



Rizzetta & Company

Palma Sola Trace Community Development District

Board of Supervisors' Meeting August 11, 2026

**District Office:
2700 S. Falkenburg Rd, Ste 2745
Riverview, FL 33578
813.533.2950**

www.palmasolatracecdd.org

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT**

Palma Sola Trace Clubhouse, 7408 Hamilton Road, Bradenton, FL 34209

Board of Supervisors	Eva Walker	Chair
	David Kaiser	Vice Chair
	Mary Gray	Assistant Secretary
	Bill Wright	Assistant Secretary
	Margaret Freed	Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Attorney	Lauren Gentry	Kilinski Van Wyk
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
District Office • 2700 S. Falkenburg Rd, Ste 2745. • Riverview, FL 33578

**Board of Supervisors
Palma Sola Trace
Community Development District**

August 4, 2026

FINAL AGENDA

Dear Board Members:

The Public Hearing and regular Meetings of the Board of Supervisors of the Palma Sola Trace Community Development District will be convened on **Tuesday, August 11, 2026, at 1:30 p.m.** at **The Palma Sola Trace Clubhouse**, located at **7408 Hamilton Road, Bradenton, Florida 34209**.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Engineer**
 1. Discussion of Pond Deficiencies Tab 1
 - B. District Manager**
 1. Presentation of the District Manager's Report..... Tab 2
 2. Presentation of the 2nd Quarter Website Audit Compliance Report..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026/2027 Final Budget**
 1. Public Comments on the Fiscal Year 2026/2027 Final Budget
 2. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027 Final Budget Tab 4
 - B. Public Hearing on Fiscal Year 2026/2027 Levying of O&M Assessments**
 1. Public Comments on the Fiscal Year 2026/2027 Levying of O&M Assessments
 2. Consideration of Resolution 2026-08; Levying of Fiscal Year 2026/2027 O&M Assessments Tab 5
 - C. Consideration of Resolution 2026-09; Approving Fiscal Year 2026/2027 Meeting Schedule Tab 6**
 - D. Acceptance of Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Form Tab 7**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Financial Statements for June 2026 Tab 8**
 - B. Consideration of Operations & Maintenance Expenditures for May and June 2026..... Tab 9**
 - C. Consideration of Minutes of Board of Supervisors' Regular Meeting held on June 10, 2026 Tab 10**
 - D. Consideration of Minutes of Board of Supervisors' Workshop held on July 20, 2026 Tab 11**
 - E. Acceptance of Fiscal Year 2025 Financial Annual Audit Report.....Tab 12**
 - F. Ratification of Cottage Services Proposal for Deck Rail Repairs Tab 13**
 - G. Ratification of Cottage Services Proposal for Perimeter Fence Repairs Tab 14**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 933-5571.

Respectfully,
Rachel Welborn
District Manager

Tab 1



Pond 1 – Top of control structure cracked and needs repair



Pond 1 – Top of control structure cracked and needs repair



Pond 1 – Top of control structure cracked and needs repair



Pond 1 – Grate & frame rusting, should consider replacement soon



Pond 1 – Top of control structure cracked and needs repair



Pond 3 – 12"-18" of vertical erosion along east bank



Pond 1 – Top of control structure cracked and needs repair



Pond 3 – 12"-18" of vertical erosion along north bank



Pond 4 – 12” of vertical erosion along north and east bank, add plants



Pond 4 – Minor spot erosion on north side near west end



Pond 4 – Spot erosion on north side near west end



Pond 4 – Minor spot erosion on north side near west end



Pond 4 – Minor spot erosion on north side near west end



Pond 6 – 12" vertical erosion on north and east banks, add plants



Pond 4 – 12" of vertical erosion along north and east bank, add plants



Pond 6 – 12" vertical erosion on north and east banks, add plants



Pond 6 – 12” vertical erosion on north and east banks, add plants



Pond 7 – Exposed geotube along west bank on south side, add rip rap



Pond 7 – Exposed geotube along east bank, add rip rap



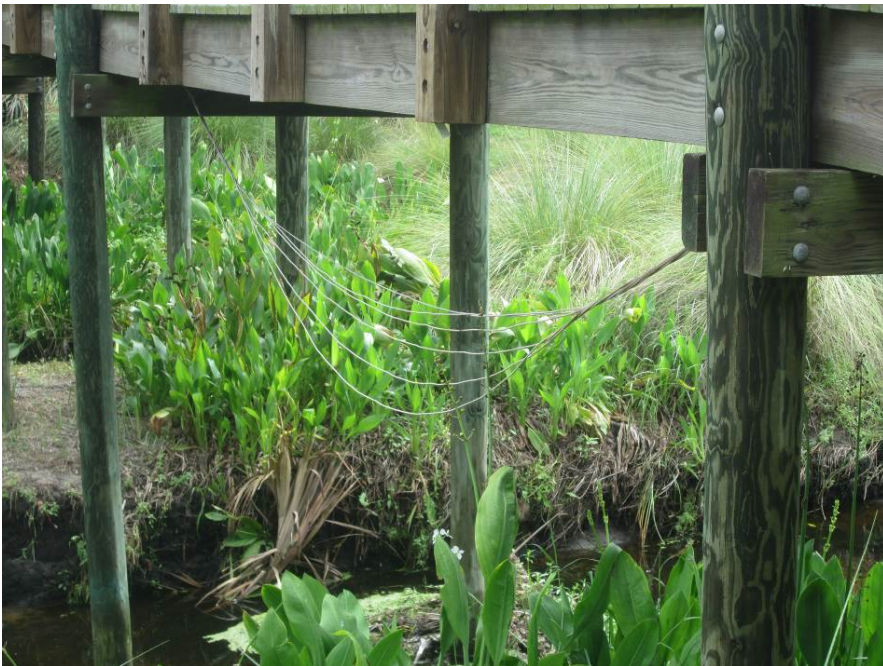
Pond 7 – 12”-18” of erosion along west side bank on north side



Wires hanging under southwest side of pedestrian bridge



Pond 8 – Excavate 4'-6" under skimmer of control structure on west bank



Wires hanging under southwest side of pedestrian bridge



Pond 8 – Excavate 4'-6" under skimmer of control structure on west bank



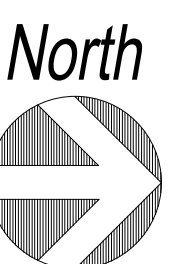
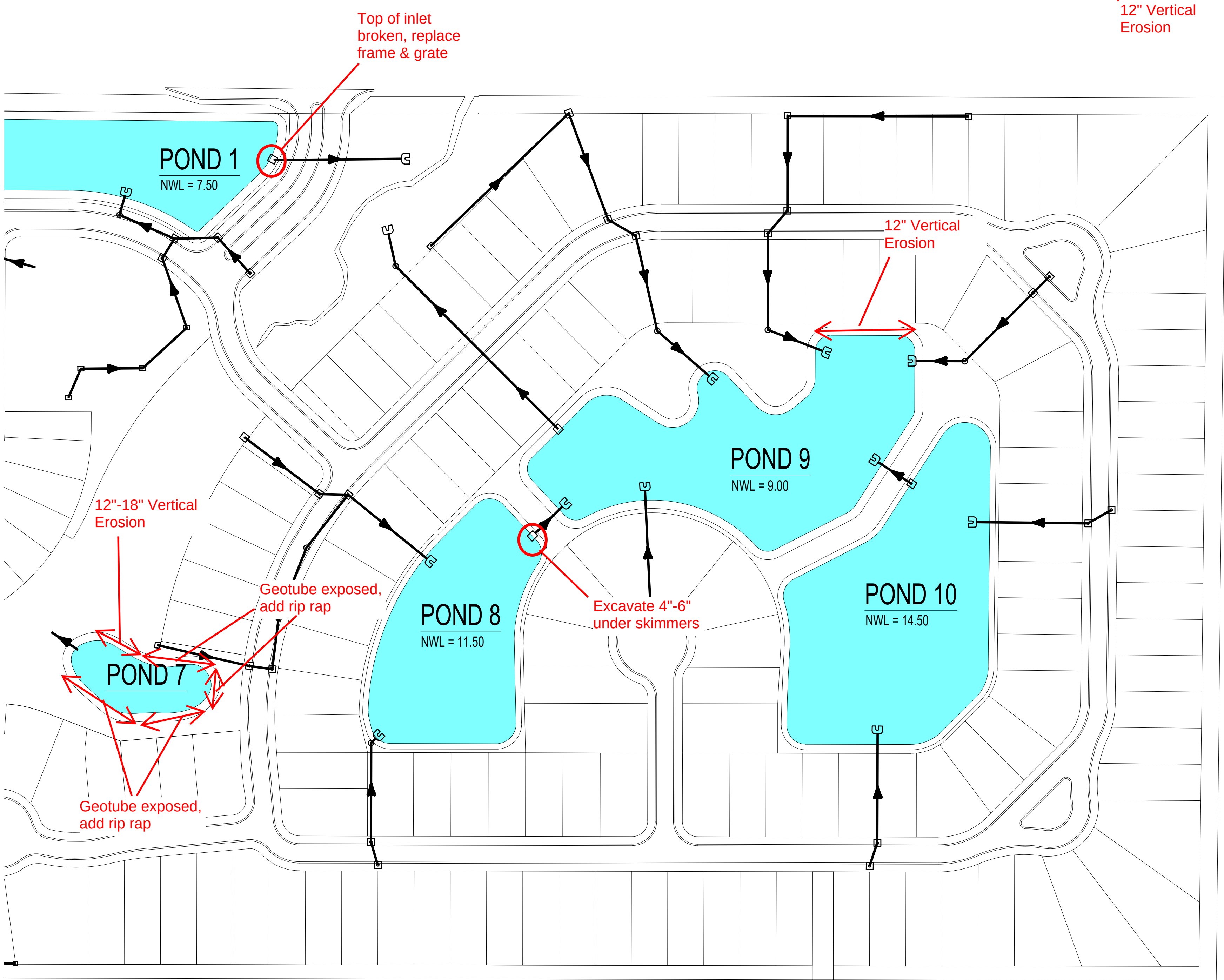
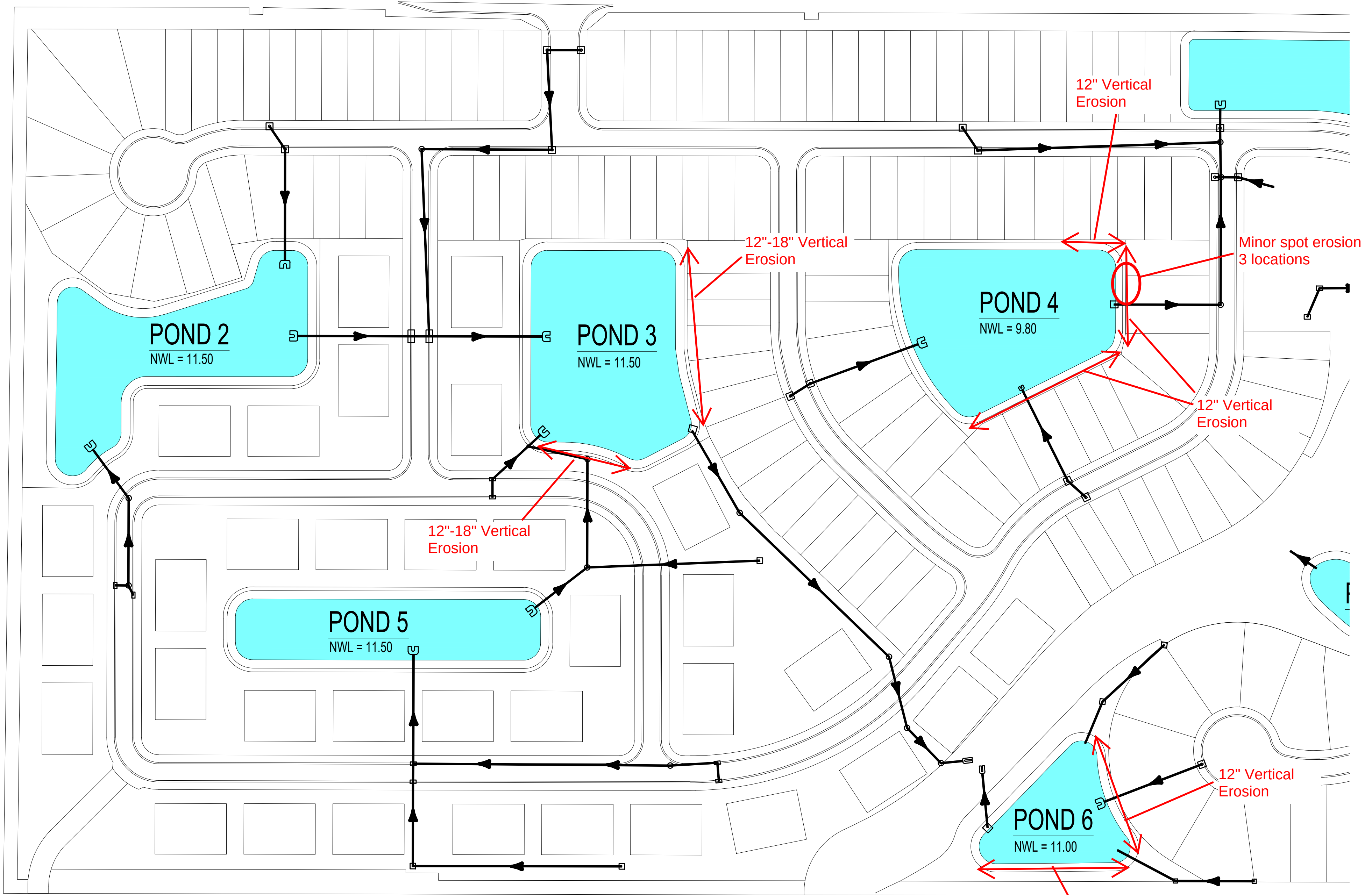
Pond 8 – Excavate 4”-6” under skimmer of control structure on west bank



Pond 9 – 12” vertical erosion on west side near north bank



Pond 9 – Minor cracking on outfall control structure on southeast bank



SHEET NUMBER

PALMA SOLA TRACE

STORM WATER MAP



Schappacher
Engineering, LLC

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

DESIGNED RS DRAWN CTK CHECKED RS
DATE: AUG. 2016

SCALE: AS NOTED

REV	DESCRIPTION	DATE	DWN BY	CKD BY

Signature Date
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

Tab 2



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 22, 2026, at 1:30 PM

District Manager's Report

August 11

2026

P
A
L
M
A

S
O
L
A

T
R
A
C
E

C
D
D

<u>FINANCIAL SUMMARY</u>		<u>6/30/2026</u>
General Fund Cash & Investment Balance:		\$466,537
Reserve Fund Cash & Investment Balance:		\$122,953
Debt Service Fund Investment Balance:		\$381,396
Total Cash and Investment Balances:		\$970,886
General Fund Expense Variance:	\$36,260	Under Budget

Tab 3



Quarterly Compliance Audit Report

Palma Sola Trace

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - Campus Suite Compliance

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

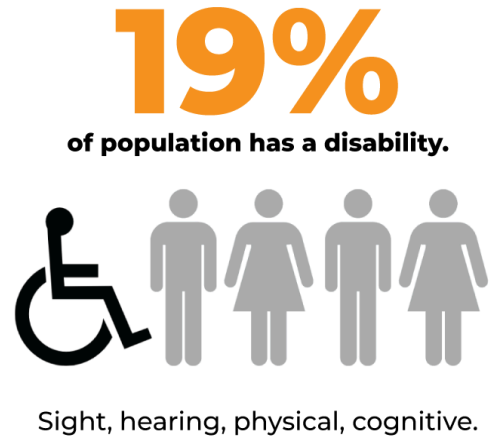
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 4



Rizzetta & Company

Palma Sola Trace Community Development District

www.palmasolatracecdd.com

Proposed Budget for Fiscal Year 2026/2027

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2026/2027	1
Reserve Fund Budget for Fiscal Year 2026/2027	6
Debt Service Fund Budget for Fiscal Year 2026/2027	8
Assessments Charts for Fiscal Year 2026/2027	9
General Fund Budget Account Category Descriptions	11
Reserve Fund Budget Account Category Descriptions	15
Debt Service Fund Budget Account Category Descriptions	16



Rizzetta & Company

Proposed Budget
Palma Sola Trace Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
51	General Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,300	\$ 378	\$ 4,314	\$ 14
52	Workers Comp Insurance	\$ 667	\$ 850	\$ -		\$ 750	\$ 750
53	Landscape Maintenance Contract	\$ 19,844	\$ 26,459	\$ 30,000	\$ 3,541	\$ 15,000	\$ (15,000)
54	Landscape Enhancements	\$ -	\$ -	\$ -		\$ 20,000	\$ 20,000
55	Perimeter Wall Repair/Maintenance	\$ -	\$ 15,000	\$ 25,000	\$ 10,000	\$ 15,000	\$ (10,000)
56	Property Insurance	\$ 7,284	\$ 7,284	\$ 7,800	\$ 516	\$ 6,920	\$ (880)
57	Tree Trimming	\$ -	\$ 5,000	\$ 8,000	\$ 3,000	\$ 6,000	\$ (2,000)
58	Road & Street Facilities						
59	Gate Facility Maintenance	\$ 888	\$ 2,000	\$ 2,500	\$ 500	\$ 3,000	\$ 500
60	Road Repairs	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ (4,000)
61	Street Light Maintenance & Repairs	\$ 4,722	\$ 6,296	\$ 18,000	\$ 11,704	\$ 8,000	\$ (10,000)
62	Contingency						
63	Miscellaneous Contingency	\$ 24,167	\$ 32,223	\$ 25,000	\$ (7,223)	\$ 35,000	\$ 10,000
64							
65	Field Operations Subtotal	\$ 94,317	\$ 139,410	\$ 168,150	\$ 29,590	\$ 164,384	\$ (3,766)
66							
67	TOTAL EXPENDITURES	\$ 175,455	\$ 241,895	\$ 273,925	\$ 32,880	\$ 270,907	\$ (3,018)
68							
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 106,892	\$ 39,716	\$ -	\$ 40,566	\$ -	\$ -
70							

Comments

EGIS estimate

EGIS estimate

Includes Hardwood & Palm

This item previously included item reclassified to reserves

Proposed Budget

Palma Sola Trace Community Development District

Reserve Fund

Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 134,000	\$ 134,000	\$ 134,000	\$ -	\$ 150,000	\$ 16,000
6							
7	Assessment Revenue Subtotal	\$ 134,000	\$ 134,000	\$ 134,000	\$ -	\$ 150,000	\$ 16,000
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 2,256	\$ 3,008	\$ -	\$ 3,008	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 2,256	\$ 3,008	\$ -	\$ 3,008	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 136,256	\$ 137,008	\$ 134,000	\$ 3,008	\$ 150,000	\$ 16,000
17							
18	EXPENDITURES						
19							
20	Contingency						
21	Capital Reserves	\$ 22,130	\$ 29,507	\$ 134,000	\$ 104,493	\$ 150,000	\$ 16,000
22							
23	TOTAL EXPENDITURES	\$ 22,130	\$ 29,507	\$ 134,000	\$ 104,493	\$ 150,000	\$ 16,000

Reserve study suggest \$71,844

Proposed Budget Palma Sola Trace Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 114,126	\$ 107,501	\$ -	\$ 107,501	\$ -	\$ -
26							

Comments

Palma Sola Trace Community Development District		
Debt Service		
Fiscal Year 2026/2027		
Chart of Accounts Classification	Series 2013A-1	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$268,066.78	\$268,066.78
TOTAL REVENUES	\$268,066.78	\$268,066.78
EXPENDITURES		
Administrative		
Debt Service Obligation	\$268,066.78	\$268,066.78
Administrative Subtotal	\$268,066.78	\$268,066.78
TOTAL EXPENDITURES	\$268,066.78	\$268,066.78
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS	\$287,872.40
-------------------	--------------

Notes:
Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$420,907.00	2025/2026 O&M Budget:		\$407,925.00
County Collection Costs:	3%	\$13,577.65	2026/2027 O&M Budget:		\$420,907.00
Early Payment Discount:	4%	\$18,103.53			
2026/2027 Total:		\$452,588.17	Total Difference:		\$12,982.00
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Condo	Series 2013A-1 Debt Service	\$455.29	\$455.29	\$0.00	0.00%
	Operations/Maintenance	\$803.35	\$828.92	\$25.57	3.18%
	Total	\$1,258.64	\$1,284.21	\$25.57	2.03%
Paired Villa	Series 2013A-1 Debt Service	\$585.37	\$585.37	\$0.00	0.00%
	Operations/Maintenance	\$803.35	\$828.92	\$25.57	3.18%
	Total	\$1,388.72	\$1,414.29	\$25.57	1.84%
Single Family	Series 2013A-1 Debt Service	\$650.41	\$650.41	\$0.00	0.00%
	Operations/Maintenance	\$803.35	\$828.92	\$25.57	3.18%
	Total	\$1,453.76	\$1,479.33	\$25.57	1.76%

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT									
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE									
TOTAL O&M BUDGET						\$420,907.00			
COLLECTION COSTS @				3.0%		\$13,577.65			
EARLY PAYMENT DISCOUNT @				4.0%		\$18,103.53			
TOTAL O&M ASSESSMENT						\$452,588.17			
UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2013A-1 DEBT SERVICE ⁽¹⁾	EAU FACTOR ⁽⁴⁾	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2013A-1 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Condos	272	271	1.00	272.00	49.82%	\$225,465.17	\$828.92	\$455.29	\$1,284.21
Paired Villas	126	121	1.00	126.00	23.08%	\$104,443.42	\$828.92	\$585.37	\$1,414.29
Single Family	148	144	1.00	148.00	27.11%	\$122,679.58	\$828.92	\$650.41	\$1,479.33
	546	536		546.00	100.00%	\$452,588.17			
LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%):						(\$31,681.17)			
Net Revenue to be Collected						\$420,907.00			
⁽¹⁾ Reflects the number of total lots with Series 2013A-1 debt outstanding.									
⁽²⁾ The allocation of the O&M Assessment reflects an equal per unit assessment approved by the Board of Supervisors.									
⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2013A-1 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.									
⁽⁴⁾ Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).									

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



Rizzotto & Company

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.



General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse



Rizzetta & Company

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



Rizzetta & Company

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Palma Sola Trace Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Palma Sola Trace Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND (SERIES 2013 A-1)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

**PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 5

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Palma Sola Trace Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Palma Sola Trace Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

**PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 6

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palma Sola Trace Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:

**PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Palma Sola Trace Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at **Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209, at 1:30 p.m.**, unless otherwise indicated, on the following dates:

October 22, 2026
December 17, 2026 * Changed due to Holiday (Christmas)
February 25, 2027
April 22, 2027
June 24, 2027
August 26, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting Rizzetta & Company, Inc., by mail at 3434 Colwell Ave, Suite 200, Tampa, FL 33614, or by calling 813-533-2950 (“District Manager’s Office”), or may be obtained on the District’s website at <https://www.palmasolatracecdd.org/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at 813-533-2950, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rachel Welborn
District Manager

Tab 7



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: August 4, 2026

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding performance measures and standards reporting requirements for special districts. This requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by the end of the first full fiscal year after a District's creation, whichever is later.

The statute also requires annual reporting each **December 1** thereafter (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. If you have questions about the legal requirements, please consult your Kilinski | Van Wyk PLLC attorney.

189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

**Palma Sola Trace Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (3) board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two (2) methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure..

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Palma Sola Trace
Community Development District

District Manager: _____

Date: _____

Print Name: _____

Palma Sola Trace
Community Development District

Tab 8



Rizzetta & Company

Palma Sola Trace Community Development District

Financial Statements (Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

palmasolatracedd.org
rizzetta.com

Palma Sola Trace Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	441,584	0	13,684	455,268	0	0
Investments	24,953	122,953	367,712	515,617	0	0
Prepaid Expenses	1,796	0	0	1,796	0	0
Refundable Deposits	381	0	0	381	0	0
Fixed Assets	0	0	0	0	3,341,827	0
Amount Available in Debt Service	0	0	0	0	0	381,396
Amount To Be Provided Debt Service	0	0	0	0	0	1,613,604
Total Assets	468,714	122,953	381,396	973,062	3,341,827	1,995,000
Liabilities						
Accounts Payable	2,694	0	0	2,694	0	0
Accrued Expenses	3,618	0	0	3,618	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,995,000
Total Liabilities	6,312	0	0	6,312	0	1,995,000
Fund Equity & Other Credits						
Beginning Fund Balance	98,450	8,827	365,355	472,631	0	0
Investment In General Fixed Assets	0	0	0	0	3,341,827	0
Net Change in Fund Balance	363,952	114,126	16,041	494,119	0	0
Total Fund Equity & Other Credits	462,402	122,953	381,396	966,750	3,341,827	0
Total Liabilities & Fund Equity	468,714	122,953	381,396	973,062	3,341,827	1,995,000

See Notes to Unaudited Financial Statements

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	792	792
Special Assessments				
Tax Roll	273,925	273,925	280,555	6,630
Other Misc. Revenues				
Insurance Proceeds	0	0	257,060	257,060
Miscellaneous Revenue	0	0	1,000	1,000
Total Revenues	273,925	273,925	539,407	265,482
Expenditures				
Legislative				
Supervisor Fees	7,000	5,250	2,200	3,050
Total Legislative	7,000	5,250	2,200	3,050
Financial & Administrative				
Accounting Services	20,650	15,487	15,487	0
Administrative Services	6,195	4,647	4,647	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	3,500	3,500	3,300	200
Disclosure Report	1,000	750	749	0
District Engineer	10,000	7,500	6,482	1,019
District Management	23,060	17,295	17,295	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,736	4,302	4,302	0
Legal Advertising	750	562	1,070	(508)
Public Officials Liability Insurance	3,773	3,773	3,566	207
Supervisor Workers Comp Insurance	0	0	667	(667)
Trustees Fees	2,200	1,600	2,693	(1,093)
Website Hosting, Maintenance, Backup & E	3,000	2,250	2,099	152
Total Financial & Administrative	85,775	67,577	68,268	(690)
Legal Counsel				
District Counsel	13,000	9,750	11,337	(1,587)
Total Legal Counsel	13,000	9,750	11,337	(1,587)
Electric Utility Services				
Utility - Street Lights	2,500	1,875	1,351	524
Utility Services	3,000	2,250	1,960	289
Total Electric Utility Services	5,500	4,125	3,311	813
Stormwater Control				
Aquatic Maintenance	11,000	8,250	8,250	0
Aquatic Plant Replacement	1,000	750	4,512	(3,762)
Creek Maintenance	20,800	15,600	11,100	4,500
Fountain Service Repair & Maintenance	250	188	0	187
Lake/Pond Bank Maintenance & Repair	5,000	3,750	5,650	(1,900)
Total Stormwater Control	38,050	28,538	29,512	(975)

See Notes to Unaudited Financial Statements

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
General Liability Insurance	4,300	4,300	3,922	378
Landscape Maintenance	30,000	22,500	19,844	2,657
Perimeter Wall Repair	25,000	18,750	0	18,750
Property Insurance	7,800	7,800	7,284	516
Tree Trimming Services	8,000	6,000	0	6,000
Total Other Physical Environment	75,100	59,350	31,050	28,301
Road & Street Facilities				
Guard & Gate Facility Maintenance & Repa	2,500	1,875	888	986
Roadway Repair & Maintenance	4,000	3,000	0	3,000
Street Light/Decorative Light Maintenance	18,000	13,500	4,722	8,778
Total Road & Street Facilities	24,500	18,375	5,610	12,764
Contingency				
Miscellaneous Contingency	25,000	18,749	24,167	(5,416)
Total Contingency	25,000	18,749	24,167	(5,416)
Total Expenditures	273,925	211,714	175,455	36,260
Total Excess of Revenues Over(Under) Expenditures	0	62,211	363,952	301,742
Fund Balance, Beginning of Period	0	0	98,450	98,449
Total Fund Balance, End of Period	0	62,211	462,402	400,191

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,256	2,256
Special Assessments				
Tax Roll	134,000	134,000	134,000	0
Total Revenues	<u>134,000</u>	<u>134,000</u>	<u>136,256</u>	<u>2,256</u>
Expenditures				
Contingency				
Capital Reserve	134,000	134,000	22,130	111,870
Total Contingency	<u>134,000</u>	<u>134,000</u>	<u>22,130</u>	<u>111,870</u>
Total Expenditures	<u>134,000</u>	<u>134,000</u>	<u>22,130</u>	<u>111,870</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>114,126</u>	<u>114,126</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>8,827</u>	<u>8,827</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>122,953</u>	<u>122,953</u>

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,419	12,419
Special Assessments				
Tax Roll	268,067	268,067	272,385	4,318
Total Revenues	<u>268,067</u>	<u>268,067</u>	<u>284,804</u>	<u>16,737</u>
Expenditures				
Debt Service				
Interest	88,067	88,067	88,763	(696)
Principal	180,000	180,000	180,000	0
Total Debt Service	<u>268,067</u>	<u>268,067</u>	<u>268,763</u>	<u>(696)</u>
Total Expenditures	<u>268,067</u>	<u>268,067</u>	<u>268,763</u>	<u>(696)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>16,041</u>	<u>16,041</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>365,355</u>	<u>365,355</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>381,396</u>	<u>381,396</u>

Palma Sola Trace CDD
Investment Summary
June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2026</u>
Valley National Bank	Governmental Checking	\$ 24,953
Total General Fund Investments		<u><u>\$ 24,953</u></u>
Valley National Bank	Governmental Checking	\$ 122,953
Total Reserve Fund Investments		<u><u>\$ 122,953</u></u>
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 213,748
US Bank Series 2013 Reserve A-1	First American Treasury Obligation Fund Class Z	133,632
US Bank Series 2013 Reserve A-2	First American Treasury Obligation Fund Class Z	18,375
US Bank Series 2013 Prepayment A-1/A-2	First American Treasury Obligation Fund Class Z	1,957
Total Debt Service Fund Investments		<u><u>\$ 367,712</u></u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Palma Sola Trace Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
390, 2463						
	390 General Fund	06/25/2026	U.S. Bank	8226418	S2013A-1/A-2 Trustee Fees 06/01/26 - 05/31/2027	897.92
	390 General Fund	06/25/2026	U.S. Bank	8226418	S2013A-1/A-2 Trustee Fees 06/01/26 - 05/31/2027	1,795.83
Sum for 390, 2463						2,693.75
Sum for 390						2,693.75
Sum Total						2,693.75

Palma Sola Trace Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 9

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

District Office - Tampa, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
palmasolatracecdd.org

Operation and Maintenance Expenditures May 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,756.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Admiral Environmental	300162	5348	Monthly Aquatic Maintenance 05/26	\$ 925.00
Admiral Environmental	300162	5349	Wetland/Preserve/Natural Area 05/26	\$ 2,800.00
Admiral Environmental	300169	5388	Plants - 3 gal Fakahatchee Grass 05/26	\$ 675.00
BrightView Landscape Services, Inc.	300163	9753789	Exterior Maintenance 05/26	\$ 894.00
Eva Walker	300167	EW042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Florida Power & Light Company	20260522-1	2193771157-050726	3724 Summerwind Cir Gate 04/26	\$ 33.94
Florida Power & Light Company	20260522-1	56695-14423-050726	3804 Bridlecrest Ln Pump 04/26	\$ 143.93
Florida Power & Light Company	20260527-1	75654-55537-050426	3807 75th St W St Lts 04/26	\$ 144.37
Florida Power & Light Company	20260522-1	84373-03152-050726	4095 Overture Cir Gate 04/26	\$ 40.02
Kilinski Van Wyk, PLLC	300170	14962	Legal Services 04/26	\$ 1,915.00
Rizzetta & Company, Inc.	300165	INV0000109151	Accounting Services 05/26	\$ 4,825.08
Schappacher Engineering, LLC	300166	3037	Engineering Services 04/26	\$ 825.00
The Observer Group, Inc.	300164	26-00693M	Legal Advertising 05/26	\$ 74.38

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300171	26-00764M	Legal Advertising 05/26	\$ 61.25
William Wright	300168	WW042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Total				<u>\$ 13,756.97</u>

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Palma Sola Trace CDD (Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Palma Sola Trace CDD
(Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE # 5348

DATE 05/01/2026

TERMS Due on receipt

CUSTOMER

Palma Sola Trace CDD (Ponds)

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Palma Sola Trace CDD (Ponds)	1	925.00	925.00
This invoice is for service in May, 2026. Thank you for being a valued customer.			
SUBTOTAL			925.00
TAX			0.00
TOTAL			925.00
BALANCE DUE			\$925.00

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546 USA
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Palma Sola Trace CDD (Creek)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Palma Sola Trace CDD
(Creek)
C/O Rizzetta & Company,
Inc. 3434 Colwell Ave, Suite
200
Tampa, FL 33614

INVOICE # 5349**DATE** 05/01/2026**TERMS** Due on receipt**CUSTOMER**

Palma Sola Trace CDD (Creek)

DESCRIPTION	QTY	RATE	AMOUNT
Recurring - Wetland/Preserve/Natural Area - 6x/year - Palma Sola Trace CDD (Natural Area - Creek/Berm)	1	2,800.00	2,800.00

This invoice is for the 4th of 6 service events for the year starting 11-1-25.

- The service is for May, 2026.

Thank you for being a valued customer.

SUBTOTAL	2,800.00
TAX	0.00
TOTAL	2,800.00
BALANCE DUE	\$2,800.00

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Palma Sola Trace CDD (Creek)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Palma Sola Trace CDD (Creek)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE # 5388

DATE 05/14/2026

TERMS Due on receipt

CUSTOMER

Palma Sola Trace CDD (Creek)

DESCRIPTION	QTY	RATE	AMOUNT
Plants - 3 gal Fakahatchee Grass	50	13.50	675.00T

This invoice is for the following Special Service.
- Supply of 50 (3 gal) plants installed on 5-14-26.
Thank you for being a valued customer.

SUBTOTAL	675.00
TAX	0.00
TOTAL	675.00
BALANCE DUE	\$675.00



INVOICE

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9753789
Invoice Date: 5/1/2026
Cust PO #:

Job Number	Description	Amount
341105291	Palma Sola Trace CDD Exterior Maintenance For May	894.00
Total invoice amount		894.00
Tax amount		
Balance due		894.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941-756-2939

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 15814541
Invoice #: 9753789
Invoice Date: 5/1/2026

Amount Due: \$894.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Palma Sola Trace CDD

Meeting Date: April 23, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Eva Midgley Walker	X
Mary Gray*	
Margaret Freed	X
David Kaiser*	
Bill Wright	X

*NOTE: Supervisors are only paid if checked present. *Denotes supervisor does not wish to get paid*

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:30 PM
Meeting End Time:	2:57 PM
Total Meeting Time:	1.45 hrs

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.04.28 15:43:02 -04'00'



Electric Bill Statement

For: Apr 7, 2026 to May 7, 2026 (30 days)

Statement Date: May 7, 2026

Account Number: 21937-71157

Service Address:

3724 SUMMERWIND CIR # GATE
BRADENTON, FL 34209

PALMA SOLA TRACE CDD,
Here's what you owe for this billing period.

CURRENT BILL

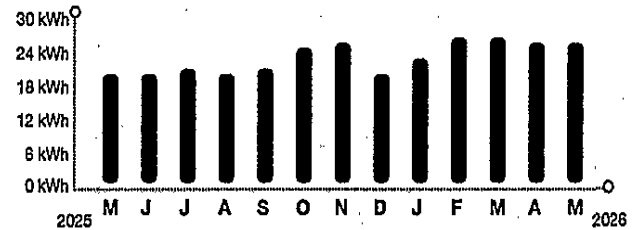
\$33.94

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.94
Payments received	-33.94
Balance before new charges	0.00
Total new charges	33.94
Total amount you owe	\$33.94

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$30.71 instead of \$33.94 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBill

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0001 0010 038738

PALMA SOLA
TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

21937-71157

ACCOUNT NUMBER

\$33.94

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
21937-71157

FPL.com Page 2

0002 0010 038738

E001

BILL DETAILS

Amount of your last bill	33.94
Payment received - Thank you	-33.94
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$14.20
Minimum base bill charge:	\$13.63
Non-fuel: (\$0.094600 per kWh)	\$2.55
Fuel: (\$0.032020 per kWh)	\$0.86

Electric service amount	31.24
-------------------------	-------

Gross receipts tax (State tax)	0.80
Franchise fee (Reqd local fee)	1.87

Taxes and charges	2.67
-------------------	------

Regulatory fee (State fee)	0.03
----------------------------	------

Total new charges	\$33.94
-------------------	---------

Total amount you owe	\$33.94
----------------------	---------

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC05813. Next meter reading Jun 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02480		02453		27

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	27	27	21
Service days	30	29	30
kWh/day	1	1	1
Amount	\$33.94	\$33.94	\$28.37

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

[FPL.com/BEM](https://fpl.com/BEM)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Apr 7, 2026 to May 7, 2026 (30 days)

Statement Date: May 7, 2026

Account Number: 56695-14423

Service Address:

3804 BRIDLECREST LN # PUMP
BRADENTON, FL 34209

PALMA SOLA TRACE CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$143.93**

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	141.04
Payments received	-141.04
Balance before new charges	0.00
Total new charges	143.93
Total amount you owe	\$143.93

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$137.31 instead of \$143.93 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBill

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0005 0010 038738

PALMA SOLA TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

56695-14423

ACCOUNT NUMBER

\$143.93

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
56695-14423

FPL.com Page 2

0006 0010 038738

E001

BILL DETAILS

Amount of your last bill	141.04
Payment received - Thank you	-141.04
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$14.20

Non-fuel: (\$0.094600 per kWh) \$88.35

Fuel: (\$0.032020 per kWh) \$29.91

Electric service amount 132.46

Gross receipts tax (State tax) 3.40

Franchise fee (Reqd local fee) 7.95

Taxes and charges 11.35

Regulatory fee (State fee) 0.12

Total new charges \$143.93

Total amount you owe \$143.93

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9761. Next meter reading Jun 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07400		06466		934

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	934	913	219
Service days	30	29	30
kWh/day	31	31	7
Amount	\$143.93	\$141.04	\$43.40

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

[FPL.com/BEM](https://www.fpl.com/BEM)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

For: Apr 2, 2026 to May 4, 2026 (32 days)

Statement Date: May 4, 2026

Account Number: 75654-55537

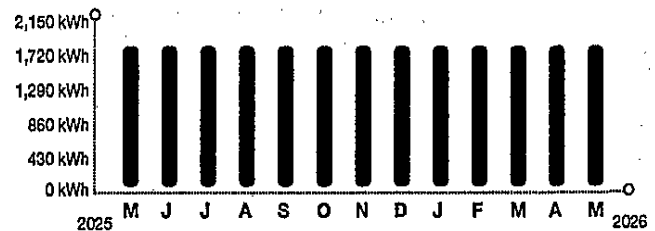
Service Address:

3807 75TH ST W # ST LTS
BRADENTON, FL 34209**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$144.37**

TOTAL AMOUNT YOU OWE

May 26, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	144.37
Payments received	-144.37
Balance before new charges	0.00

Total new charges	144.37
Total amount you owe	\$144.37

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 23, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 24, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0001 0004 064105

PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

75654-55537

ACCOUNT NUMBER

\$144.37

TOTAL AMOUNT YOU OWE

May 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
PALMA SOLA 75654-55537
TRACE COMMUNITY
DEVELOPMENT DISTRICT

FPL.com Page 2

0002 0004 064105

E001

BILL DETAILS

Amount of your last bill	144.37
Payment received - Thank you	-144.37
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	140.64
Gross receipts tax (State tax)	3.61
Taxes and charges	3.61
Regulatory fee (State fee)	0.12
Total new charges	\$144.37
Total amount you owe	\$144.37

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Next bill date Jun 2, 2026.

Usage Type	Usage
Total kWh used	1919

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 4, 2026	Apr 2, 2026	May 2, 2025
kWh Used	1919	1919	1919
Service days	32	29	30
kWh/day	60	66	64
Amount	\$144.37	\$144.37	\$170.17

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:
PALMA SOLA TRACE 75654-55537
COMMUNITY
DEVELOPMENT DISTRICT

FPL.com Page 1 0003 0004 064105 ESLA

For: 04-02-2026 to 05-04-2026 (32 days)
kWh/Day: 60
Service Address:
3807 75TH ST W # ST LTS
BRADENTON, FL 34209

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
19 KWH Energy			E	101	0.730000	1,919	73.73

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE NC 28232-2414





Customer Name: PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT
Account Number: 75654-55537

FPL.com Page 2

0004 0004 064105 ESLA

For: 04-02-2026 to 05-04-2026 (32 days)
kWh/Day: 60
Service Address:
3807 75TH ST W # ST LTS
BRADENTON, FL 34209

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							73.73
Sub total						1,919	73.73
Energy conservation cost recovery							0.98
Capacity payment recovery charge							0.12
Environmental cost recovery charge							1.13
Transition rider credit							-2.00
Storm protection recovery charge							6.14
Fuel charge							60.56
Electric service amount							140.64
Gross receipts tax (State tax)							3.61
Regulatory fee (State fee)							0.12
Total						1,919	144.37

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Apr 7, 2026 to May 7, 2026 (30 days)

Statement Date: May 7, 2026

Account Number: 84373-03152

Service Address:

4095 OVERTURE CIR # GATE
BRADENTON, FL 34209

PALMA SOLA TRACE CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$40.02**

TOTAL AMOUNT YOU OWE

May 28, 2026

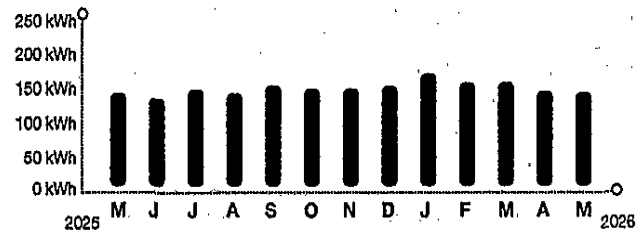
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	40.14
Payments received	-40.14
Balance before new charges	0.00
Total new charges	40.02
Total amount you owe	\$40.02

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after July 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBill

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)

**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

0009 0010 038738

PALMA SOLA
TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**
for ways to pay.

84373-03152

ACCOUNT NUMBER

\$40.02

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
84373-03152

FPL.com Page 2

0010 0010 038738

E001

BILL DETAILS

Amount of your last bill	40.14
Payment received - Thank you	-40.14
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$14.20

Minimum base bill charge: \$3.90

Non-fuel: (\$0.094500 per kWh) \$13.99

Fuel: (\$0.032020 per kWh) \$4.74

Electric service amount 36.83

Gross receipts tax (State tax) 0.95

Franchise fee (Reqd local fee) 2.21

Taxes and charges 3.16

Regulatory fee (State fee) 0.03

Total new charges \$40.02

Total amount you owe \$40.02

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC07429. Next meter reading Jun 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	19248		19100		148

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	148	150	147
Service days	30	29	30
kWh/day	5	5	5
Amount	\$40.02	\$40.14	\$35.30

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

[FPL.com/BEM](https://www.fpl.com/BEM)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Palma Sola Trace CDD
CDD Website Address
2700 S. Falkenburg Drive, Suite 2745
Riverview, Florida 33578

INVOICE

Invoice # 14162
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,115.00	) - (\$0.00	) = \$1,115.00

PALMA-01

Palma Sola Trace CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	04/06/2026	Confer with District Staff re: budget and election	0.10	\$310.00	100.0%	\$0.00
Service	LG	04/06/2026	Advise regarding items needed for upcoming board meeting.	0.20	\$360.00	-	\$72.00
Service	LG	04/10/2026	Prepare budget resolutions and general election resolution; review draft agenda and send revisions.	0.60	\$360.00	-	\$216.00
Service	LG	04/13/2026	Review insurance submission form for wall damage.	0.20	\$360.00	-	\$72.00
Service	LM	04/13/2026	Review update on claim made for hurricane Milton damage	0.10	\$310.00	100.0%	\$0.00
Service	LM	04/15/2026	Confer with N. Bregg re: budget resolution;	0.20	\$310.00	-	\$62.00

Prepare officer designation resolution							
Service	LG	04/20/2026	Review agenda and prepare for Board meeting.	0.80	\$360.00	-	\$288.00
Service	LM	04/20/2026	Review final agenda package; Prepare for Board meeting; Confer with R. Schappacher re: MES repairs; Confer with N. Bregg re: draft minutes	0.80	\$310.00	-	\$248.00
Service	LM	04/21/2026	Confer with R. Schappacher re: repairs done by ANJ	0.10	\$310.00	-	\$31.00
Service	LM	04/23/2026	Review revised agenda package and minutes from previous Board meeting	0.20	\$310.00	-	\$62.00
Service	LG	04/23/2026	Attend Board meeting.	1.50	\$360.00	-	\$540.00
Service	LM	04/23/2026	Attend Board meeting	1.60	\$310.00	100.0%	\$0.00
Service	LG	04/23/2026	Provide information to Board regarding 2026 elections.	0.40	\$360.00	-	\$144.00
Service	LG	04/27/2026	Prepare notice of F27 budget hearing.	0.30	\$360.00	-	\$108.00
Service	LG	04/30/2026	Prepare 2 updates and deadlines for board.	0.20	\$360.00	-	\$72.00
Line Item Discount Subtotal							-\$55.00
Total							\$1115.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/2/2026	INV0000109151

Bill To:

PALMA SOLA TRACE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00390

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,720.83	\$1,720.83
Administrative Services	1.00	\$516.25	\$516.25
Dissemination Services	1.00	\$83.33	\$83.33
Financial & Revenue Collections	1.00	\$478.00	\$478.00
Management Services	1.00	\$1,921.67	\$1,921.67
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,825.08
		Total	\$4,825.08

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
5/7/2026	3037

Bill To
Palma Sola Trace CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
4/8/2026	Coordinate with CDD chairperson and aquatic vendor regarding littoral plantings.	0.25	165.00	41.25
4/10/2026	Coordinate with CDD supervisor for grate displacement at pond 6. Reach out to vendor for repairs. Review storm system repair invoice and send to Rizzetta for payment.	0.5	165.00	82.50
4/23/2026	Prep work for CDD meeting, review agenda items and print documents for board members. Attend CDD meeting and site review following to check on damaged south wall.	3	165.00	495.00
4/24/2026	Reach out to vendor regarding replacement panel for south retaining wall and contact vendor for MES repairs at ponds 3, 4 & 5.	0.5	165.00	82.50
4/28/2026	Coordinate with vendor for MES repair and coordinate with board member for site photo and locations.	0.5	165.00	82.50
4/29/2026	Prepare map of damaged fence panel on south wall, forward map and photos to vendor.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$825.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00693M

Date 05/01/2026

Attn:
Palma Sola Trace CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00693M

\$74.38

Board of Supervisors Revised Meeting Dates

RE: Fiscal Year 2025/2026

Published: 5/1/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$74.38

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**BOARD OF SUPERVISORS REVISED MEETING DATES
PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Palma Sola Trace Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 (beginning October 1, 2025, and ending September 30, 2026) at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209 at the below listed dates and times, for the purpose of considering any business that may come before the Board on the following dates:

June 11, 2026 at 11:30 a.m.
August 11, 2026 at 1:30 p.m.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Office, Rizzetta & Company, at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by calling 813-533-2950.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rachel Welborn
District Manager
May 1, 2026

26-00693M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00764M

Date 05/15/2026

Attn:
Palma Sola Trace CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00764M

\$61.25

Notice of Qualifying Period for Candidates

RE: Board of Supervisors of the Palma Sola Trace CDD

Published: 5/15/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Palma Sola Trace Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton, FL 34205. The Supervisor of Elections may be contacted by phone at (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Palma Sola Trace Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

Rachel Welborn
District Manager
May 15, 2026

26-00764M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

District Office - Tampa, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
palmasolatracecdd.org

Operation and Maintenance Expenditures June 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,263.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Admiral Environmental	300175	5444	Monthly Aquatic Maintenance 06/26	\$ 925.00
Admiral Environmental	300182	5494	50 % deposit for Plant for Ponds 06/26	\$ 4,512.50
BrightView Landscape Services, Inc.	300185	9701731	Additional Planting 02/26	\$ 2,280.00
BrightView Landscape Services, Inc.	300185	9715396	3 gal Silver Buttonwood 03/26	\$ 90.00
BrightView Landscape Services, Inc.	300185	9744492	Queen Palm removal and stump grind 04/26	\$ 350.00
BrightView Landscape Services, Inc.	300173	9788715	Exterior Maintenance 05/26	\$ 894.00
BrightView Landscape Services, Inc.	300185	9816875	service call for Irrigation Repairs 06/26	\$ 473.31
Eva Walker	300180	EW061026	Board of Supervisors Meeting 06/10/26	\$ 200.00
Florida Power & Light Company	20260623-1	2193771157-060826	3724 Summerwind Cir Gate 05/26	\$ 33.10
Florida Power & Light Company	20260623-1	5669514423-060826	3804 Bridlecrest Ln Pump 05/26	\$ 143.81
Florida Power & Light Company	20260623-1	7565455537-060226	3807 75th St W St Lts 05/26	\$ 144.37
Florida Power & Light Company	20260623-1	8437303152-060826	4095 Overture Cir Gate 05/26	\$ 38.78
Grau & Associates, P.A.	300176	29656	Audit FYE 09/30/2025	\$ 1,000.00
Kilinski Van Wyk, PLLC	300183	15203	Legal Services 05/26	\$ 650.00

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Premier Pressure Cleaning, LLC	300172	5269	Pressure Washing 04/26	\$ 11,523.50
Rizzetta & Company, Inc.	300174	INV0000109939	Administrative Services 06/26	\$ 4,825.08
Schappacher Engineering, LLC	300177	3049	Engineering Services 05/26	\$ 1,237.50
School Now	300178	INV-SN-1433	School Now CDD ADA-PDF 06/26	\$ 384.38
Securt Holdings, LLC	300179	52052	Service Request for gate not working 05/26	\$ 284.28
The Observer Group, Inc.	300184	26-01009M	Legal Advertising 06/26	\$ 74.38
William Wright	300181	WW051026	Board of Supervisors Meeting 06/10/26	\$ 200.00
Total				\$ 30,263.99

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Palma Sola Trace CDD (Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Palma Sola Trace CDD
(Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE # 5444

DATE 06/01/2026

TERMS Due on receipt

CUSTOMER

Palma Sola Trace CDD (Ponds)

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Palma Sola Trace CDD (Ponds)	1	925.00	925.00
This invoice is for service in June, 2026. Thank you for being a valued customer.			
SUBTOTAL			925.00
TAX			0.00
TOTAL			925.00
BALANCE DUE			\$925.00

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Palma Sola Trace CDD (Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO

Palma Sola Trace CDD
(Ponds)
C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE # 5494

DATE 06/19/2026

TERMS Due on receipt

CUSTOMER

Palma Sola Trace CDD (Ponds)

DESCRIPTION	QTY	RATE	AMOUNT
Plants - 1,050 Plants @ \$1.90 (Pond 1) Bareroot (unless specified) (50% Deposit) (525 Plants) 50 Lanceleaf Arrowhead/Duck Potato (Sagittaria lancifolia) 300 Pickerel weed (Pontederia cordata) 200 Soft Stem Bulrush (Scipus validus) 400 Jointed Spikerush (Eleocharis interstincta) 50 Yellow Canna (Canna flaccida), 2" Liner 50 Blue Flag Iris (Iris virginica) 1,050 Total Plants	525	1.90	997.50T
Plants - 3,700 Plants @ \$1.90 (Pond 3) Bareroot (unless specified) (50% Deposit) (1,850 Plants) 1,000 Lanceleaf Arrowhead/Duck Potato (Sagittaria lancifolia) 500 Pickerel weed (Pontederia cordata) 1,000 Jointed Spikerush (Eleocharis interstincta) 1,000 Yellow Canna (Canna flaccida), 2" Liner 200 Blue Flag Iris (Iris virginica) 3,700 Total Plants	1,850	1.90	3,515.00T
Plants are guaranteed to be weed, disease, and insect free at time of installation. Plants are guaranteed to be installed properly by experienced staff. No other guarantees are implied or given.	1	0.00	0.00
50% Deposit (\$4,512.50) due prior to the Commencement of Work. Balance (\$4,512.50) due upon the Completion of Work. Total Amount: (\$9,025.00)	1	0.00	0.00

This invoice is for the 50% Deposit (\$4,512.50) due for the following
Special Service.
- Supply and installation of 4,750 Plants (1,050 Plants on Pond 1 and 3,700
Plants on Pond 3).
Thank you for being a valued customer.

SUBTOTAL	4,512.50
TAX	0.00
TOTAL	4,512.50
BALANCE DUE	\$4,512.50



INVOICE

Sold To: 15814541
Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9701731
Invoice Date: 2/27/2026
Sales Order: 8831766
Cust PO #:

Project Name: PST Creek Additional Planting

Project Description: Shared Cost between CDD, Condos and Master

Job Number	Description	Qty	UM	Unit Price	Amount
341105291	Palma Sola Trace CDD				
	Master Shared Cost	1.000	EA	420.00	420.00
	CDD Shared Cost	1.000	EA	2280.00	2,280.00
	Condo Shared Cost	1.000	EA	2261.00	2,261.00
Total Invoice Amount					4,961.00
Taxable Amount					
Tax Amount					
Balance Due					4,961.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941 756-2939

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 15814541
Invoice #: 9701731
Invoice Date: 2/27/2026

Amount Due: \$ 4,961.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

From: [Rachel Welborn](#)
To: [Tara Boles](#)
Subject: RE: Palma Sola Trace --Brightview Invoice 9701731
Date: Wednesday, June 24, 2026 1:31:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[40thfavicongreenandgrey_5a572c45-abe8-4f5f-bd0a-e02f10e89fa6.png](#)
[greenphoneicon_71a1f5ec-e951-4338-b49b-35dc2e069dc7.png](#)
[greenemailicon_489a0c18-1876-47c8-8758-95104acb7c8e.png](#)
[location_088dfe67-0bbe-4969-9c70-728e89362db8.png](#)
[codetwo-icons_website_bfca1c73-24cb-4f40-a8ca-3a34eaf6d661.png](#)
[codetwo-icons_linkedin_a5e28cf6-0dcd-4733-b498-71ee7206838e.png](#)
[codetwo-icons_facebook_348b959c-687d-44ca-a09f-62fcee5f152d.png](#)
[codetwo-icons_youtube_9c90523d-1397-48eb-9cb1-bcb431f7e103.png](#)

Eva advised to pay the highlighted amount!

Thanks for checking first

Rachel Welborn
District Manager

 Call me on Teams
 RWelborn@rizzetta.com



40 Years of Shaping Communities.

 Riverview



This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

From: Tara Boles <TBoles@rizzetta.com>
Sent: Wednesday, June 24, 2026 12:42 PM
To: Rachel Welborn <RWelborn@rizzetta.com>
Subject: Palma Sola Trace --Brightview Invoice 9701731

Good afternoon, Rachel

Ok I have a quick question

On the attached invoice do we just pay the highlighted amount of \$2,280.00 (I highlighted it)

Or do we pay the whole amount of \$ 4,961.00

Thanks Tara

Tara Boles
Accounting Clerk



[Call me on Teams](#)



TBoles@rizzetta.com



40 Years of Shaping Communities.



Riverview



This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.



INVOICE

Sold To: 15814541
Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9715396
Invoice Date: 3/20/2026
Sales Order: 8867804
Cust PO #:

Project Name: walkway add silver buttonwood

Project Description: Walkway silver buttonwood

Job Number	Description	Qty	UM	Unit Price	Amount
341105291	Palma Sola Trace CDD 3 gal silver buttonwood	1.000	EA	90.00	90.00
Total Invoice Amount					90.00
Taxable Amount					
Tax Amount					
Balance Due					90.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941 756-2939

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 15814541
Invoice #: 9715396
Invoice Date: 3/20/2026

Amount Due: \$ 90.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 15814541
Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9744492
Invoice Date: 4/8/2026
Sales Order: 8884531
Cust PO #:

Project Name: Palma Sola Trace CDD- 3649 Summerwind Circle
Project Description: Dead Queen Palm Removal and Stump grind

Job Number	Description	Qty	UM	Unit Price	Amount
341105291	Palma Sola Trace CDD Queen Palm removal and stump grind	1.000	EA	350.00	350.00
Total Invoice Amount					350.00
Taxable Amount					
Tax Amount					
Balance Due					350.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941 756-2939

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 15814541
Invoice #: 9744492
Invoice Date: 4/8/2026

Amount Due: \$ 350.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Proposal for Extra Work at Palma Sola Trace CDD

Approved
3/15
Scott

Property Name	Palma Sola Trace CDD	Contact	Eva Walker
Property Address	7335 Skybird Road Bradenton, FL 34209	To	Palma Sola Trace CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Palma Sola Trace CDD- 3649 Summerwind Circle		
Project Description	Dead Queen Palm Removal and Stump grind		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Queen Palm removal and stump grind

CHAND



For internal use only

SO# 8884531
JOB# 341105291
Service Line 300

Total Price \$350.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
7175 21st Street East, Sarasota, FL 34243-3943 ph. (941) 756-2939 fax (941) 756-2851

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

	CDD Chair
Signature _____	Title _____
Eva Walker	March 31, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	TCS Business Developer
Signature _____	Title _____
Edward Lee Bingle	March 31, 2026
Printed Name _____	Date _____

Job #:	341105291		
SO #:	8884531	Proposed Price:	\$350.00



INVOICE

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9788715
Invoice Date: 6/1/2026
Cust PO #:

Job Number	Description	Amount
341105291	Palma Sola Trace CDD Exterior Maintenance For June	894.00
Service Delivery Fee		0.00
Total invoice amount		894.00
Tax amount		
Balance due		894.00

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 941-756-2939.

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 15814541
Invoice #: 9788715
Invoice Date: 6/1/2026

Amount Due: \$894.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 15814541
Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 15814541
Invoice #: 9816875
Invoice Date: 6/9/2026
Sales Order: 8937987
Cust PO #:

Project Name: repalce bad battery timer and add micros for new plants 71st street creek

Project Description: service call

Job Number	Description	Qty	UM	Unit Price	Amount
341105291	Palma Sola Trace CDD				
	1/2 poly	7.000	EA	0.81	5.67
	1/2 poly tee	1.000	EA	0.94	.94
	1/2 clamps	4.000	EA	0.71	2.84
	1/2 poly male adapter	1.000	EA	0.99	.99
	1/2 threaded cap	1.000	EA	0.76	.76
	micro nozzle	2.000	EA	0.50	1.00
	micro stake	2.000	EA	5.00	10.00
	labor	2.000	EA	70.00	140.00
	2 station battery timer	1.000	EA	311.11	311.11
Service Delivery Fee					0.00
Total Invoice Amount					473.31
Taxable Amount					
Tax Amount					
Balance Due					473.31

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 941-756-2939.

Payment Stub

Customer Account #: 15814541
Invoice #: 9816875
Invoice Date: 6/9/2026

Amount Due: \$ 473.31

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Palma Sola Trace CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Bright View Landscape

SO#:

Time in: 1pm Time out: 2³⁰pm

1.5 HRS

Tech:

Property:

4/15/26

Jeremy V.

P.S.T C.D.D.

71st St. W.

put in micros for new
Bougainvillea

Zone 34

Completed (Yes) No

Signature:

Signature: Jeremy

Palma Sola Trace CDD

Meeting Date: June 10, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Eva Midgley Walker	X
Mary Gray*	
Maggie Freed	X
David Kaiser*	
Bill Wright	X

*NOTE: Supervisors are only paid if checked present. *Denotes supervisor does not wish to get paid*

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:34 AM
Meeting End Time:	2:02 PM
Total Meeting Time:	2.47 Hrs

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

**Electric Bill Statement**

For: May 7, 2026 to Jun 8, 2026 (32 days)

Statement Date: Jun 8, 2026

Account Number: 21937-71157

Service Address:3724 SUMMERWIND CIR # GATE
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$33.10**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	33.94
Payments received	-33.94
Additional Activity	-0.90
Balance before new charges	-0.90

Total new charges	34.00
Total amount you owe	\$33.10

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 22, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0001 0006 043565

PALMA SOLA
TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

21937-71157

ACCOUNT NUMBER

\$33.10

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
21937-71157

FPL.com Page 2

0002 0006 043565

E001

BILL DETAILS

Amount of your last bill	33.94
Payment received - Thank you	-33.94
Additional activity	
Deposit Interest	-0.90
Balance before new charges	-\$0.90

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$13.55
Non-fuel: (\$0.094600 per kWh)	\$2.64
Fuel: (\$0.032020 per kWh)	\$0.90

Electric service amount	31.29
Gross receipts tax (State tax)	0.80
Franchise fee (Reqd local fee)	1.88
Taxes and charges	2.68
Regulatory fee (State fee)	0.03
Total new charges	\$34.00

Total amount you owe \$33.10

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC05813. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02508		02480		28

ENERGY USAGE COMPARISON

	This Month Jun 8, 2026	Last Month May 7, 2026	Last Year Jun 6, 2025
Service to			
kWh Used	28	27	21
Service days	32	30	30
kWh/day	1	1	1
Amount	\$34.00	\$33.94	\$28.37

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

FPL.com/BizHVAC

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: May 7, 2026 to Jun 8, 2026 (32 days)

Statement Date: Jun 8, 2026

Account Number: 56695-14423

Service Address:

3804 BRIDLECREST LN # PUMP
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$143.81**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

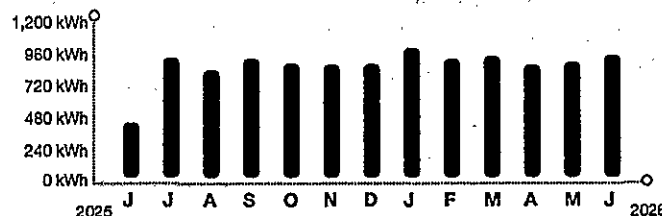
Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/BusBB**BILL SUMMARY**

Amount of your last bill	143.93
Payments received	-143.93
Additional Activity	-7.97
Balance before new charges	-7.97

Total new charges	151.78
Total amount you owe	\$143.81

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 22, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0003 0006 043565

PALMA SOLA TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

56695-14423

ACCOUNT NUMBER

\$143.81

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
56695-14423

FPL.com Page 2

0004 0006 043565

E001

BILL DETAILS

Amount of your last bill	143.93
Payment received - Thank you	-143.93
Additional activity	
Deposit Interest	-7.97
Balance before new charges	-\$7.97
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$93.76
Fuel: (\$0.032020 per kWh)	\$31.73
Electric service amount	139.69
Gross receipts tax (State tax)	3.58
Franchise fee (Reqd local fee)	8.38
Taxes and charges	11.96
Regulatory fee (State fee)	0.13
Total new charges	\$151.78
Total amount you owe	\$143.81

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9761. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	08391		07400		991

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	991	934	441
Service days	32	30	30
kWh/day	31	31	15
Amount	\$151.78	\$143.93	\$73.20

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

FPL.com/BizHVAC

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

For: May 4, 2026 to Jun 2, 2026 (29 days)

Statement Date: Jun 2, 2026

Account Number: 75654-55537

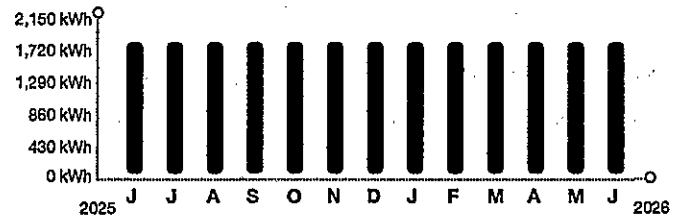
Service Address:

3807 75TH ST W # ST LTS
BRADENTON, FL 34209**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$144.37**

TOTAL AMOUNT YOU OWE

Jun 23, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	144.37
Payments received	-144.37
Balance before new charges	0.00
Total new charges	144.37
Total amount you owe	\$144.37

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 22, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0001 0004 044374

PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

75654-55537

ACCOUNT NUMBER

\$144.37

TOTAL AMOUNT YOU OWE

Jun 23, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: PALMA SOLA
TRACE COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 75654-55537

FPL.com Page 2

0002 0004 044374

E001

BILL DETAILS

Amount of your last bill	144.37
Payment received - Thank you	-144.37
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	140.64
Gross receipts tax (State tax)	3.61
Taxes and charges	3.61
Regulatory fee (State fee)	0.12
Total new charges	\$144.37
Total amount you owe	\$144.37

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Jul 2, 2026.

Usage Type	Usage
Total kWh used	1919

ENERGY USAGE COMPARISON

	This Month Jun 2, 2026	Last Month May 4, 2026	Last Year Jun 3, 2025
Service to			
kWh Used	1919	1919	1919
Service days	29	32	32
kWh/day	66	60	60
Amount	\$144.37	\$144.37	\$170.17

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

[FPL.com/BizHVAC](https://www.fpl.com/BizHVAC)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:
PALMA SOLA TRACE 75654-55537
COMMUNITY
DEVELOPMENT DISTRICT

FPL.com Page 1

0003 0004 044374 ESLA

For: 05-04-2026 to 06-02-2026 (29 days)

kWh/Day: 66

Service Address:

3807 75TH ST W # ST LTS

BRADENTON, FL 34209

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
19 KWH Energy			E	101	0.730000	1,919	73.73

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE NC 28232-2414





Customer Name: Account Number:
PALMA SOLA TRACE 75654-55537
COMMUNITY
DEVELOPMENT DISTRICT

FPL.com Page 2

0004 0004 044374 ESLA

For: 05-04-2026 to 06-02-2026 (29 days)
kWh/Day: 66
Service Address:
3807 75TH ST W # ST LTS
BRADENTON, FL 34209

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							73.73
Sub total						1,919	73.73
Energy conservation cost recovery							0.96
Capacity payment recovery charge							0.12
Environmental cost recovery charge							1.13
Transition rider credit							-2.00
Storm protection recovery charge							6.14
Fuel charge							60.56
Electric service amount							140.64
Gross receipts tax (State tax)							3.61
Regulatory fee (State fee)							0.12
Total						1,919	144.37

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement**

For: May 7, 2026 to Jun 8, 2026 (32 days)

Statement Date: Jun 8, 2026

Account Number: 84373-03152

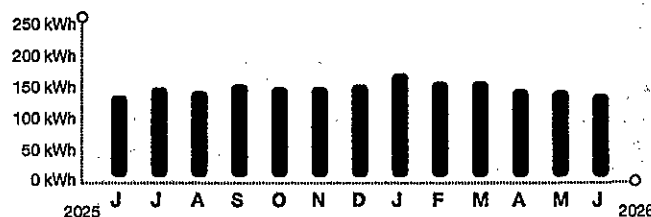
Service Address:

4095 OVERTURE CIR # GATE
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$38.78**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/BusBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	40.02
Payments received	-40.02
Additional Activity	-0.90
Balance before new charges	-0.90

Total new charges	39.68
-------------------	-------

Total amount you owe	\$38.78
----------------------	---------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 22, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0005 0006 043565

PALMA SOLA
TRACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

84373-03152

ACCOUNT NUMBER

\$38.78

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name:
PALMA SOLA TRACE
CDD

Account Number:
84373-03152

FPL.com Page 2

0006 0006 043565

E001

BILL DETAILS

Amount of your last bill	40.02
Payment received - Thank you	-40.02
Additional activity	
Deposit Interest	-0.90
Balance before new charges	-\$0.90

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$4.47
Non-fuel: (\$0.094600 per kWh)	\$13.34
Fuel: (\$0.032020 per kWh)	\$4.51

Electric service amount	36.52
Gross receipts tax (State tax)	0.94
Franchise fee (Reqd local fee)	2.19
Taxes and charges	3.13
Regulatory fee (State fee)	0.03
Total new charges	\$39.68
Total amount you owe	\$38.78

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC07429. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	19389		19248		141

ENERGY USAGE COMPARISON

	This Month Jun 8, 2026	Last Month May 7, 2026	Last Year Jun 6, 2025
Service to			
kWh Used	141	148	139
Service days	32	30	30
kWh/day	4	5	5
Amount	\$39.68	\$40.02	\$34.85

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/mobileapp)

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

[FPL.com/BizHVAC](https://www.fpl.com/bizhvac)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Palma Sola Trace Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. 29656
Date 06/01/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,000.00</u>
Current Amount Due	\$ <u><u>1,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Palma Sola Trace CDD
CDD Website Address
2700 S. Falkenburg Drive, Suite 2745
Riverview, Florida 33578

INVOICE

Invoice # 15203
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$650.00	) - (\$0.00	) = \$650.00

PALMA-01

Palma Sola Trace CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	05/04/2026	Confer with District Staff re: MES repairs, notice for new meeting, etc.	0.20	\$310.00	-	\$62.00
Service	LM	05/05/2026	Confer with R. Schappacher re: MES repair proposal; Confer with R. Wellborn re: notice for next meeting, proposed budget; Prepare notice for next Board meeting	0.50	\$310.00	-	\$155.00
Service	LM	05/06/2026	Confer with R. Schappacher re: site visit, will obtain proposal for MES repairs	0.10	\$310.00	100.0%	\$0.00
Service	LM	05/07/2026	Prepare agreement with ANJ Excavations for pond MES repairs	0.40	\$310.00	-	\$124.00
Service	LG	05/13/2026	Review and revise	0.20	\$360.00	-	\$72.00

agreement for Pond 3, 4, 5 MES repairs.							
Service	LM	05/14/2026	Revise agreement with A N J Excavations	0.20	\$310.00	-	\$62.00
Service	LM	05/15/2026	Finalize agreement and affidavit with A N J Excavation and provide to R. Wellborn for execution	0.10	\$310.00	-	\$31.00
Service	LG	05/27/2026	Review draft agenda; send requirements for no trespassing signs.	0.40	\$360.00	-	\$144.00
Service	LM	05/27/2026	Review tentative agenda; Confer with District Staff re: no trespassing signs requirements	0.30	\$310.00	100.0%	\$0.00
Line Item Discount Subtotal							-\$124.00
Total							\$650.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



PO Box 61105 · Fort Myers, FL 33906
(239) 410-2923
premierpressurecleaningfl.com

INVOICE

#5269

Date: April 13, 2026

BILL TO

Palma Sola Trace CDD

c/o Rizzetta & Co., Inc.

2700 S. Falkenburg Drive #2745

Riverview, FL 33578

TERMS

Due on Completion

3 Year Contract Pricing: 2024, 2025, 2026

DESCRIPTION	RATE	AMOUNT
Pressure Wash Perimeter Wall (appx 9,150 LF)	\$10,980.00	\$10,980.00
Pressure Wash Bridge Headwalls (appx 220 LF)	\$600.00	\$600.00
Pressure Clean Retaining Wall by Main Entrance (appx 100-150' x 4' high)	\$350.00	\$350.00
Miscellaneous Cleanup and Work (Water Meter)	\$200.00	\$200.00
Three Year Pricing Discount	-\$606.50	-\$606.50
Subtotal		\$11,523.50
Tax (0%)		\$0.00
TOTAL AMOUNT DUE		\$11,523.50

PAYMENT TERMS

Payment is due upon completion of services. Please make checks payable to Premier Pressure Cleaning LLC. We also accept ACH payments. ACH information is available upon request.

Thank you for your business.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2026	INV0000109939

Bill To:

PALMA SOLA TRACE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00390

[illegible]

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
6/5/2026	3049

Bill To
Palma Sola Trace CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
5/5/2026	Coordinate with CDD attorney and vendor for MES repairs. Compute wall quantities.	1	165.00	165.00
5/6/2026	Site review to check on MES repairs for ponds 3, 4, and 5. Prepare photo summary report, map and bid package, send to vendor for pricing. Follow up with CDD attorney.	2.25	165.00	371.25
5/7/2026	Review bid for MES repairs. Coordinate with board members, CDD manager and CDD attorney for contract agreement preparation. Review proposal from aquatic vendor for added littoral shelf plantings. File documents.	1.25	165.00	206.25
5/8/2026	Compute wall quantities and forward to board member.	0.75	165.00	123.75
5/11/2026	Coordinate with board member on budgetary costs for perimeter wall repairs.	0.5	165.00	82.50
5/15/2026	Forward agreement to vendor to obtain signature for MES repair.	0.25	165.00	41.25
5/21/2026	Forward signed agreement to CDD chairperson to obtain signature for MES repairs. Coordinate work with vendor. Prepare before and after photos and send to Rizzetta to include in next agenda package.	1	165.00	165.00
5/22/2026	Review MES repair invoice, send to Rizzetta for payment.	0.25	165.00	41.25
5/26/2026	Review e-mail from CDD chairperson and coordinate with wall vendor for post replacement.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$1,237.50



INVOICE

Palma Sola Trace CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States

Invoice # INV-SN-1433
Invoice Date: 6/1/2026
Due Date: 7/1/2026
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

[Click Here to pay with Credit Card](#)



Service Invoice

Invoice: 52052

Date: 5/28/26

Client #: 1056

Access Control Systems LLC
dba Guardian Access Solutions
1843 Barber Road
Sarasota FL, 34240
(941) 233-9234

Billed To:

Palma Sola Trace
9428 Camden Field Pkwy
Riverview FL 33578-0519

Property:

Palma Sola Trace
4111 Overture Cir
Bradenton FL 34209-5890

PO#:

Alpha Part #	Description	Quantity	Price	Ext Price	Tax
LABOR	Standard Labor Rate	1	138.00	138.00	N
LABOR	Service Call	1	138.00	138.00	N
Admin Fee	Admin Fee	1	8.28	8.28	N

Notes:

Reason for Service: Rachel called in and stated that the south emergency gate off 71st St. West is not latching to close the gate
Rachel 813-480-1111

Service Performed: 05/19/2026

Zach found the gate was not getting power, nor the reader or mag lock. He went to turn power on, and the extension cord exploded and caught on fire. He added in a surge protection outlet strip and a new 12VDC transformer. The system is now back in operation, and the maglock and keypad are working properly.

Make checks payable to:

Access Control Systems of Tennessee, LLC
DBA CIA Access
PO Box 109221
Atlanta, GA 30348

Invoice #

52052

Non-Taxable Amount:	284.28
Taxable Amount:	0.00
Sales Tax:	0.00
TERMS: 30DY	Amount Due: \$ 284.28

To continue offering our customers the most competitive labor rates, our 3% administrative fee is now applied to all invoices regardless of the payment method used. This fee helps cover the significant processing and administrative costs associated with each invoice.

We accept all major credit cards, EFT and ACH payments.
Credit Card Payments: <https://link.clover.com/urlshortener/XY7494>
A 3% processing fee will be applied to all credit card transactions.

Thank you for your business

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01009M

Date 06/19/2026

Attn:
Palma Sola Trace CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01009M Notice of Workshop RE: Meeting on July 20, 2026 at 1:30pm Published: 6/19/2026	\$74.38
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$74.38

Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

Notice is hereby given that the Board of Supervisors ("**Board**") of the Palma Sola Trace Community Development District ("**District**") will hold a public workshop on **Monday, July 20, 2026, at 1:30 p.m. at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209.** The purpose of the public workshop is to discuss the annual budget and proposed capital projects and other business of the District.

The workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda for the workshop may be obtained by contacting the office of the District Manager, c/o Rizzetta & Company, by mail at 2700 S. Falkenburg Drive, Suite 2745 Riverview, Florida 33578 or by phone at (813) 533-2950 (the "**District Manager's Office**"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at a public workshop because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rachel Welborn
District Manager
June 19, 2026

26-01009M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Tab 10

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District was held on **Friday, June 10, 2026, at 11:34 a.m.** at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, FL 34209.

Present and constituting a quorum:

Eva Walker	Board Supervisor, Chairperson
David Kaiser	Board Supervisor, Vice-Chairperson
Mary Gray	Board Supervisor, Asst. Secretary
Bill Wright	Board Supervisor, Asst. Secretary
Margaret Freed	Board Supervisor, Asst. Secretary (via phone)

Also, present were:

Rachel Welborn	District Manager, Rizzetta & Company, Inc.
Lindsay Moczynski	District Counsel, Kilinski Van Wyk (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order and conducted roll call, confirming a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members addressed the Board regarding possible pond erosion, requested new grass installation and trimming, noted shrubs on 75th Street need replacement, and requested an update on 71st Street, which is maintained by the Master HOA.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schappacher provided an update to the Board regarding MES done under \$15,000.00 and not to exceed \$10,300.00.

On a Motion by Ms. Walker, seconded by Mr. Wright, with all in favor, the Board of Supervisors approved Pond 3 littoral shelf planting proposal in the amount of \$7,030 for the Palma Sola Trace Community Development District. 5-0

B. District Manager

1. Announcement of the Registered Voter Count

Ms. Welborn announces there are 573 qualified registered voters.

Ms. Welborn stated the next meeting will be held on August 11, 2026, at 1:30 p.m.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Fiscal Year 2026-2027 Budget

A discussion ensued with changes made to the Budget.

B. Consideration of Resolution 2026-06, Approving the Proposed Fiscal Year 2026-2027 Budget and Setting a Public Hearing

On a Motion by Ms. Walker, seconded by Mr. Wright, with all in favor, the Board of Supervisors adopted Resolution 2026-06, Approving the Proposed Fiscal Year 2026-2027 Budget and Setting the Public Hearing on August 11, 2026, at 1:30 p.m. for the Palma Sola Trace Community Development District. 5-0

C. Consideration of the 1st Quarter Website Audit

The Board reviewed and accepted the website audit.

D. Consideration of Pressure Washing Proposal #4500

The Board tabled and requested to advise the vendor to be more selective.

E. Consideration of Landscaping South Wall Proposal

On a Motion by Mr. Kraiser, seconded by Ms. Freed, with all in favor, the Board of Supervisors approved *South Wall PST* proposal for fence cleaning & vegetation removal for \$6,500.50 for the Palma Sola Trace Community Development District. 5-0

F. Discussion of Annual wall repair costs and reserves for future replacement - Comprehensive plan

A discussion ensued regarding wall repair and replacements.

G. Discussion of Street light in ground wiring replacement expense. Annual expenditure, comprehensive plan

A discussion ensued regarding streetlight wiring replacement expense.

H. Discussion of Junction box and post replacement. How many, how much and when, comprehensive plan

A discussion ensued regarding junction box and post replacement.

I. Discussion of Landscaping needs and contract update

A discussion ensued.

J. Discussion of Retention Pond infrastructure comprehensive plan

A discussion ensued regarding junction box and post replacement.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Financial Statement for March and April 2026

On a Motion by Ms. Walker, seconded by Mr. Wright, with all in favor, the Board of Supervisors approved March and April 2026 financial statement for the Palma Sola Trace Community Development District. 5-0

B. Consideration of Operations & Maintenance Expenditures for April 2026

On a Motion by Ms. Walker, seconded by Ms. Gray, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for April 2026 (\$11,004.82) for the Palma Sola Trace Community Development District. 5-0

C. Consideration of Minutes of Board of Supervisors' Meeting held on April 23, 2026

On a Motion by Mr. Mr. Kaiser, seconded by Ms. Walker, with all in favor, the Board of Supervisors approved the April 23, 2026, meeting minutes for the Palma Sola Trace Community Development District. 5-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Walker asked Mr. Schappacher to review the deck railing with Trex decking.

Ms. Gray raised concerns regarding the CDD/Condo agreement, and the Board agreed to revise it internally.

Mr. Wright authorized the raising panel.

A workshop was authorized for July 20, 2026, at 1:30 p.m.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On a motion by Ms. Walker, seconded by Mr. Wright, with all in favor, the Board of Supervisors adjourned the meeting at 2:02 p.m. for the Palma Sola Trace Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 11

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Palma Sola Trace Community Development District was held on **Monday, July 20, 2026, at 1:32 p.m.** at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, FL 34209.

Present and constituting a quorum:

Eva Walker	Board Supervisor; Chairperson
David Kaiser	Board Supervisor; Vice-Chairperson
Mary Gray	Board Supervisor; Asst. Secretary
Bill Wright	Board Supervisor; Asst. Secretary
Margaret Freed	Board Supervisor; Asst. Secretary <i>(via conference call)</i>

Also, present were:

Rachel Welborn	District Manager; Rizzetta & Company, Inc.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order and conducted roll call, confirming a quorum was present.

SECOND ORDER OF BUSINESS

Discussion of Budget

Discussion ensued regarding Sarasota gate prices, general ledger definitions, the chart of accounts, miscellaneous contingencies, and providing Ms. Gray with access to intact.

THIRD ORDER OF BUSINESS

Adjournment

There was no further discussion, and the workshop adjourned at 2:33 p.m.

Assistant Secretary

Chair / Vice Chair

Tab 12

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-19
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	20
Notes to Required Supplementary Information	21
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3)(c)	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Palma Sola Trace Community Development District
City of Bradenton, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Palma Sola Trace Community Development District, City of Bradenton, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3)(c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

June 17, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Palma Sola Trace Community Development District, City of Bradenton, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflow of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$385,645.
- The change in the District's total net position in comparison with the prior fiscal year was (\$108,827) a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$472,631, a decrease of (\$162,948) in comparison with the prior year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2025	2024	
Assets, excluding capital assets	\$ 479,921	\$ 652,275	
Capital assets, net	2,103,972	2,225,387	
Total assets	2,583,893	2,877,662	
Deferred outflows of resources	18,311	20,238	
Liabilities, excluding long-term liabilities	44,274	56,415	
Long-term liabilities	2,172,285	2,347,013	
Total liabilities	2,216,559	2,403,428	
Net position			
Net investment in capital assets	(50,002)	(101,388)	
Restricted for debt service	328,370	306,971	
Unrestricted	107,277	288,889	
Total net position	\$ 385,645	\$ 494,472	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 665,836	\$ 662,824
Operating grants and contributions	17,083	20,631
General revenues	7,553	5,907
Total revenues	690,472	689,362
Expenses:		
General government	103,765	95,624
Maintenance and operations	600,745	311,186
Interest	94,789	101,013
Total expenses	799,299	507,823
Change in net position	(108,827)	181,539
Net position - beginning	494,472	312,933
Net position - ending	\$ 385,645	\$ 494,472

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$799,299. The costs of the District's activities were primarily funded by program revenues, which were comprised of assessments and interest income. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in repairs and maintenance expenses in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$194,930. The over-expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$3,341,828 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,237,856 has been taken, which resulted in a net book value of \$2,103,972. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$2,175,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Palma Sola Trace Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

FINANCIAL STATEMENTS

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and equivalents	\$ 112,390
Prepaid items and deposits	2,177
Restricted assets:	
Investments	365,354
Capital assets:	
Depreciable, net	<u>2,103,972</u>
Total assets	<u>2,583,893</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>18,311</u>
Total deferred outflows of resources	<u>18,311</u>
 LIABILITIES	
Accounts payable and accrued expenses	7,290
Accrued interest payable	36,984
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	<u>1,992,285</u>
Total liabilities	<u>2,216,559</u>
 NET POSITION	
Net investment in capital assets	(50,002)
Restricted for debt service	328,370
Unrestricted	<u>107,277</u>
Total net position	<u>\$ 385,645</u>

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense)
				Revenue and
				Changes in Net
				Position
	Expenses	Charges for	Operating	Governmental
		Services	Grants and	Activities
			Contributions	
Primary government:				
Governmental activities:				
General government	\$ 103,765	\$ 103,765	\$ -	\$ -
Maintenance and operations	600,745	290,165	-	(310,580)
Interest on long-term debt	94,789	271,906	17,083	194,200
Total governmental activities	799,299	665,836	17,083	(116,380)
General revenues:				
			Unrestricted investment earnings	7,553
			Total general revenues	7,553
			Change in net position	(108,827)
			Net position - beginning	494,472
			Net position - ending	\$ 385,645

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash and equivalents	\$ 112,390	\$ -	\$ 112,390
Investments	-	365,354	365,354
Prepaid items and deposits	2,177	-	2,177
Total assets	<u>\$ 114,567</u>	<u>\$ 365,354</u>	<u>\$ 479,921</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 7,290	\$ -	\$ 7,290
Total liabilities	<u>7,290</u>	<u>-</u>	<u>7,290</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	2,177	-	2,177
Restricted for:			
Debt service	-	365,354	365,354
Assigned to:			
Capital reserves	13,070	-	13,070
Unassigned	92,030	-	92,030
Total fund balances	<u>107,277</u>	<u>365,354</u>	<u>472,631</u>
Total liabilities and fund balances	<u>\$ 114,567</u>	<u>\$ 365,354</u>	<u>\$ 479,921</u>

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Amounts reported for governmental activities in the statement of net position are different because:

Fund balance - governmental funds	\$ 472,631
-----------------------------------	------------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	3,341,828	
Accumulated depreciation	<u>(1,237,856)</u>	2,103,972

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.	18,311
--	--------

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest	(36,984)	
Bonds payable	<u>(2,172,285)</u>	<u>(2,209,269)</u>

Net position of governmental activities	<u>\$ 385,645</u>
---	-------------------

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 393,930	\$ 271,906	\$ 665,836
Interest income	7,553	17,083	24,636
Total revenues	<u>401,483</u>	<u>288,989</u>	<u>690,472</u>
EXPENDITURES			
Current:			
General government	103,765	-	103,765
Maintenance and operations	479,330	-	479,330
Debt service:			
Principal	-	175,000	175,000
Interest	-	95,325	95,325
Total expenditures	<u>583,095</u>	<u>270,325</u>	<u>853,420</u>
Excess (deficiency) of revenues over (under) expenditures	(181,612)	18,664	(162,948)
Fund balances - beginning	<u>288,889</u>	<u>346,690</u>	<u>635,579</u>
Fund balances - ending	<u>\$ 107,277</u>	<u>\$ 365,354</u>	<u>\$ 472,631</u>

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ (162,948)
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(121,415)
Amortization of deferred amount on refunding is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(1,927)
Repayment of long-term liabilities is reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position.	175,000
Amortization of original issue discount is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(272)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>2,735</u>
Change in net position of governmental activities	<u><u>\$ (108,827)</u></u>

See notes to the financial statements

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Palma Sola Trace Community Development District (the "District") was established by City of Bradenton Ordinance 2763 enacted on October 4, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors residing within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins on October 1 and ends on September 30. Operation and maintenance special assessments are imposed upon all benefitted lands in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories in governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater system	25
Streetlights	20
Perimeter wall	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$1,927 was recognized as a component of interest expense in the current fiscal year.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds using the straight line method. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non-spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to certain exceptions set forth in the District's annual appropriation resolution, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapses at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations			Weighted average of the fund portfolio: 48 days
Fund Class Z	\$ 365,354	S&P AAAm	
Total	<u>\$ 365,354</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater system	\$ 1,234,283	\$ -	\$ -	\$ 1,234,283
Streetlights	107,545	-	-	107,545
Perimeter wall	2,000,000	-	-	2,000,000
Total capital assets, being depreciated	3,341,828	-	-	3,341,828
Less accumulated depreciation for:				
Stormwater system	806,393	49,371	-	855,764
Streetlights	87,825	5,377	-	93,202
Perimeter wall	222,223	66,667	-	288,890
Total accumulated depreciation	1,116,441	121,415	-	1,237,856
Total capital assets, being depreciated, net	2,225,387	(121,415)	-	2,103,972
Governmental activities capital assets, net	\$ 2,225,387	\$ (121,415)	\$ -	\$ 2,103,972

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

On May 1, 2013, the District issued \$3,955,000 Series 2013 A-1 (Senior Lien) and \$455,000 Series 2013A-2 (Subordinate Lien) Capital Improvement Revenue Refunding Bonds, together, the "Series 2013 Bonds". The Series 2013A-1 Bonds are due as follows: \$1,770,000 with varying interest rates from 1.25% to 3.75% with varying maturity dates, \$770,000 on May 1, 2029, with a fixed interest rate of 4.00% and \$1,415,000 due on May 1, 2035 with a fixed interest rate of 4.125%. The Series 2013A-2 Bonds were cancelled in a prior fiscal year. The Series 2013 Bonds were issued to refund the Series 2005 Capital Improvement Revenue Bonds.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to 1) collect special assessments in annual installments adequate to provide payment of debt service, and 2) to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 2,350,000	\$ -	\$ 175,000	\$ 2,175,000	\$ 180,000
Less: original issue discount	2,987	-	272	2,715	-
Total	<u>\$ 2,347,013</u>	<u>\$ -</u>	<u>\$ 174,728</u>	<u>\$ 2,172,285</u>	<u>\$ 180,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 180,000	\$ 88,763	\$ 268,763
2027	185,000	81,563	266,563
2028	195,000	74,163	269,163
2029	205,000	66,363	271,363
2030	210,000	58,163	268,163
2031-2035	1,200,000	152,625	1,352,625
Total	<u>\$ 2,175,000</u>	<u>\$ 521,640</u>	<u>\$ 2,696,640</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 388,165	\$ 393,930	\$ 5,765
Interest income	-	7,553	7,553
Total revenues	<u>388,165</u>	<u>401,483</u>	<u>13,318</u>
EXPENDITURES			
Current:			
General government	103,775	103,765	10
Maintenance and operations	284,390	479,330	(194,940)
Total expenditures	<u>388,165</u>	<u>583,095</u>	<u>(194,930)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(181,612)	<u>\$ (181,612)</u>
Fund balance - beginning		<u>288,889</u>	
Fund balance - ending		<u>\$ 107,277</u>	

See notes to required supplementary information

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$194,930. The over-expenditure was funded by available fund balance.

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF BRADENTON, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	Not applicable
Independent contractor compensation	\$27,981
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance; Condos - \$764.43 Paired Villas - \$764.43 Single family - \$764.43 Debt service; Condos - \$455.29 Paired Villas - \$585.37 Single family - \$650.41
Special assessments collected	\$665,836
Outstanding Bonds:	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Palma Sola Trace Community Development District
City of Bradenton, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Palma Sola Trace Community Development District, City of Bradenton, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 17, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated June 17, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

June 17, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Palma Sola Trace Community Development District
City of Bradenton, Florida

We have examined Palma Sola Trace Community Development District, City of Bradenton, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

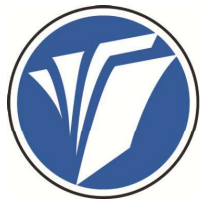
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Palma Sola Trace Community Development District, City of Bradenton, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 17, 2026



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Palma Sola Trace Community Development District
City of Bradenton, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Palma Sola Trace Community Development District, City of Bradenton, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 17, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Palma Sola Trace Community Development District, City of Bradenton, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Palma Sola Trace Community Development District, City of Bradenton, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 17, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has taken steps to correct this issue. All expenditures will be reviewed and properly classified. Management is committed to maintaining compliance with budgetary laws and ensuring that expenditures do not exceed appropriations in future fiscal years. The strengthened monitoring procedures and enhanced internal controls will provide greater oversight and prevent similar issues.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the other information section of the financial statement on page 22.

Tab 13



QUOTE

QT-000001

Cottage Services

Bradenton Florida 34209
U.S.A
(941)780-7004
cottageservices1@gmail.com

Bill To : 14 Jul 2026
Palma Sola Trace CDD % Rizzetta & Co. Expiry Date : 21 Aug 2026

#	Item & Description	Qty	Rate	Amount
1	Materials 6" x 240' Square Edge gray Composite Deck Board, PT Ground Rated shim wood, 10# gray coated exterior trim head screws. delivery, saw blades	1.00	1,578.00	1,578.00
2	Materials Demo, trailer and dump fee	8.00	75.00	600.00
3	Rebuild top rail with single row of composite decking to approximately 40" shimed and leveled as best possible.	12.00	75.00	900.00
Sub Total				3,078.00
Total				\$3,078.00

Notes

Looking forward for your business.

Tab 14



QUOTE

QT-000002

Cottage Services

Bradenton Florida 34209
U.S.A
(941)780-7004
cottageservices1@gmail.com

Bill To : 21 Jul 2026
Palma Sola Trace CDD % Rizzetta & Co. Expiry Date : 21 Aug 2026

#	Item & Description	Qty	Rate	Amount
1	Concrete, trailer, delivery	1.00	250.00	250.00
2	Level and reset in concrete 16 Steel posts on the south side of main entrance,	16.00	75.00	1,200.00
Sub Total				1,450.00
Total				\$1,450.00

Notes

Looking forward for your business.