'll have to double check this but, I think I actually sent you what's called our MSA, but if not I'll resend it to you after this call.

Mr. Castillo: Ok, and the MSA would probably cover it.

Ms. Wald: Yes, and again, it would be specific to what you're looking for the District, and what the District would be entering into, and so I think you had a big broader portion and now it's just narrowing down saying, this is what we want as a District Board and then also knowing you're not going to really be fully funded with the budget you just passed until January.

Mr. Castillo: Right, and I just wanted to be clear, I mean this HOA Board is not opposed to covering year 1 but, we also don't want to cover year 1 if the District can't cover year 2 and 3.

Ms. Wald: Well, of course, and when you say year 1, for us the fiscal year begins October 1st, and if there were funds but, unfortunately, they're aren't but, if there were extra reserve funds in the budget now, then you would be able to utilize that because those funds are going to be moved over to next year's budget, to the fiscal year 2026 budget, and then with that you would be able to say, hey we can enter into it October 1st because we're starting a new fiscal year. Ben and I talked, and it doesn't look like the funds are available for that, and you'd be taking a risk which of course you never want to do as a governmental entity, you don't have the ability to get funds from somewhere else, so in that regard you would definitely be able to enter into an agreement January 1st, which you can do, that would not be a problem.

Mr. Castillo: I guess it would be payable January 1st, I get what you're saying.

Ms. Wald: Well, I don't know because I'd have to see what they would propose, a lot of times with these agreements, and I'm not saying necessarily this one because we don't have it in front of us, in fact, is they require certain upfront payments. So, if we entered into an agreement on December 1st and we had to pay certain upfront payments of let's say \$5,000 and you don't have \$5,000 to pay, you wouldn't be able to do it but, we feel pretty confident the way the CDDs work with the collection of money, most of the monies if not all of them are usually received no later than January. I mean some of it starts trickling in December.

Mr. Quesada: And I was going to say, yes, usually somewhere around the holidays we get a third of our money, and then as we get into the first quarter of the next calendar year which is what she's talking about in January, I would say by and usually this is why we do our proposed budget around April or May, or in that time of year is because our actuals are more up to date of what we've collected the vast majority of those assessments.

Ms. Wald: But I would say this, I would say as a concept I think it's fine, as the information that was provided, I think it's fine, and we're only in July now, so I believe with you providing the guidance so Ben can directly work with the company, then we could have for our next meeting that actual hard proposal what it would be for the CDD, and a start date, so to speak, and then you could make that determination at that time, yes, go prepare an agreement Ginger, or review this agreement and add some additional information that I can provide to them and that day of agreement, we're like yes, you can start January 1st, or whatever date you want to start.

Mr. Castillo: Generally, the service itself, we would not move forward with it based on what they do, or the Statute, or what we're asking for?

Ms. Wald: No, but it does fall into the general security for the District, I did review that, Ben and I spoke about it as well.

Mr. Castillo: Ok, and then we might get a proposal which is always staying in a fund, and then reimbursement, does that make it any easier for the District?

Ms. Wald: No.

Mr. Castillo: Ok.

Ms. Wald: In fact, that would be my recommendation to do it that way.

Mr. Castillo: Ok.

Ms. Wald: And like I said, our next meeting, whenever our next meeting is going to be, if we have ready to go then you can approve it, and we can have a start date, whatever makes the most sense, we'll look at the numbers, Ben will look at the numbers with the accountant for the District and you can see exactly what you have and if you can start earlier, great.

Mr. Castillo: Ok. Kyle do you have any questions?

Mr. Whitmire: No, it sounds like you guys don't have your next meeting schedule yet, that would be probably my main question. My understanding is the CDD needs to see the scope of work and a quote essentially for what would be their financial responsibility versus the HOA and I understand the HOA, if everything falls and plays out the way you'd like it to, the HOA would be covering the first year but, the CDD still needs to see what they would be responsible for in the second year. So, my takeaway is that I'll go and quote specific to the CDD and I might need to connect with you, we have a call scheduled tomorrow just to kind of go over what belongs to the CDD versus the HOA and then I can get an accurate proposal and it sounds like from there, hopefully you guys will have an idea of when your next meeting is and I can get all those materials to you in time.

Mr. Quesada: And I'm going to ask, if you don't mind, just for a motion from this Board to authorize Yani as a liaison to communicate on behalf of the CDD in this case, and I know that you guys as a HOA Board have already engaged him but, as a CDD Board member to work on tailoring that proposal specific to the CDD so that come the next meeting we have everything finalized and presented in the agenda.

Ms. Peralta: Yes, motion, yes.

Ms. Lopez: Yes, I second it.

On MOTION by Ms. Peralta seconded by Ms. Lopez with all in favor, appointing the Chairman, Yani Castillo, to serve as liaison to finalize documentation with FLOCK Safety for a CDD proposal to be presented at a future meeting was approved.

Ms. Wald: Thank you Kyle.

Mr. Castillo: Yes, Kyle that's all good, so let's connect tomorrow and we'll work on that but, I think in addition to the quote if we can tie into that SMA so Ginger can actually see it, so put it all together.

Ms. Wald: Yes, put it altogether and then I can provide to you what we need to add or subtract or whatnot.

Mr. Castillo: Ok, so we'll connect tomorrow then.

Mr. Whitmire: Sounds good, thank you so much.

Mr. Castillo: Thank you.

Mr. Quesada: Thank you Kyle, I appreciate your time.

Mr. Whitmire: Bye everyone.

E. Holiday Lighting Proposal(s)

Mr. Quesada: Ok, so jumping into the next item on the agenda which is the holiday lighting proposals that begin on page 138. So, the HOA Board recently met with a contractor that does holiday lighting, actually he's a similar contractor that does CDDs in the area, and he broke it down by area and that's something, and again, I did a little bit of quick math before the meeting, we do have enough on hand at least for the areas that are currently under CDD ownership, I think Ginger might have some questions for you, the Board, as far as, and I'll give you an example, there's an entrance monument on 119th Avenue that currently right now, and if you look at your map of 119th Avenue, the entrance monument it's currently under the ownership of the HOA but, it is a main egress and ingress area, so how would be able to as a CDD to be able to work with the HOA and maybe assist on areas like that which would serve a public benefit?

Ms. Wald: So, if the CDD has the authority over the area, and so if we had a license agreement, we had an easement over those areas, and this is ownership map, then the

CDD can provide for a variety of different services, whether it's maintenance, whether it's holiday lights, or whatever it may be, so that can be done, the CDD can utilize public funds for that. The proposal that, or the summary I'll call it, that is in the agenda packet is for basically HOA property, CDD property, it's a lot of different things. If the HOA is looking to enter into that agreement, and is seeking a contribution from the CDD for the CDD portions then that may be the best way to do this.

Mr. Castillo: That's perpetual, right?

Ms. Wald: No, everything is one year at a time.

Mr. Castillo: Well, ok, but this last time we had talked about easements and we said perpetual.

Ms. Wald: Oh, I thought you meant the agreement.

Mr. Castillo: No, the easements.

Ms. Wald: Yes, you can do it that way.

Mr. Castillo: Is that the only way?

Ms. Wald: Well, you can do a license agreement for a year, you can do a license agreement for any period of time.

Mr. Castillo: Ok, any period of time.

Ms. Wald: But for this time period because we're in this flux right now, if the HOA, and I know also in July and being involved with a lot of these agreements if you don't do them 3 months ago, you're not going to get lighting.

Mr. Castillo: Right.

Ms. Wald: So, in this instance it probably would be and make the most sense based upon the funds that the CDD has in hand for those areas that the CDD could go ahead and provide for on the holiday lighting is basically just do a contribution to the HOA, we would put it in a formal agreement or memorandum of understanding as to what it would be. That would be my suggestion for this.

Mr. Castillo: For the monuments specifically.

Ms. Wald: Well, no, for whatever you want to do.

Mr. Castillo: Everything but the clubhouse essentially.

Ms. Wald: For whatever.

Mr. Quesada: We can go by areas, so area 1 on the proposal is the clubhouse, area 2 is the interior, the same thing, we can start in area 3, area 3 right now based on the map

is a HOA monument. By the way, that's a typo, sorry, area 4 is 117th, not 177th, they probably got their numbers mixed up but, that is currently under CDD ownership so you're looking there at \$5,000, that's just conservative. Where the mailboxes are located are along the residential roads that belong to the CDD, I've look at the map but, if you want to double check I'll show you the map. So, area 11 and V here, on the green portions.

Ms. Wald: No, green is just the drainage easement.

Mr. Quesada: Ok, hold on, let me double check that, sorry.

Ms. Wald: Ok, so here's the question, let me make it easy for you, where are the mailboxes, are they on CDD property or not?

Mr. Castillo: They're not, they're HOA.

Mr. Quesada: The swales along 119th Court, so this is a grey area, so 119th Court, 246th and 247th.

Ms. Wald: Well, that's different.

Mr. Quesada: Ok.

Ms. Wald: So, that's why it makes it a little different because my understanding for this community from when I read the original reports is that the mailboxes are HOA, they're not CDD.

Mr. Quesada: Correct.

Ms. Wald: Ok.

Mr. Quesada: So, if it wasn't physically on the mailbox but in the landscape buffers around it that are on the residential roads there.

Ms. Wald: That we own?

Mr. Quesada: Yes, that we own.

Ms. Wald: Not drainage easements.

Mr. Quesada: Correct, I'm talking about the red portions around those areas.

Ms. Wald: The red portions, yes, so the answer is yes, so you're looking at area 4, area 5 is \$10,600 and then area 6 looks like.

Mr. Castillo: It's the same, it's copy and paste essentially, it's just opposite each other but the same layout.

Mr. Quesada: And you can look at it, 243rd Street itself is a CDD right-of-way.

Ms. Wald: Again, I don't know where these are being placed so I can't answer.

Mr. Quesada: Ok, I understand, so to make it easier is not on the actual structure of the mail kiosk itself but, we're talking about the landscaping that's along the CDD swales on those residences.

Ms. Wald: And then you have area 7, the SW 119th Avenue medians?

Mr. Castillo: Yes.

Ms. Wald: Ok.

Mr. Quesada: Yes, and so, those medians for now, that's a county right-of-way but the HOA owns the trees.

Ms. Wald: Ok, so that's HOA.

Mr. Quesada: And I estimated around \$20,000.

Ms. Wald: Yes, it would be \$18,000.

Mr. Castillo: Ok.

Mr. Quesada: And the median.

Ms. Wald: Ok, so based upon this, and of course there's always that wiggle room, you have \$100 here, \$100 there, but based upon this and what you have for a budget, you could provide that authorization today, and again have Ben double check all the numbers, and enter into that understanding with the HOA that the CDD could provide the contribution, obviously we'd have to have a lot of things for the HOA to provide to the CDD, the proof of payments, when it was done, all of that, for a portion of the cost.

Mr. Castillo: So, you're talking about HOA covering full costs.

Ms. Wald: Yes, because otherwise the CDD is going to have to enter into the agreement and we can only do a portion.

Mr. Castillo: Right, did you consider area 7 in your calculations?

Ms. Wald: No, he just told me area 7 was not because the trees are HOA.

Mr. Castillo: Ok.

Ms. Wald: And you don't have the money anyway, so it doesn't matter.

Mr. Castillo: Got it.

Mr. Quesada: And I did some research on our current budget so we enough to cover what we're talking about now.

Ms. Wald: But you're looking at a cap of \$20,000 and it looks like, and I just did some easy math on that, you're looking at \$18,000 and change, then that's what you're looking at as to the contribution to the HOA.

Mr. Castillo: Ok.

Ms. Wald: So, if you're looking at a not to exceed, you could do a motion of a not to exceed amount of the CDD contributing to the holiday lights in the community after our long discussion that we just had in an amount not to exceed \$20,000.

Mr. Quesada: So, my question for you Ginger is similar to what he asked about FLOCK is, year 1, obviously where I know we're short on time as far as holiday lighting.

Ms. Wald: But if you have the money now you can do it.

Mr. Quesada: No, I understand that, what I'm saying is, if in the future the HOA Board wants to approach us about the entrance 119th and obviously there's plenty of lead time for that.

Ms. Wald: You do a license agreement.

Mr. Quesada: So, I'm just giving you guys a forecast picture because obviously right now if you guys wanted to make some kind of a decision on holiday lighting today, we'd have roughly that, let's just say conservatively \$20,000. So, you guys do have the money in your current budget to be able to take on that expense, I checked the budget before today's meeting. So, for now we can do that, and I'm just giving you guys the same thing we mentioned about FLOCK, if in the future, since we need a little bit more lead time to be able to prepare license agreements or possibly easement agreements for other areas, and remember we're year to year as the CDD, so at 119th Avenue or anything like that.

Mr. Castillo: Yes, that's what I was going to say, that's what's confusing is we're doing that for the monuments but, 119th was ruled out because we had no money, or ruled out because it's not possible.

Ms. Wald: No, 119th are the medians.

Mr. Quesada: So, the only way that can happen is if we do the license agreement or the easement.

Ms. Wald: We can't because we don't own that.

Mr. Quesada: Ok.

Mr. Castillo: Despite owning the physical property over attaching license?

Ms. Wald: Over trees, a license over trees, I've never heard of a license over trees.

Mr. Castillo: I'm asking you, that's why I deferring to you, I don't know.

Ms. Wald: Ok, so I don't know the answer so I'd have to look into that because I've never been asked that question.

Mr. Castillo: Ok, got it.

Ms. Wald: That is a very good question and I'm going to have my associate do some research on that.

Mr. Castillo: Ok.

Ms. Wald: So, what I would suggest is this, what I would suggest for today and then we'll take this up, and we'll take this up well in advance of next year but, what I would suggest for today is to do a motion, or state a motion of the contribution from the CDD for the holiday lighting, for this holiday season 2025 in an amount not to exceed the \$20,000 based upon the conversation that we've already had as to a lot of this is CDD property.

Mr. Castillo: Ok, so moved.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, authorizing a not to exceed amount of \$20,000 to have the CDD reimburse Corsica HOA for holiday lighting for any of the CDD areas was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Jumping into staff reports, attorney.

Ms. Wald: Why don't you move on to the next item so I can write this down.

Mr. Quesada: Ok, take your time.

A. Attorney – Memorandum – 2025 Legislative Update

(This item was addressed later in the meeting)

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Quesada: Ok, so we can jump into briefly to the District Engineer's report. So, again, something I know a little bit about, you guys have a bond indenture and again, it's just related to all the infrastructure that was built with the CDD bonds, the drainage system, the residential roads. So, your engineering firm that you have on retainer per the bond indenture went ahead and did an annual engineer inspection which begins on page 155 of your agendas. They found everything to be in good standing, there is a 5-year stormwater plan that we're actually working on and I spoke to your engineer today so in a future agenda you will start seeing and we'll start bringing to you guys some options as far as who to select as a vendor. The county recently changed a lot of their language over the last calendar year

as far as the type of permitting the way that he would report a document, these types of maintenance things but, it's a wonderful thing, you have a great firm and they've already been kind of proactive in just making sure that we have our assessment levels to the correct level. That has been anticipated in the fiscal year 2026 budget, so in a future agenda coming up very soon we'll give you guys some options and obviously the engineering firm will make sure that they're a qualified vendor and they're capable of handling the work. We know a couple of great ones that do excellent reporting, and I know how you guys are when it comes to having good documentation when it comes to those types of things. So, if there are any other questions regarding the bond indenture, and again, this information does get passed on to the trustee and it would just be a formality to just accept the District engineer's report for the fiscal year 2025-2026.

Mr. Castillo: No question on the numbers here but, on page 159 and 160, the map wasn't adjusted, right, so these maps that we're looking at with this new report for the year remain the same or were there any changes there?

Mr. Quesada: Just some of the things that we discussed while we were doing our proposed budgeting process, this is the most up to date map, sidewalks and certain areas that weren't clearly identified have been updated.

Mr. Castillo: Ok.

Mr. Quesada: So anywhere, and this is an easy way of doing it, and I know Ginger was mentioning when we were talking about a different subject but, anywhere you see green is there are drainage responsibilities that the District has in those areas. So, you can look along side the boundaries there, and all the red areas that the residential roads are at, any of the drainage infrastructure that's located in those right-of-ways is a District responsibility.

Mr. Castillo: Ok, so nothing else from me.

Ms. Lopez: I have nothing.

Mr. Castillo: Ok, so I make a motion to accept the report as presented.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the District Engineer's report for Fiscal Year 2025-2026 was approved.

A. Attorney – Memorandum – 2025 Legislative Update (Cont.)

Mr. Quesada: Are you ready Ginger?

Ms. Wald: Yes.

Mr. Castillo: What page are we looking at?

Mr. Quesada: Now we're on page 151.

Mr. Castillo: Ok.

Ms. Wald: So, actually Gabriella prepared this report, and we prepare every year from the end of the Florida Legislative session what our elected officials up in Tallahassee have done to us this time. So, we prepare a memorandum saying what are there the bills that actually passed, and became laws. So, we provide these to all of our clients, to all of our governmental clients, and so that's what this memorandum actually consists of and it provides a small summary of those laws that could affect, not necessarily directly but, could affect CDDs. Luckily, even though there was a slue of bills only a handful passed, so we're not dealing with a lot of things like we did last year, and the year before where a lot of additional things were added to us. So, the first one that's on here, and I'm just going to summarize really quick, you can look up the memorandum if you want to read it, and if you really want to be bored and you can't sleep at night, read the actual law, look it up online because it puts me to sleep every single time, I know that. So, the first one is dealing with public officials and exempt information. So, in Florida, everything is open to the Sunshine, anybody basically can get anything about anybody that's a governmental official but, there are certain things that are exempt. This first one provides for a greater exemption for certain individuals that are public individuals, including their children and their wives, so someone can't basically go after them so they can get their information, where they live, what their name is, where they're going to school, those types of things. So, the reason why we put this in here is because if there is a public records request and one of you in the community, and we have your information, but one of you in the community comes under this exemption we want to make sure there is an exemption and that information is not provided, or if one of you decides to run for, or your spouses wants to run for one of these offices or your children, then you get protected under it, so that's that one. The second one, you don't have to deal with right now because your bonds have already been issued but, it's dealing with ratings on a bond issuance, when we do bond issuances, so you can skip that one because

you're already done. The third one, actually didn't apply to us because we already did our rules of procedure, but the third one is some changes when we do have rules because the District does not have full power, they can't just legislate, we have to do it through a rule procedure. So, they made some additional requirements that we have to follow. The fourth one, we always throw the fun one in, the fourth one is the stolen valor provision, so now you cannot lie if you are a public official and you're saying you were a cornel in the air force, when you were never a cornel in the air force because a lot of people were doing that and running for office, and then became public officials, so that law applies to those folks. Again, it's slapping your hand for doing something wrong. The next one, which is number five is dealing with plats and you're already platted but, we do have some Districts that are not platted so this actually deals with platting, so unless for some reason you're going to replat but, you're already built out so that's not going to happen. So, don't really concern yourselves with number five because it's already been taken care of. Six is dealing with bids, and how it works with public construction projects. So, let's say for some reason you have land and the CDD owns, or the CDD bought it, and you wanted to do a public construction contract to build something there, a sports arena, or whatever, I don't know, and so there are new requirements as to public bidding. We've always had requirements as to public bidding but, they just added some additional laws, and this is mainly for again, my Districts that are still building and things that they have to know, and that's the summary, that's basically it as to the memorandum, and the experts are here to answer any questions if you have any.

Mr. Castillo: None from me at this time.

Mr. Quesada: Thank you Ginger and Gabriella.

Mr. Castillo: Thank you.

C. Field – Monthly Report

Mr. Quesada: We can jump briefly into the field, just kind of a summary of some of the field services that we did in June. There were some landscape lights that were fixed over on 117th, I happened to notice that when we were meeting with the holiday lighting contractor, and again, you'll see that we'll add some services moving forward, and a little bit more information in some of these reports. If you have any questions I'm here to answer those.

Mr. Castillo: Just noting on page 164 that last photo is not us. Wendy highlighted this, and it looks like that's Silver Palms or Palm Glades CDD.

Mr. Quesada: Got it, ok, so the bottom picture?

Mr. Castillo: Yes, that one.

Mr. Quesada: Got it, ok, thank you, I apologize for that, noted, thank you, I appreciate that.

Mr. Castillo: Everything else is fine.

Mr. Quesada: Thank you.

D. Manager

1) Number of Registered Voters in the District – 747

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

3) From 1 Financial Disclosure Due July 1, 2525 – *everyone has filed*

4) Reminder to Compete Annual Ethics Training by December 31, 2025

5) Consideration of 2025 Performance Measure and Standards as Required by Florida Statute 189.0694

Mr. Quesada: I'll jump into the District manager's report briefly and this is quick, on page 167 you have the number of registered voters residing in the District from the Supervisor of Elections, you have 747 voters. Two of the stipulations when it comes to the electoral process is that you have 6 years of establishment as a CDD and at least 250 registered voters residing in the District. So, we'll go back to that at a later agenda as far as the upcoming elections but, this year there are no elections, but in 2026 there should be, and in an agenda typically around the time we do our proposed budget, we'll provide those details because the Supervisor of Elections always has a qualifying period when it comes to that.

Ms. Wald: We're still in the landowners.

Mr. Quesada: Ok, so Ginger just confirmed that for me.

Mr. Castillo: The two seats that come up in 2026, that would still be landowner.

Ms. Wald: Yes because this District wasn't established until December, so it's technically still landowner.

Mr. Castillo: Ok.

Ms. Wald: But I will go over that next year.

Mr. Castillo: Ok.

Mr. Quesada: Ok, thank you. As far as the consideration of the fiscal year 2026 meeting schedule, basically our office has put a draft together based on the current schedule from this year. It would fall on the third Thursday of each month as advertised here on page 168 at 4:00 p.m., does that time still work and the date still work for everybody here?

Mr. Castillo: Yes.

Ms. Lopez: Yes.

Ms. Peralta: Yes.

Mr. Quesada: Ok, and by the way, just so you guys know, any time you guys feel like you need to adjust we can advertise a special meeting, so we could take that on a month to month basis if needed, and advertising the 12 meetings is recommended where if we don't have a need to meet we cancel but you have that flexibility every month.

Mr. Castillo: Yes.

Mr. Quesada: Ok, so if there is no objection, I would just ask for a motion to approve the fiscal year 2026 meeting schedule.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was accepted.

Mr. Quesada: Financial disclosure, thank you everybody, all of you have filed, and it is a personal obligation but, I appreciate you all taking the time to do that. Just a reminder while we're on the same subject you have until December 31, 2025 to complete your ethics training. We did update all our websites in case any of you haven't done it yet, there's still time. The way it works on these Form 1s just like a tax return, so it's asking if you did the ethic training last year, and then next Form 1 would ask if you did it this calendar year, so thank you for that. Lastly is the consideration of the 2025 performance measures and standards as required by Florida Statute, and this was not the Board the last time this was done but, it's a fairly new requirement and GMS went ahead and put together a boilerplate goals and performance measures, the three categories are community communication and engagement, infrastructure and facilities maintenance and financial transparency and accountability. So any time, it doesn't have to be this meeting but obviously we're just trying to keep current with each fiscal year that comes by is to consider and adopt these

performance measures and standards, and it can be subject to revision at any time by this Board.

Mr. Castillo: Is there a minimum I guess threshold or guidance that the state is requiring or is it up the Districts?

Ms. Wald: No, it's completely up to the Districts, and there actually was a bill in the legislature this year to terminate this law but, it didn't go forward, it didn't pass, so hopefully next year it does. This is really good for big governments, it doesn't make any sense for Districts.

Mr. Castillo: Right ok, and I don't have any opinion whether we need to change or adjust the language, I think it's fine.

Mr. Quesada: Again, you don't have to decide today, if you ever want to revisit this, just let us know and we'll add it to another agenda, we can do that. So, I would ask for a motion to approve the 2025 performance measures and standards.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was accepted.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping quickly to your financial reports. Your check register begins on page 177, if there are any questions from the Board I can take those or any comments. If not I would ask for a motion to accept your financial reports.

Mr. Castillo: No questions from me.

Ms. Lopez: No questions.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the check register and the unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Last but not least, we have the Supervisor's requests and audience comments, and if you don't mind let me just ask if there are any audience comments. Any general comments regarding today's agenda for the CDD Board? Not hearing any, are there any Supervisor's requests?

Mr. Castillo: Yes, so we have end caps on District owned roads that I think we could potentially convert to parking spaces, so one, I want an assessment if that serves a public purpose or not, and if it does, could we look at potential engineering reports for vendors to see what it would take to convert them. I have a preliminary list that I can share, they're all on District owned streets.

Mr. Quesada: Ok, so I would ask, or I can happily reach out to the engineer and ask him to identify some of those areas and Yani you can share your list and we can bring it back to you guys at another meeting. If you guys want to appoint him as far as just being able to talk with the engineer as well so we can work collectively and make sure that it's in its final form before it comes to this Board is fine as well.

Mr. Castillo: And would be the first step or do we want to get like a legal review first?

Ms. Wald: No, here's what you do, so your first step is correct with Ben, it would be with the District engineer because the utilization for some of these areas and the way that the development agreement and plans are is you cannot use them, but there are some that are basically just like, oh yes, it's just the end of the road, and we have converted in other Districts it really depends on how the engineer looks at them, and sees, ok this can be done because Miami-Dade County will allow this because this wasn't required as part of the roadway. Keep in mind that if you add additional parking spaces and it's CDD, they're going to be public.

Mr. Castillo: Right.

Ms. Wald: And we'll pass rules and regulations on them but, they will be public, and so anybody is going to be able to use them. So, if you put something over here and I'm coming into the community, and I'm saying yes, I don't feel like parking at my friend's house, I'm going to use that space, you can't do anything about it, I'm allowed to use that space, so it's not going to be for people that just live here.

Mr. Castillo: Right, and that's the intent that we're moving with all of our public spaces across the board, even with the HOA if it's available.

Ms. Wald: Ok, I just wanted you to know that.

Mr. Castillo: Yes, so they won't be assigned to anyone. Ok, Ben, so for me I guess do I send you kind of like the preliminary list?

Mr. Quesada: It's either way, I'm just trying to get you guys efficiency, so if you want to appoint, I would need a motion for Yani to be able to communicate with the engineer.

Ms. Wald: Why don't you just get the list and just send it over to the District engineer so he can preliminarily look at it.

Mr. Quesada: Ok, and I think there's plenty of time so for now if you want I just need direction, so Yani send me the list and then I'll talk to the engineer and then we'll go from there.

Mr. Castillo: Ok.

Mr. Quesada: That's fine.

Mr. Castillo: That's all I have, anybody else have anything?

Ms. Lopez: No.

Ms. Peralta: No.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Ok, so not hearing no other comments, I would ask for a motion to adjourn.

On MOTION by Mr. Castillo seconded by Ms. Lopez with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and entered into this _____ day of _____, 2025 by and between SILVER PALMS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida statutes, being situated in Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and CORSICA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 13595 SW 134 Avenue #108, Miami, Florida 33186 (the “Association”), the District and the Association are sometimes collectively referred to herein as the “Parties.”

WHEREAS, the Parties wish to enter into a MOU to provide for the installation and payment of holiday lights located in District and Association; and

WHEREAS, the District Board of Supervisors received a proposal from Holiday Outdoor Décor for the installation of holiday lights and the locations thereof including the separation of District and Association properties, attached hereto as Exhibit A; and

WHEREAS, the Parties agree that the Association shall contract with Holiday Outdoor Décor for the entire amount of the installation of holiday lights and the District will reimburse an amount not to exceed \$16,214.00 to the Association for the payment of the installation of the holiday lights on District property; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, and subject to the terms and conditions hereof, the Parties agree as follows:

1. The Association will enter into an Agreement with Holiday Outdoor Décor for installation of holiday lights in accordance with the attached Exhibit A.
2. The Parties agree that the cost of the installation of the holiday lights on District property shall not exceed \$16,214.00.
3. The Parties agree that the District shall reimburse the Association for the installation of the holiday lights paid by the Association in the amount not to exceed \$16,214.00.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREFORE and intent to be legally bound the Parties have executed this MOU effective as of the date first written above.

**CORSICA HOMEOWNERS
ASSOCIATION, INC.**

By: _____

Print Name: _____

Title: _____

**SILVER PALMS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Print Name: _____

Title: _____

EXHIBIT A

LEGEND

Explanation of symbols
on General Terms page

2025-2027**CORSICA/ SILVER PALMS WEST**

Installation Address: 24455 SW 119TH AVE, PRINCETON, FL, 33032

**AREA 1 – CLUBHOUSE**

We will outline the roofline with 140' of C7 12" spacing green cord light line with Warm White LED Bulbs.

140' C7 12" spacing green cord light line with Warm White LED Bulbs \$ 840.00

For each of the two (2) Sylvester Palms, we will wrap the trunks with five (5) Warm White Commercial-grade LED light sets and light up the fronds with fifteen (15) LED Frond Sets.

10	Commercial-grade LED light sets Warm White	\$ 320.00
30	LED Frond Sets Warm White	\$ 840.00
	Equipment Charge	\$ 150.00

For each of the three (3) Shrubs, located in front of the building, we will scatter throughout with ten (10) Warm White Commercial-grade LED light sets.

30	Commercial-grade LED light sets Warm White	\$ 960.00
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We will install one (1) 3D LED Ornament Display.

1	3D LED Ornament Display	\$ 1,500.00
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For each of the nine (9) Christmas Palms, we will wrap the trunks up to the boot with three (3) Warm White Commercial-grade LED light sets and light up the fronds with six (6) Warm White LED Frond Sets.

27	Commercial-grade LED light sets Warm White	\$ 864.00
54	LED Frond Sets Warm White	\$ 1,512.00
	Equipment Charge	\$ 540.00

For the Lower Hedge, located under the Christmas Palms, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

20	LED Hedge Warm White	\$ 360.00
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We will install one (1) 30' LED Christmas Tree, decorated with ball ornaments with a 4' 3D Tree Topper.

1	30' Christmas Tree LED Warm White w/4' Topper	\$ 18,428.00
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TOTAL AREA 1		\$ 26,314.00
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AREA 2- CLUBHOUSE INTERIOR



We will install one (1) 12' LED Warm White Branch Tree, decorated with a winter theme, with a bow topper. We will install three (3) 9' x 14" LED Garland decorated in a winter theme, located above the TV.

1	12' LED Branch Tree Warm White decorated in Winter Theme	\$ 2,200.00
3	9' x 14" LED Warm white Garland decorated in Winter Theme	\$ 540.00

TOTAL AREA 2	\$ 2,740.00
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AREA 3 – SW 248th ST & SW 119th AVE



We will outline the entire Monument Sign, with a total 125' of C7 12" spacing white cord light line with Warm White LED Bulbs. We will install one (1) 7.5' L x 2.5' T LED Sign Enhancer on top of the monument.

For each of the two (2) Shrubs, we will scatter throughout with ten (10) Warm White Commercial-grade LED light sets.

125'	C7 12" spacing white cord light line with Warm White LED Bulbs	\$ 750.00
1	LED Sign Enhancer	\$ 890.00
20	Commercial-grade LED light sets Warm White	\$ 640.00

For each of the two (2) Sylvester Palms, we will wrap the trunks with five (5) Warm White Commercial-grade LED light sets and light up the fronds with fifteen (15) LED Frond Sets.

10	Commercial-grade LED light sets Warm White	\$ 320.00
30	LED Frond Sets Warm White	\$ 840.00
	Equipment Charge	\$ 150.00

For the Hedges, we will scatter throughout with twenty-five (25) Warm White LED Hedge Sets.

25	LED Hedge Sets Warm White	\$ 450.00
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TOTAL AREA 3 **\$ 4,040.00**

AREA 4 – SW 177TH AVE & SW 245TH TER



We will outline the entire Monument Sign, with a total of 40' of C7 12" spacing white cord light line with Warm White LED Bulbs. We will install one (1) 7.5' L x 2.5' T LED Sign Enhancer on top of the monument.

For each of the three (3) Ligustrums, we will scatter throughout with 100' of C9 24" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40'	C7 12" spacing white cord light line with Warm White LED Bulbs	\$ 240.00
1	LED Sign Enhancer	\$ 890.00
300'	C9 24" green cord WW LED G50 bulbs every 5th Twinkle	\$ 840.00

For each of the four (4) Royal Palms, we will wrap the trunks up to the boot with five (5) Warm White Commercial-grade LED light sets and light up the fronds with eight (8) LED Frond Sets.

20	Commercial-grade LED light sets Warm White	\$ 640.00
32	LED Frond Sets Warm White	\$ 896.00
	Equipment Charge	\$ 320.00

For the upper and lower Hedges, we will scatter throughout with sixty (60) Warm White LED Hedge Sets.

60	LED Hedge Sets Warm White	\$ 1,080.00
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TOTAL AREA 4	\$ 4,906.00
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AREA 5 –MAILBOXES AT SW 246TH LN & SW 119TH AVE



We will outline the front of the mailbox awning with a total of 70' of C7 12" spacing green cord light line with Warm White LED Bulbs.

70' C7 12" spacing green cord light line with Warm White LED Bulbs \$ 420.00

For each of the two (2) Oak Trees, we will wrap up into the foliage with forty (40) Warm White Commercial-grade LED light sets.

80	Commercial-grade LED light sets Warm White	\$ 2,560.00
	Equipment Charge	\$ 500.00

For each of the three (3) Royal Palms, we will wrap the trunks up to the boot with eight (8) Warm White Commercial-grade LED light sets and light up the fronds with ten (10) Warm White LED Frond Sets.

24	Commercial-grade LED light sets Warm White	\$ 768.00
30	LED Frond Sets Warm White	\$ 840.00
	Equipment Charge	\$ 300.00



We will outline the front of the mailbox awning with a total of 70' of C7 12" spacing green cord light line with Warm White LED Bulbs.

70' C7 12" spacing green cord light line with Warm White LED Bulbs \$ 420.00

For each of the two (2) Oak Trees, we will wrap up into the foliage with forty (40) Warm White Commercial-grade LED light sets.

80	Commercial-grade LED light sets Warm White	\$ 2,560.00
	Equipment Charge	\$ 500.00

For each of the two (2) Sylvester Palms, we will wrap the trunks with ten (10) Warm White Commercial-grade LED light sets and light up the fronds with fifteen (15) Warm White LED Frond Sets.

20	Commercial-grade LED light sets Warm White	\$ 640.00
30	LED Frond Sets Warm White	\$ 840.00
	Equipment Charge	\$ 300.00

TOTAL AREA 5	\$ 10,648.00
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AREA 6 – MAILBOXES AT SW 243RD STR & SW 119TH CT



We will outline the front of the mailbox awning with a total of 70' of C7 12" spacing green cord light line with Warm White LED Bulbs.

70'	C7 12" spacing green cord light line with Warm White LED Bulbs	\$ 420.00
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We will install one (1) 3D LED Gift Package Display, located near the mailboxes.

1	3D LED Gift Package Display	\$ 1,500.00
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TOTAL AREA 6	\$ 1,920.00
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AREA 7 – SW 119TH AVE MEDIANS



FOR THE MEDIANS

Starting at 248th Street, we will light the First and Second median and then every other median until reaching SW 38th Terrace. Total of forty-five Royal Palms.

For each of the forty-five (45) Royal Palms, we will light the trunks up to the boot with seven (7) Warm White Commercial-grade LED light sets and light up the fronds with six (6) Warm White LED Frond Sets.

315	Commercial-grade LED light sets Warm White	\$ 10,080.00
270	LED Frond Sets Warm White	\$ 7,560.00
	Equipment Charge	\$ 2,700.00

TOTAL AREA 7	\$ 20,340.00
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HOLIDAY PROGRAM TOTAL	\$ 70,908.00
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COST RECAP PAGE

CORSICA/ SILVER PALMS WEST 2025-2027



CORSICA HOA

TOTAL AREA 1	\$ 26,314.00
TOTAL AREA 2	\$ 2,740.00
TOTAL AREA 3	\$ 4,040.00
TOTAL AREA 4	\$ 0.00
TOTAL AREA 5	\$ 840.00
TOTAL AREA 6	\$ 420.00
TOTAL AREA 7	<u>\$ 20,340.00</u>
CORSICA HOA TOTAL	\$ 54,694.00

SILVER PALMS WEST

TOTAL AREA 1	\$ 0.00
TOTAL AREA 2	\$ 0.00
TOTAL AREA 3	\$ 0.00
TOTAL AREA 4	\$ 4,906.00
TOTAL AREA 5	\$ 9,808.00
TOTAL AREA 6	\$ 1,500.00
TOTAL AREA 7	<u>\$ 0.00</u>
SILVER PALMS WEST TOTAL	\$16,214.00

**Flock Safety + FL - Corsica
Homeowners Association**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Kyle Whitmire
kyle.whitmire@flocksafety.com
8649791183

flock safety



EXHIBIT A
ORDER FORM

Customer:	FL - Corsica Homeowners Association	Initial Term:	24 Months
Legal Entity Name:	FL - Corsica Homeowners Association	Renewal Term:	24 Months
Accounts Payable Email:	yani@corsicahoa.com	Payment Terms:	Net 15
Address:	24455 Southwest 119Th Avenue Princeton, Florida 33032	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products
Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$79,500.00
Flock Safety LPR Products			
Flock Safety LPR - Neighborhoods, fka Sparrow	Included	14	Included
Flock Safety Video Products			
Solar Video Camera Fixed, fka Condor	Included	14	Included
Flock Safety Video Camera PTZ w/ LTE Service, fka Condor	Included	2	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	14	\$9,100.00
Video Camera Professional Services - Standard Implementation Fee	\$750.00	14	\$10,500.00
Video Camera Professional Services - Standard Implementation Fee	\$750.00	2	\$1,500.00

Subtotal Year 1:	\$100,600.00
Annual Recurring Subtotal:	\$79,500.00
Estimated Tax:	\$0.00
Contract Total:	\$180,100.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$100,600.00
Annual Recurring after Year 1	\$79,500.00
Contract Total	\$180,100.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint [™] technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera Fixed, fka Condor	Community grade live streamed Solar powerd Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming. AC power is also available if needed.
Flock Safety Video Camera PTZ w/ LTE Service, fka Condor	Law enforcement grade live streamed PTZ camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Video Camera Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Video Camera Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: FL - Corsica Homeowners Association

By: _____
Name: Mark Smith
Title: _____
Date: _____

By: _____
Name: yani@corsicahoa.com
Title: Vice-President, Treasurer
Date: _____
PO Number: _____

Master Services Agreement

This Master Services Agreement (this “**Agreement**”) is entered into by and between Flock Group Inc. with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 (“**Flock**”) and the entity identified in the signature block (“**Customer**”) (each a “**Party**,” and together, the “**Parties**”). This Agreement is effective on the date of mutual execution (“**Effective Date**”). Parties will sign an Order Form (“**Order Form**”) which will describe the Flock Services to be performed and the period for performance, attached hereto as **Exhibit A**.

RECITALS

WHEREAS, Flock offers a software and hardware situational awareness solution through Flock’s technology platform that upon detection is capable of capturing audio, video, image, and recording data and provide notifications to Customer (“**Notifications**”);

WHEREAS, Customer desires access to the Flock Services (defined below) on existing devices, provided by Customer, or Flock provided Flock Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, via the Flock Services; and

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

WHEREAS, Flock desires to provide Customer the Flock Services and any access thereto, subject to the terms and conditions of this Agreement, solely for the awareness, prevention, and prosecution of crime, bona fide investigations and evidence gathering for law enforcement purposes, (“**Permitted Purpose**”).

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

1.1 “**Agreement**” means the order form (to be provided as Exhibit A, “Order Form”), these terms and conditions, and any document therein incorporated by reference in section 11.4.

1.2 “**Anonymized Data**” means Customer Data permanently stripped of identifying details and any potential personally identifiable information, by commercially available standards which irreversibly alters data in such a way that a data subject (i.e., individual person or entity) can no longer be identified directly or indirectly.

1.3 “**Authorized End User(s)**” means any individual employees, agents, or contractors of Customer accessing or using the Services, under the rights granted to Customer pursuant to this Agreement.

1.4 “**Customer Data**” means the data, media, and content provided by Customer through the Services. For the avoidance of doubt, the Customer Data will include the Footage.

1.5. “**Customer Hardware**” means the third-party camera owned or provided by Customer and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services.

1.6 “**Effective Date**” means the date this Agreement is mutually executed (valid and enforceable) by both Parties.

1.7 “**Embedded Software**” means the Flock proprietary software and/or firmware integrated with or installed on the Flock Hardware or Customer Hardware.

1.8 “**Flock Hardware**” means the Flock device(s), which may include the pole, clamps, solar panel, installation components, and any other physical elements that interact with the Embedded Software and the Web Interface, to provide the Flock Services as specifically set forth in the applicable Order Form.

1.9 “**Flock IP**” means the Services, the Embedded Software, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized End Users. Flock IP does not include Footage (as defined below).

1.10 “**Flock Services**” means the provision of Flock’s software and hardware situational awareness solution, via the Web Interface, for automatic license plate detection, alerts, audio detection, searching image records, video and sharing Footage.

1.11 “**Footage**” means still images, video, audio, and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services.

1.12 “**Integration Data**” means any distribution of data from a Customer requested third party integration.

1.13 “**Installation Services**” means the services provided by Flock for installation of Flock Services.

1.14 “**Permitted Purpose**” means for legitimate public safety and/or business purpose, including but not limited to the awareness, prevention, and prosecution of crime; investigations; and prevention of commercial harm, to the extent permitted by law.

1.15 “**Retention Period**” means the time period that the Customer Data is stored within the cloud storage, as specified in the applicable Order Form. Flock deletes all Footage on a rolling thirty (30) day basis, except as otherwise stated on the Order Form. Customer shall be responsible for extracting, downloading and archiving Footage from the Flock Services on its own storage devices.

1.16 “**Term**” means the date, unless otherwise stated in the Order Form, upon which the cameras are validated by both Parties as operational.

1.17 “**Web Interface**” means the website(s) or application(s) through which Customer and its Authorized End Users can access the Services.

2. SERVICES AND SUPPORT

2.1 **Provision of Access.** Flock hereby grants to Customer a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Term, solely for the Authorized End Users. The Footage will be available for Authorized End Users to access and download via the Web Interface for the Retention Period. Authorized End Users will be required to sign up for an account and select a password and username (“**User ID**”). Customer shall be responsible for all acts and omissions of Authorized End Users. Customer shall undertake reasonable efforts to make all Authorized End Users aware of all applicable provisions of this Agreement and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, (such as using a third party to host the Web Interface for cloud storage or a cell phone provider for wireless cellular coverage).

2.2 Embedded Software License. Flock grants Customer a limited, non-exclusive, non-transferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as it pertains to Flock Services, solely as necessary for Customer to use the Flock Services.

2.3 Support Services. Flock shall monitor the Flock Services, and any applicable device health, in order to improve performance and functionality. Flock will use commercially reasonable efforts to respond to requests for support within seventy-two (72) hours. Flock will provide Customer with reasonable technical and on-site support and maintenance services in-person, via phone or by email at support@flocksafety.com (such services collectively referred to as “**Support Services**”).

2.4 Updates to Platform. Flock may make any updates to system or platform that it deems necessary or useful to (i) maintain or enhance the quality or delivery of Flock’s products or services to its agencies, the competitive strength of, or market for, Flock’s products or services, such platform or system’s cost efficiency or performance, or (ii) to comply with applicable law. Parties understand that such updates are necessary from time to time and will not diminish the quality of the services or materially change any terms or conditions within this Agreement.

2.5 Service Interruption. Services may be interrupted in the event that: (a) Flock’s provision of the Services to Customer or any Authorized End User is prohibited by applicable law; (b) any third-party services required for Services are interrupted; (c) if Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance (“**Service Interruption**”). Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer, to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized End User may incur as a result of a Service Interruption. To the extent that the Service Interruption is not caused by Customer’s direct actions or by the actions of parties associated with the Customer, the time will be tolled by the duration of the Service Interruption (for any continuous suspension lasting at least one full day). For example, in the event of a Service Interruption lasting five (5) continuous days, Customer will receive a credit for five (5) free days at the end of the Term.

2.6 Service Suspension. Flock may temporarily suspend Customer's and any Authorized End User's access to any portion or all of the Flock IP or Flock Service if (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of Flock; (c) Customer or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Permitted Purpose; or (e) any unauthorized access to Flock Services through Customer's account ("***Service Suspension***"). Customer shall not be entitled to any remedy for the Service Suspension period, including any reimbursement, tolling, or credit. If the Service Suspension was not caused by Customer, the Term will be tolled by the duration of the Service Suspension.

2.7 Hazardous Conditions. Flock Services do not contemplate hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, or toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately.

3. CUSTOMER OBLIGATIONS

3.1 Customer Obligations. Flock will assist Customer Authorized End Users in the creation of a User ID. Authorized End Users agree to provide Flock with accurate, complete, and updated registration information. Authorized End Users may not select as their User ID, a name that they do not have the right to use, or any other name with the intent of impersonation. Customer and Authorized End Users may not transfer their account to anyone else without prior written permission of Flock. Authorized End Users shall not share their account username or password information and must protect the security of the username and password. Unless otherwise stated and defined in this Agreement, Customer shall not designate Authorized End Users for persons who are not officers, employees, or agents of Customer. Authorized End Users shall only use Customer-issued email addresses for the creation of their User ID. Customer is responsible for any Authorized End User activity associated with its account. Customer shall ensure that Customer provides Flock with up-to-date contact information at all times during the Term of this Agreement. Customer shall be responsible for obtaining and maintaining any equipment and

ancillary services needed to connect to, access or otherwise use the Flock Services (e.g., laptops, internet connection, mobile devices, etc.). Customer shall (at its own expense) provide Flock with reasonable access and use of Customer facilities and Customer personnel in order to enable Flock to perform Services (such obligations of Customer are collectively defined as “***Customer Obligations***”).

3.2 Customer Representations and Warranties. Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of data, video, photo, or audio content.

4. DATA USE AND LICENSING

4.1 Customer Data. As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell Customer Data.

4.2 Customer Generated Data. Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (“***Customer Generated Data***”). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer’s intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services. Flock does not own and shall not sell Customer Generated Data.

4.3 Anonymized Data. Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data non-identifiable to create Anonymized Data to use and perform the Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such

Anonymized Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand that the aforementioned license is required for continuity of Services. Flock does not own and shall not sell Anonymized Data.

4.4 Data Distribution. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, “Recipient”). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock’s standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces (“APIs”) is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

5. CONFIDENTIALITY; DISCLOSURES

5.1 Confidentiality. To the extent required by any applicable public records requests, each Party (the “**Receiving Party**”) understands that the other Party (the “**Disclosing Party**”) has disclosed or may disclose business, technical or financial information relating to the Disclosing Party’s business (hereinafter referred to as “**Proprietary Information**” of the Disclosing Party). Proprietary Information of Flock includes non-public information provided by the Disclosing Party to the Receiving Party regarding features, functionality and performance of this Agreement. Proprietary Information of Customer includes non-public data provided by Customer to Flock or collected by Flock via Flock Services, which includes but is not limited to geolocation information and environmental data collected by sensors. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the Party takes with its own proprietary information, but in no event less than commercially reasonable precautions, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any

such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public; or (b) was in its possession or known by it prior to receipt from the Disclosing Party; or (c) was rightfully disclosed to it without restriction by a third party; or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. At the termination of this Agreement, all Proprietary Information will be returned to the Disclosing Party, destroyed or erased (if recorded on an erasable storage medium), together with any copies thereof, when no longer needed for the purposes above, or upon request from the Disclosing Party, and in any case upon termination of the Agreement. Notwithstanding any termination, all confidentiality obligations of Proprietary Information that is trade secret shall continue in perpetuity or until such information is no longer trade secret.

5.2 Usage Restrictions on Flock IP. Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Customer acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Customer and Authorized End Users shall not: (i) directly or indirectly, reverse engineer, decompile, disassemble, or otherwise attempt to discover, or recreate the source code, object code or underlying structure, ideas or algorithm of the Flock Services or any software provided hereunder; modify, translate, or create derivative works based on the Flock Services or any software provided hereunder, (ii) attempt to modify, alter, tamper with or repair any of the Flock IP, or attempt to create any derivative product from any of the foregoing; (iii) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (iv) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within the Flock Services or Flock IP; (v) use the Flock Services for anything other than the Permitted Purpose; or (vi) assign, sublicense, sell, resell, lease, rent, or otherwise transfer, convey, pledge as security, or otherwise encumber, Customer's rights. There are no implied rights.

5.3 Disclosure of Footage. Subject to and during the Retention Period, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.

6. PAYMENT OF FEES

6.1 Billing and Payment of Fees. Customer shall pay the fees set forth in the applicable Order Form based on the billing structure and payment terms as indicated in the Order Form. To the extent the Order Form is silent, Customer shall pay all invoices net thirty (30) days from the date of receipt. If Customer believes that Flock has billed Customer incorrectly, Customer must contact Flock no later than thirty (30) days after the closing date on the first invoice in which the error or problem appeared to receive an adjustment or credit. Customer acknowledges and agrees that a failure to contact Flock within this period will serve as a waiver of any claim. If any undisputed fee is more than thirty (30) days overdue, Flock may, without limiting its other rights and remedies, suspend delivery of its service until such undisputed invoice is paid in full. Flock shall provide at least thirty (30) days' prior written notice to Customer of the payment delinquency before exercising any suspension right.

6.2 Notice of Changes to Fees. In the event of any changes to fees, Flock shall provide Customer with sixty (60) days notice (email sufficient) prior to the end of the Initial Term or Renewal Term (as applicable). Any such changes to fees shall only impact subsequent Renewal Terms.

6.3 Taxes. To the extent Customer is not a tax exempt entity, Customer is responsible for all taxes, levies, or duties, excluding only taxes based on Flock's net income, imposed by taxing authorities associated with the order. If Flock has the legal obligation to pay or collect taxes, including amount subsequently assessed by a taxing authority, for which Customer is responsible, the appropriate amount shall be invoice to and paid by Customer unless Customer provides Flock a legally sufficient tax exemption certificate and Flock shall not charge Customer any taxes from which it is exempt. If any deduction or withholding is required by law, Customer shall notify Flock and shall pay Flock any additional amounts necessary to ensure that the net

amount that Flock receives, after any deduction and withholding, equals the amount Flock would have received if no deduction or withholding had been required.

7. TERM AND TERMINATION

7.1 **Term.** The initial term of this Agreement shall be for the period of time set forth on the Order Form (the “**Term**”). Unless otherwise indicated on the Order Form, the Term shall commence upon first installation of Flock Hardware, as applicable. Following the Term, unless otherwise indicated on the Order Form, this Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

7.2 **Termination.** Upon termination or expiration of this Agreement, Flock will remove any applicable Flock Hardware at a commercially reasonable time period. In the event of any material breach of this Agreement, the non-breaching Party may terminate this Agreement prior to the end of the Term by giving thirty (30) days prior written notice to the breaching Party; provided, however, that this Agreement will not terminate if the breaching Party has cured the breach prior to the expiration of such thirty (30) day period (“**Cure Period**”). Either Party may terminate this Agreement (i) upon the institution by or against the other Party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other Party's making an assignment for the benefit of creditors, or (iii) upon the other Party's dissolution or ceasing to do business. In the event of a material breach by Flock, and Flock is unable to cure within the **Cure Period**, Flock will refund Customer a pro-rata portion of the pre-paid fees for Services not received due to such termination.

7.3 **Survival.** The following Sections will survive termination: 1, 3, 5, 6, 7, 8.3, 8.4, 9, 10.1 and 11.6.

8. REMEDY FOR DEFECT; WARRANTY AND DISCLAIMER

8.1 **Manufacturer Defect.** Upon a malfunction or failure of Flock Hardware or Embedded Software (a “**Defect**”), Customer must notify Flock’s technical support team. In the event of a Defect, Flock shall make a commercially reasonable attempt to repair or replace the defective Flock Hardware at no additional cost to the Customer. Flock reserves the right, in its sole

discretion, to repair or replace such Defect, provided that Flock shall conduct inspection or testing within a commercially reasonable time, but no longer than seven (7) business days after Customer gives notice to Flock.

8.2 Replacements. In the event that Flock Hardware is lost, stolen, or damaged, Customer may request a replacement of Flock Hardware at a fee according to the reinstall fee schedule (<https://www.flocksafety.com/reinstall-fee-schedule>). In the event that Customer chooses not to replace lost, damaged, or stolen Flock Hardware, Customer understands and agrees that Flock is not liable for any resulting impact to Flock Service, nor shall Customer receive a refund for the lost, damaged, or stolen Flock Hardware.

8.3 Warranty. Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

8.4 Disclaimer. THE REMEDY DESCRIBED IN SECTION 8.1 ABOVE IS CUSTOMER'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTS. FLOCK IS NOT LIABLE FOR ANY DAMAGES OR ISSUES ARISING FROM THIRD-PARTY DISTRIBUTIONS REQUESTED BY CUSTOMER. AFOREMENTIONED DISTRIBUTION IS AT CUSTOMER'S OWN RISK. FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS DISCLAIMER ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 11.6.

8.5 Insurance. Flock will maintain commercial general liability policies to be provided as Exhibit B.

8.6 Force Majeure. Parties are not responsible or liable for any delays or failures in performance from any cause beyond their control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, pandemics (including the spread of variants), issues of national security, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, supply chain shortages of equipment or supplies, financial institution crisis, weather conditions or acts of hackers, internet service providers or any other third party acts or omissions.

9. LIMITATION OF LIABILITY; INDEMNITY

9.1 Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK, ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR LOSS OF REVENUE, BUSINESS OR BUSINESS INTERRUPTION; (B) INCOMPLETE, CORRUPT, OR INACCURATE DATA; (C) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (D) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (E) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID AND/OR PAYABLE BY CUSTOMER TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITATION OF LIABILITY OF SECTION ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE REFERENCED IN SECTION 11.6. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOREGOING LIMITATIONS OF LIABILITY SHALL NOT APPLY (I) IN THE EVENT OF GROSS

NEGLIGENCE OR WILLFUL MISCONDUCT, OR (II) INDEMNIFICATION OBLIGATIONS.

9.2 Responsibility. Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable for the torts of its own officers, agents, or employees.

9.3 Flock Indemnity. Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; or (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees. Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

9.4 Customer Indemnity. To the extent permitted by law, Customer shall indemnify and hold harmless Flock against any damages, losses, liabilities, settlements, and expenses in connection with any claim or action that arises from an alleged violation of Customer Obligations, Customer's Installation Obligations, Customer's sharing of any Customer Data, including any claim that such actions violate any applicable law or third party right.

10. INSTALLATION SERVICES AND OBLIGATIONS

10.1 Ownership of Hardware. Flock Hardware is owned and shall remain the exclusive property of Flock. Title to any Flock Hardware shall not pass to Customer upon execution of this Agreement, except as otherwise specifically set forth in this Agreement. Except as otherwise expressly stated in this Agreement, Customer is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Customer agrees and understands that in the event Customer is found to engage in any of the foregoing restricted actions, all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination for material breach by Customer. Customer shall not perform any acts which would interfere with the retention of title of the Flock Hardware by Flock. Should

Customer default on any payment of the Flock Services, Flock may remove Flock Hardware at Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Customer's default and Flock shall have the right to enforce any other legal remedy or right.

10.2 Deployment Plan. Flock shall advise Customer on the location and positioning of the Flock Hardware for optimal product functionality, as conditions and locations allow. Flock will collaborate with Customer to design the strategic geographic mapping of the location(s) and implementation of Flock Hardware to create a deployment plan ("**Deployment Plan**"). In the event that Flock determines that Flock Hardware will not achieve optimal functionality at a designated location, Flock shall have final discretion to veto a specific location, and will provide alternative options to Customer.

10.3 Changes to Deployment Plan. After installation of Flock Hardware, any subsequent requested changes to the Deployment Plan, including, but not limited to, relocating, re-positioning, adjusting of the mounting, removing foliage, replacement, changes to heights of poles will incur a fee according to the reinstall fee schedule located at (<https://www.flocksafety.com/reinstall-fee-schedule>). Customer will receive prior notice and confirm approval of any such fees.

10.4 Customer Installation Obligations. Customer is responsible for any applicable supplementary cost as described in the Customer Implementation Guide, attached hereto as Exhibit C. Customer represents and warrants that it has, or shall lawfully obtain, all necessary right title and authority and hereby authorizes Flock to install the Flock Hardware at the designated locations and to make any necessary inspections or maintenance in connection with such installation.

10.5 Flock's Obligations. Installation of any Flock Hardware shall be installed in a professional manner within a commercially reasonable time from the Effective Date of this Agreement. Upon removal of Flock Hardware, Flock shall restore the location to its original condition, ordinary wear and tear excepted. Flock will continue to monitor the performance of Flock Hardware for the length of the Term. Flock may use a subcontractor or third party to perform certain obligations under this Agreement, provided that Flock's use of such subcontractor or third party shall not release Flock from any duty or liability to fulfill Flock's obligations under this Agreement.

11. MISCELLANEOUS

11.1 Compliance with Laws. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s).

11.2 Severability. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect.

11.3 Assignment. This Agreement is not assignable, transferable or sublicensable by either Party, without prior consent. Notwithstanding the foregoing, either Party may assign this Agreement, without the other Party's consent, (i) to any parent, subsidiary, or affiliate entity, or (ii) to any purchaser of all or substantially all of such Party's assets or to any successor by way of merger, consolidation or similar transaction.

11.4 Entire Agreement. This Agreement, together with the Order Form(s), the reinstall fee schedule (<https://www.flocksafety.com/reinstall-fee-schedule>), and any attached exhibits are the complete and exclusive statement of the mutual understanding of the Parties and supersedes and cancels all previous or contemporaneous negotiations, discussions or agreements, whether written and oral, communications and other understandings relating to the subject matter of this Agreement. All waivers and modifications must be in a writing signed by both Parties, except as otherwise provided herein. None of Customer's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected. Any mutually agreed upon future purchase order is subject to these legal terms and does not alter the rights and obligations under this Agreement, except that future purchase orders may outline additional products, services, quantities and billing terms to be mutually accepted by Parties. In the event of any conflict of terms found in this Agreement or any other terms and conditions, the terms of this Agreement shall prevail. Customer agrees that Customer's purchase is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written comments made by Flock with respect to future functionality or feature.

11.5 Relationship. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Parties do not have any authority of any kind to bind each other in any respect whatsoever. Flock shall at all times be and act as an independent contractor to Customer.

11.6 Governing Law; Venue. This Agreement shall be governed by the laws of the state in which the Customer is located. The Parties hereto agree that venue would be proper in the chosen courts of the State of which the Customer is located. The Parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

11.7 Special Terms. Flock may offer certain special terms which are indicated in the Order Form and will become part of this Agreement, upon Customer's prior written consent and the mutual execution by authorized representatives ("**Special Terms**"). To the extent that any terms of this Agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

11.8 Publicity. Upon prior written consent, Flock has the right to reference and use Customer's name and disclose the nature of the Services in business and development and marketing efforts. Nothing contained in this Agreement shall be construed as conferring on any Party, any right to use the other Party's name as an endorsement of product/service.

11.9 Feedback. If Customer or Authorized End User provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Customer or Authorized End User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

11.10 Export. Customer may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign Customer or authority. As defined in Federal Acquisition Regulation ("FAR"), section 2.101, the Services, the Flock Hardware and Documentation are "commercial items" and according to the Department of Defense Federal Acquisition Regulation ("DFAR") section 252.2277014(a)(1) and are deemed to be "commercial computer software" and "commercial computer software documentation." Flock is compliant with FAR Section 889 and does not contract or do business with, use any equipment, system, or service that uses the enumerated banned Chinese telecommunication companies, equipment or services as a substantial or essential component of any system, or as critical technology as part of any Flock system.

Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

11.11 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated sections.

11.12 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the Parties they are representing upon the Effective Date.

11.13 **Conflict.** In the event there is a conflict between this Agreement and any applicable statement of work, or Customer purchase order, this Agreement controls unless explicitly stated otherwise.

11.14 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt to the address listed on the Order Form (or, if different, below), if sent by certified or registered mail, return receipt requested. All notices will be provided to the email or mailing address listed in the Order Form.

11.15 **Non-Appropriation.** Notwithstanding any other provision of this Agreement, all obligations of the Customer under this Agreement which require the expenditure of public funds are conditioned on the availability of said funds appropriated for that purpose. To the extent applicable, Customer shall have the right to terminate this Agreement for non-appropriation with thirty (30) days written notice without penalty or other cost.

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FLOCK NOTICES ADDRESS:

1170 HOWELL MILL ROAD, NW SUITE 210

ATLANTA, GA 30318

ATTN: LEGAL DEPARTMENT

EMAIL: legal@flocksafety.com

Customer NOTICES ADDRESS:

ADDRESS: _____

ATTN: _____

EMAIL: _____

EXHIBIT B
INSURANCE

Required Coverage. Flock shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services under this Agreement and the results of that work by Flock or its agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A. M. Best rating of no less than “A” and “VII”. Flock shall obtain and, during the term of this Agreement, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance for insurable amounts of not less than the limits listed herein. The insurance policies shall provide that the policies shall remain in full force during the life of the Agreement. Flock shall procure and shall maintain during the life of this Agreement Worker's Compensation insurance as required by applicable State law for all Flock employees. For the avoidance of doubt, (i) all required insurance limits by Customer can be met through a combination of primary and excess/umbrella coverage, and (ii) Flock's Cyber and Professional Liability/Errors and Omissions insurance has a shared limit of Five Million Dollars (5,000,000) per incident and in the aggregate.

Types and Amounts Required. Flock shall maintain, at minimum, the following insurance coverage for the duration of this Agreement:

- (i) **Commercial General Liability** insurance written on an occurrence basis with minimum limits of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and product and completed operations coverage;
- (ii) **Workers Compensation** insurance in accordance with statutory limits;
- (iii) **Professional Liability/Errors and Omissions** insurance with minimum limits of Five Million Dollars (\$5,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate;

(iv) **Commercial Automobile Liability** insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury, death, and property coverage, including owned and non-owned and hired automobile coverage; and

(v) **Cyber Liability** insurance written on an occurrence basis with minimum limits of Five Million Dollars (\$5,000,000).

Silver Palms West CDD



FIELD REPORT

August 13, 2025



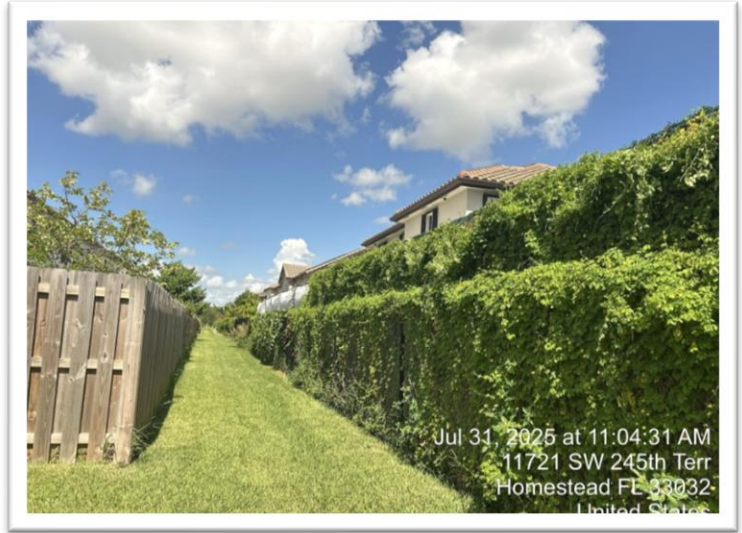
**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- Landscaping services were provided by Veridian Group.



- Reported encroaching vines along 245 TER to HOA Landscaper.



- Plant/Tree enhancement project commenced along swales areas.

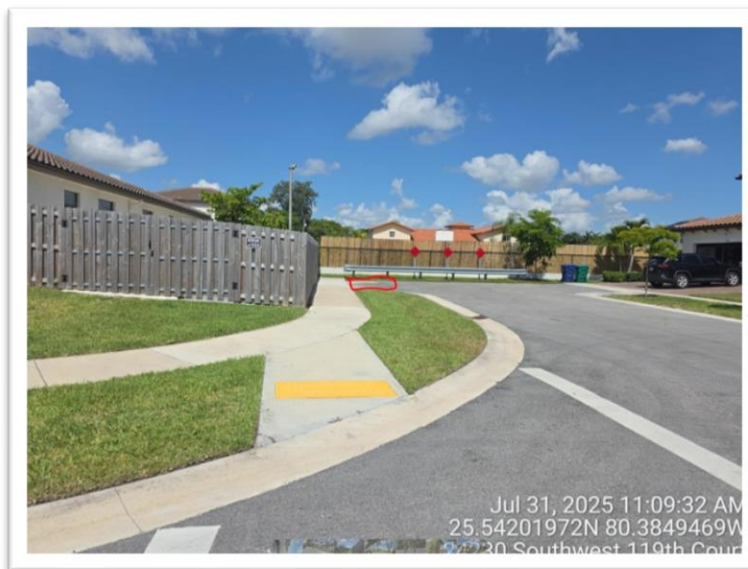


- Monitoring areas in need of sod replacment once irrigation turnover/repairs completed.



Field Maintenance

- Requested to have the District Engineer provide recommendations regarding request to add public guest parking along CDD owned “Dead End” streets.



Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

7/01/25 - 7/31/25

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
7/1 - 7/31	156 - 161	\$ 39,759.71
TOTAL		\$39,759.71

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/02/25	00008	6/01/25 8497 MAY 25	202505 310-51300-31100 ENGINEERING SVCS	ALVAREZ ENGINEERS	*	67.50	67.50 000156
7/02/25	00003	5/31/25 193478 MAY 25	202505 310-51300-31500 GENERAL COUNSEL	BILLING, COCHRAN, LYLES, MAURO	*	3,694.50	3,694.50 000157
7/02/25	00001	7/01/25 61 JUL 25	202507 310-51300-34000 MGMT FEES		*	2,889.00	
		7/01/25 61 JUL 25	202507 310-51300-35100 COMPUTER TIME		*	44.58	
		7/01/25 61 JUL 25	202507 310-51300-31300 DISSEMINATION		*	178.33	
		7/01/25 61 JUL 25	202507 310-51300-49500 WEBSITE ADMIN		*	89.17	
		7/01/25 61 JUL 25	202507 310-51300-42000 POSTAGE		*	901.83	
		7/01/25 61 JUL 25	202507 310-51300-42500 COPIES	GMS-SF, LLC	*	220.90	4,323.81 000158
7/02/25	00012	7/01/25 07012025 TRANSFER OF TAX RECEIPTS	202507 300-20700-10000	SILVER PALMS WEST CDD	*	27,565.09	27,565.09 000159
7/15/25	00016	7/01/25 18634 NOTICE OF MEETINGS	202506 310-51300-48000	MCCLATCHY COMPANY, LLC	*	3,888.81	3,888.81 000160
7/15/25	00019	7/10/25 29813 REPAIRED 2 SPOTLIGHTS	202507 320-53800-46000	ORTIZ CONSTRUCTION SERVICES	*	220.00	220.00 000161
TOTAL FOR BANK A						39,759.71	
TOTAL FOR REGISTER						39,759.71	

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Silver Palms West
Community Development District

Unaudited Financial Reporting
July 31, 2025



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Silver Palms West
Community Development District
Combined Balance Sheet
July 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 213,232	\$ -	\$ -	\$ 213,232
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration (SBA)	204,877	-	-	204,877
<u>Series 2022</u>				
Reserve	-	416,453	-	416,453
Revenue	-	327,675	-	327,675
Acq & Construction	-	-	91,458	91,458
Total Assets	\$ 418,109	\$ 744,128	\$ 91,458	\$ 1,253,696
Liabilities:				
Accounts Payable	\$ 3,782	\$ -	\$ -	\$ 3,782
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 3,782	\$ -	\$ -	\$ 3,782
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 744,128	\$ -	\$ 744,128
Capital Project			91,458	91,458
Unassigned	414,327	-	-	414,327
Total Fund Balances	\$ 414,327	\$ 744,128	\$ 91,458	\$ 1,249,913
Total Liabilities & Fund Balance	\$ 418,109	\$ 744,128	\$ 91,458	\$ 1,253,696

Silver Palms West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 204,728	\$ 204,728	\$ 207,012	\$ 2,284
Interest Income	-	-	4,877	4,877
Total Revenues	\$ 204,728	\$ 204,728	\$ 211,889	\$ 7,161

Expenditures:

General & Administrative:

Engineering	\$ 10,000	\$ 8,333	\$ 4,067	\$ 4,266
Attorney	10,000	8,333	11,255	(2,921)
Annual Audit	5,100	5,100	5,100	-
Assessment Administration	3,000	3,000	3,000	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	2,140	1,783	1,783	-
Trustee Fees	4,041	4,041	4,041	-
Management Fees	34,668	28,890	28,890	-
Information Technology	535	446	446	-
Website Maintenance	1,070	892	892	-
Telephone	50	42	-	42
Postage & Delivery	150	125	954	(829)
Insurance General Liability	6,149	6,149	5,814	335
Printing & Binding	750	625	236	389
Legal Advertising	1,000	833	5,926	(5,092)
Other Current Charges	1,500	1,250	1,275	(25)
Office Supplies	90	75	0	75
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 80,968	\$ 70,642	\$ 74,404	\$ (3,762)

Silver Palms West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Field Expenditures</u>				
<u>Field Expenditures</u>				
Field Management	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Landscape Maintenance	56,130	46,775	-	46,775
Porter Services	12,000	10,000	-	10,000
Plant Replacement	5,000	4,167	-	4,167
Repairs & Maintenance	11,000	9,167	220	8,947
Drainage Maintenance	10,000	8,333	-	8,333
Street Lighting	14,851	12,376	-	12,376
Contingency	2,779	2,316	-	2,316
Subtotal Field Expenditures	\$ 123,760	\$ 103,133	\$ 220	\$ 102,913
Total Expenditures	\$ 204,728	\$ 173,775	\$ 74,624	\$ 99,152
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 30,953	\$ 137,266	\$ 106,313
Net Change in Fund Balance	\$ -	\$ 30,953	\$ 137,266	\$ 106,313
Fund Balance - Beginning	\$ -		\$ 277,061	
Fund Balance - Ending	\$ -		\$ 414,327	

Silver Palms West

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 832,906	\$ 832,906	\$ 837,128	\$ (4,222)
Interest Income	15,000	31,844	31,844	\$ -
Total Revenues	\$ 847,906	\$ 864,750	\$ 868,972	\$ (841,350)
<u>Expenditures:</u>				
Interest - 12/15	\$ 255,044	\$ 255,044	\$ 255,044	\$ -
Principal - 06/15	325,000	325,000	325,000	-
Interest - 06/15	255,044	255,044	255,044	-
Total Expenditures	\$ 835,088	\$ 835,088	\$ 835,088	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,818	\$ 29,662	\$ 33,884	\$ (841,350)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (10,000)	\$ (8,333)	\$ (13,809)	\$ (5,476)
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (8,333)	\$ (13,809)	\$ (5,476)
Net Change in Fund Balance	\$ 2,818	\$ 21,329	\$ 20,075	\$ (846,826)
Fund Balance - Beginning	\$ 276,168		\$ 724,054	
Fund Balance - Ending	\$ 278,986		\$ 744,128	

Silver Palms West
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 2,725	\$ (2,725)
Total Revenues	\$ -	\$ -	\$ 2,725	\$ (2,725)
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,725	\$ (2,725)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 13,809	\$ 13,809
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 13,809	\$ 13,809
Net Change in Fund Balance	\$ -		\$ 16,535	
Fund Balance - Beginning	\$ -		\$ 74,923	
Fund Balance - Ending	\$ -		\$ 91,458	

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 18,206	\$ 167,376	\$ 2,774	\$ 3,030	\$ 2,185	\$ 5,552	\$ 1,113	\$ 6,776	\$ -	\$ -	\$ -	\$ 207,012
Interest Income	-	-	-	376	697	770	744	771	747	773	-	-	4,877
Total Revenues	\$ -	\$ 18,206	\$ 167,376	\$ 3,150	\$ 3,727	\$ 2,954	\$ 6,296	\$ 1,885	\$ 7,522	\$ 773	\$ -	\$ -	\$ 211,889

Expenditures:

General & Administrative:

Engineering	\$ -	\$ 43	\$ -	\$ 65	\$ -	\$ -	\$ 1,505	\$ 68	\$ 2,387	\$ -	\$ -	\$ -	\$ 4,067
Attorney	551	500	1,943	500	500	668	1,503	3,695	1,395	-	-	-	\$ 11,255
Annual Audit	-	-	-	5,100	-	-	-	-	-	-	-	-	\$ 5,100
Assessment Administration	3,000	-	-	-	-	-	-	-	-	-	-	-	\$ 3,000
Arbitrage Rebate	-	-	-	-	-	550	-	-	-	-	-	-	\$ 550
Dissemination Agent	178	178	178	178	178	178	178	178	178	178	-	-	\$ 1,783
Trustee Fees	-	-	-	-	4,041	-	-	-	-	-	-	-	\$ 4,041
Management Fees	2,889	2,889	2,889	2,889	2,889	2,889	2,889	2,889	2,889	2,889	-	-	\$ 28,890
Information Technology	45	45	45	45	45	45	45	45	45	45	-	-	\$ 446
Website Maintenance	89	89	89	89	89	89	89	89	89	89	-	-	\$ 892
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Postage & Delivery	0	1	2	37	7	1	2	1	2	902	-	-	\$ 954
Insurance General Liability	5,814	-	-	-	-	-	-	-	-	-	-	-	\$ 5,814
Printing & Binding	-	-	3	1	-	-	0	-	11	221	-	-	\$ 236
Legal Advertising	1,324	477	470	-	(233)	-	-	-	3,889	-	-	-	\$ 5,926
Other Current Charges	126	104	127	91	163	116	192	112	132	112	-	-	\$ 1,275
Office Supplies	-	-	-	-	0	-	-	-	-	-	-	-	\$ 0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	\$ 175
Total General & Administrative	\$ 14,191	\$ 4,326	\$ 5,746	\$ 8,994	\$ 7,678	\$ 4,536	\$ 6,403	\$ 7,076	\$ 11,017	\$ 4,436	\$ -	\$ -	\$ 74,404

Silver Palms West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	220	-	-	220
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220	\$ -	\$ -	220
Total Expenditures	\$ 14,191	\$ 4,326	\$ 5,746	\$ 8,994	\$ 7,678	\$ 4,536	\$ 6,403	\$ 7,076	\$ 11,017	\$ 4,656	\$ -	\$ -	74,624
Excess (Deficiency) of Revenues over Expenditures	\$ (14,191)	\$ 13,880	\$ 161,630	\$ (5,844)	\$ (3,950)	\$ (1,582)	\$ (107)	\$ (5,192)	\$ (3,495)	\$ (3,883)	\$ -	\$ -	137,266
Net Change in Fund Balance	\$ (14,191)	\$ 13,880	\$ 161,630	\$ (5,844)	\$ (3,950)	\$ (1,582)	\$ (107)	\$ (5,192)	\$ (3,495)	\$ (3,883)	\$ -	\$ -	137,266

Silver Palms West

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Bonds		
Original Bond Issue Amount:		\$15,085,000
Term 1:	\$1,625,000	
Interest Rate:	2.60%	
Maturity Date:	June 15, 2027	
Term 1:	\$1,865,000	
Interest Rate:	3.00%	
Maturity Date:	June 15, 2032	
Term 1:	\$4,755,000	
Interest Rate:	3.25%	
Maturity Date:	June 15, 2042	
Term 1:	\$6,840,000	
Interest Rate:	4.00%	
Maturity Date:	June 15, 2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$416,453	
Reserve Fund Balance	416,453	
Bonds Outstanding - 1/31/22		\$15,085,000
Less: Principal Payment - 6/15/23		(\$310,000)
Less: Principal Payment - 6/15/24		(\$315,000)
Less: Principal Payment - 6/15/25		(\$325,000)
Current Bonds Outstanding		\$14,135,000

Silver Palms West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2025

Gross Assessments \$ 215,505.56 \$ 876,743.15 \$ 1,092,248.71
Net Assessments \$ 204,730.28 \$ 832,905.99 \$ 1,037,636.27

ON ROLL ASSESSMENTS

						allocation in %	19.73%	80.27%	100.00%
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Service</i>	<i>Debt</i>	<i>Total</i>
11/25/24	\$ 55,468.87	\$ 2,218.79	\$ 532.50	\$ -	\$ 52,717.58	\$ 10,401.41	\$ 42,316.17	\$ 52,717.58	
11/26/24	41,622.93	1,664.94	399.58	-	39,558.41	7,805.05	31,753.36	39,558.41	
12/04/24	744.34	39.08	7.05	-	698.21	137.76	560.45	698.21	
12/09/24	878,170.83	35,127.07	8,430.44	-	834,613.32	164,672.94	669,940.38	834,613.32	
12/19/24	13,589.92	458.57	131.31	-	13,000.04	2,564.97	10,435.07	13,000.04	
01/10/25	14,641.72	439.23	142.03	-	14,060.46	2,774.19	11,286.27	14,060.46	
02/07/25	-	-	-	490.11	490.11	490.11	-	490.11	
02/12/25	13,269.88	265.38	130.04	-	12,874.46	2,540.19	10,334.27	12,874.46	
03/06/25	7,861.62	78.63	77.83	-	7,705.16	1,520.26	6,184.90	7,705.16	
03/31/25	-	-	-	664.27	664.27	664.27	-	664.27	
04/07/25	28,423.66	-	284.24	-	28,139.42	5,552.03	22,587.39	28,139.42	
05/13/25	5,088.22	(152.64)	52.41	-	5,188.45	1,023.70	4,164.75	5,188.45	
05/21/25	-	-	-	89.68	89.68	89.68	-	89.68	
06/11/25	12,043.20	(361.28)	124.04	-	12,280.44	2,422.99	9,857.45	12,280.44	
06/25/25	21,323.52	(959.53)	222.83	-	22,060.22	4,352.58	17,707.64	22,060.22	
TOTAL	\$ 1,092,248.71	\$ 38,818.24	\$ 10,534.30	\$ 1,244.06	\$ 1,044,140.23	\$ 207,012.13	\$ 837,128.10	\$ 1,044,140.23	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect