Palm Coast Park
Community Development District
Agenda

September 18, 2026

AGENDA

Palm Coast Park
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 10, 2026

Board of Supervisors
Palm Coast Park
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, September 18, 2026 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 21, 2026 Meeting
4. Consideration of Resolution 2026-14 Authorizing the Use of Electronic Documents and Signatures
5. Consideration of Sawmill Branch Phase 3 Solitude Lake Management Annual Pond Maintenance Proposal
6. Consideration of Sawmill Branch Phase 3 Yellowstone Landscape Maintenance Proposal
7. Consideration of Reverie Phase 1 & 2 Landscape Maintenance Proposal from Yellowstone
8. Ratification
    A. Sawmill Branch Phase 3 Requisition #1 Special Assessment Bonds, Series 2026
    B. Sawmill Branch Requisition #319 Special Assessment Bonds Series 2006
9. Staff Reports
    A. Attorney
    B. Engineer and Maintenance Report
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jeremy LeBrun
District Manager

MINUTES

MINUTES OF MEETING
PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, **August 21, 2026** at 10:32 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

Jeff Douglas	Chairman
Ken Belshe	Vice Chairman
Jeff Hobson	Assistant Secretary
Bob Porter	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Michael Chiumento	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun opened the public comment period and asked that speakers state their name and address and keep their comments to three minutes.

Resident (Jessica Filomeno) expressed concerns regarding the proposed increase and asked how frequently future increases may occur, as well as whether itemized information regarding future expenses would be provided. She also raised a safety concern regarding bicycles being left near the school bus stops and suggested installing a bicycle rack or similar storage option to keep the area organized and safe. The Board noted the questions and indicated that additional

information would be provided during the budget discussion and, if necessary, by the District's Field Manager, Clint Smith.

Resident (Penny Alexander, Reverie) expressed concern that, with Phase One nearing turnover, outstanding items on Reverie have not yet been corrected, including rust staining on the low-lying sidewalks and sunken pavers at the entrance and exit. She noted that these items were on Mr. Smith's agenda and emphasized the importance of ensuring the issues are resolved before turnover so that the CDD does not incur costs that should be the responsibility of Dream Finders. The Board indicated that an update on the status of the items would be provided.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 19, 2026 Meeting**

Mr. LeBrun presented the minutes of the June 19, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, the Minutes of the June 19, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun requested a motion to open the public hearing.

> On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun presented Resolution 2026-12, adopting the Fiscal Year 2027 budget and annual appropriations. The Board discussed the proposed assessment increases, noting that Sawmill Creek and Sawmill Branch assessments would increase by approximately $93 annually, or less than $8 per month, while assessments for the other areas would remain unchanged. The increase was primarily attributed to the addition of a new road and associated landscaping, street lighting, and maintenance responsibilities that will become the District's responsibility. The District Manager explained that the Operations and Maintenance budget is reviewed annually based on anticipated expenses, inflation, and maintenance needs, with the goal of maintaining or

reducing assessments when possible while ensuring adequate funding to properly maintain District infrastructure and amenities. The Board also noted that the previous assessment increase occurred in 2022. The Fiscal Year 2027 budget will cover October 1, 2026, through September 30, 2027, with the proposed budget requiring long-range forecasting of anticipated expenses. The Board indicated there were no further questions regarding the budget at that time, and discussion continued with the public hearing.

Resident (Brian) of Sawmill Branch for more than two years, expressed concern regarding the declining condition of the community's grass. He stated that when he initially moved into the community, the grass was well maintained and of good quality, but over the past year it has developed a significant infestation that is killing the grass. He questioned whether any efforts could be made beyond routine mowing to address the issue and improve the appearance of the community. He also noted that the infestation appears to be spreading throughout the neighborhood and may be present in multiple yards, potentially affecting properties that use the same lawn-care companies.

Mr. Belshe confirmed that the budget figures in the packet remained consistent with those previously reviewed and approved. Staff confirmed that the assessment amounts and total revenues had not changed, aside from updates reflecting actual figures. It was noted that the action was simply the formal adoption of the previously reviewed budget, with no surprises or substantive changes.

Resident (Chris Mastoridis) questioned the approximately $150,000 increase in landscape maintenance expenses and asked whether the increase was attributable to the northern expansion, including the new spine road, exit, and related landscaping in Sawmill Branch. Staff explained that the increase primarily reflects the District's anticipated responsibility for maintaining and landscaping the spine road for the full fiscal year. It was further explained that as additional properties within the District are developed and sold to end users, those property owners will assume the applicable assessments. While undeveloped property owners currently pay assessments at a lower level, the transition to additional developed properties paying the full assessment helps spread District costs among more properties and can provide economies of scale. Staff noted that increased participation in assessments may help offset future cost increases and keep assessments more stable.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2026-13. He explained that Resolution 2026-13 levies the special assessments necessary to fund the previously approved Fiscal Year 2027 budget and certifies the assessment roll. No public comments were received regarding the resolution. The Board considered approval. A motion was made to approve Resolution 2026-13.

On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun request a motion to close the public hearing.

On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026**

Mr. LeBrun presented the agreement with Grau & Associates to provide the District's Fiscal Year 2026 independent auditing services. Mr. LeBrun explained that the District is required to undergo an annual independent third-party audit and that Grau & Associates had been selected to perform the audit. The Board was asked to approve the agreement with Grau & Associates for the Fiscal Year 2026 audit.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Sawmill Branch Phase 3 Acquisition and Conveyance Package and Related Series 2026 Requisition**

Mr. Chiumento explained that Resolution 2026-13 provides for the acquisition of the completed infrastructure improvements within Sawmill Branch Phase Three from Forestar. The District had previously issued bonds to participate in the construction of the infrastructure, and Forestar has now submitted its request for the District to acquire the completed improvements for public purposes. He noted that all required acquisition documents and prerequisites had been satisfied, including the deed, bill of sale, District and consulting engineer certifications, and confirmation of clean title. The infrastructure has also been identified on the plat as belonging to the District.

Staff and District counsel recommended approval of the acquisition conveyance package. The Board also considered authorization for a requisition from the construction account established through the bond issue. It was clarified that the requisition would not exceed the remaining balance of the construction account. The Board approved this item, including the acquisition and conveyance package and authorization for the requisition, not to exceed the balance remaining in the construction account.

On MOTION by Mr. Belshe, seconded by Mr. Douglas, with all in favor, the Sawmill Branch Phase 3 Acquisition and Conveyance Package and Related Series 2026 Requisition and Authorizing Not to Exceed the Balance of the Construction Account, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Data Sharing Agreement with Flagler County Property Appraiser**

Mr. LeBrun presented the data sharing agreement with Flagler County property appraiser. noted that the District enters into this agreement annually and agrees to maintain the confidentiality of any information provided by the Property Appraiser. Although confidential information is not typically provided, the agreement is required each year.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Data Sharing Agreement with Flagler County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Interlocal Agreement for Traffic Enforcement of District Roadways**

Mr. Chiumento presented the interlocal agreement for traffic enforcement of District roadways. The Board discussed the proposed interlocal agreement between the District and the Flagler County Sheriff's Office for traffic enforcement on District roadways and sidewalks. The agreement would allow the Sheriff's Office to enforce the same traffic standards adopted by the City of Palm Coast, including regulations applicable to e-bikes and other traffic-related matters. The Sheriff's Office would provide enforcement without additional compensation from the District. Staff noted that the agreement would clarify the Sheriff's Office's authority to enforce applicable laws within the District, while the District itself does not have law enforcement authority. Residents were encouraged to report dangerous or habitual speeding and other traffic concerns directly to law enforcement to assist with proactive enforcement. Staff also confirmed that the District's insurance carrier had reviewed the agreement and provided feedback, with no concerns regarding the agreement as presented. The agreement would become effective upon approval. Supervisor Belshe opposed the motion.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with Mr. Porter, Mr. Douglas and Mr. Hobson in favor and Mr. Belshe opposed, the Interlocal Agreement for Traffic Enforcement of District Roadways, was approved 3-1.

Mr. Belshe explained that his reason for opposing the motion is because he has an 11-year-old son who would be disappointed if he voted against allowing e-bikes. He acknowledged the ongoing concerns regarding e-bikes in the neighborhood but indicated that he did not want to vote against them.

NINTH ORDER OF BUSINESS **Consideration of Approval of US 1 Bridges 1-8 and 11-13 Pressure Wash Proposal**

Mr. LeBrun stated that the Board was considering approval of the US Bridges 1–8 and 11–13 pressure washing proposal. He noted that Mr. Clint Smith had inspected the bridges and, based on his inspection and additional feedback received, recommended that the bridges be pressure washed. The proposal was presented for Board consideration and approval.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the US 1 Bridges 1-8 and 11-13 Pressure Wash Proposal, was approved.

TENTH ORDER OF BUSINESS Ratification

A. Approval of US 1 Bridges 9-10 Pressure Wash Proposal

Mr. LeBrun presented the ratification of the approval for pressure washing US 1 Bridges 9 and 10. Mr. Smith had the bridges pressure washed due to their significant accumulation of algae and other debris, which presented a safety concern. The work was completed prior to the meeting due to the condition of the bridges.

B. Approval of Somerset Phase 2 Fountain Repair Proposal

C. Requisition #318 Special Assessment Bonds Series 2006

Mr. LeBrun presented items B and C. The Board discussed ratification of the Somerset Phase Two fountain repair and related Series 2006 requisition, as well as the previously discussed bridge pressure washing. Mr. Smith reviews the work and costs to ensure the District is being charged fairly and signs the items to avoid delays between meetings. The Board discussed the need for pressure washing due to algae growth and slippery conditions, noting that the District's use of reuse water contributes additional nutrients that promote growth. Board members expressed appreciation for the contractor's work and noted that the current pricing was significantly lower than previous pressure-washing costs. A suggestion was made to authorize staff to proceed with pressure washing when needed rather than bringing each occurrence before the Board. Following discussion, a motion and second were made to ratify the three items: bridge pressure washing, the Somerset fountain repair, and Requisition #318 Special Assessment Bonds Series 2006.

On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, US 1 Bridges 9-10 Pressure Wash Proposal, Somerset Phase 2 Fountain Repair Proposal, and Requisition #318 Special Assessment Bonds Series 2006, were ratified.

ELEVENTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. LeBrun presented the Fiscal Year 2027 goals and objectives. He explained that the goals and objectives will remain the same as the current fiscal year. The District is required by

state statute to adopt annual goals and objectives and publish the results on its website following the conclusion of the fiscal year. The results must be posted by December.

> On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version

Mr. LeBrun presented Fiscal Year 2026 goals and objectives and authorization to Chairman to execute final version. He explained that approval would authorize the Chairman to execute the final version at the end of the fiscal year if the Board does not meet again before year-end. The finalized goals and objectives will then be posted on the District's website.

> On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version, was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Chiumento had nothing further to report.

B. Engineer and Maintenance Report

Mr. LeBrun stated Mr. Smith is not present to provide his report. He reported that Mr. Smith had suggested installing dog waste stations along the US 1 section where new trash cans, benches, and pads were previously approved. The Board discussed the associated ongoing costs and whether the stations would be beneficial, and there was general consensus not to pursue the dog waste stations at this time. Mr. Smith also recommended installing small safety signs on the wooden bridges warning pedestrians and bicyclists of slippery conditions caused by rain, algae, and pine needles. The Board discussed the existing maintenance requirement to blow the bridges clean and agreed that the appropriate warning language should first be confirmed with the District's legal counsel and insurance carrier. The Board supported moving forward with the bridge safety signage, subject to determining the recommended language.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, Adding "Slippery Signs" to Bridges, was approved.

The Board discussed the ongoing feral hog trapping efforts. Staff reported that numerous hogs have been trapped, with fewer recent captures. The trap has been relocated to a new site along the creek, and trapping efforts will continue with the current vendor. The Board noted that feral hog management may be an ongoing effort due to the amount of undeveloped land in the area.

The Board discussed the ongoing turnover of Reverie Phase One infrastructure to the CDD. District staff explained that Dream Finders had been working with the City of Palm Coast for an extended period to resolve outstanding requirements for final completion. Staff recently began working with two new Dream Finders contacts, Dave Smith and Michael Blevins, who have been more responsive, and discussions are continuing. The CDD has not officially accepted the infrastructure and will not do so until all outstanding items, including those raised during public comment, are corrected and the District Engineer has inspected and approved the improvements. Staff noted that the developer must complete the District's full acquisition process, including the required engineering certifications, as-builts, and other documentation, before the matter can return to the Board for consideration. Board members emphasized that the CDD should not accept the infrastructure until all deficiencies are satisfactorily addressed, as doing so could result in the District assuming responsibility for significant repair costs. Additional concerns were raised regarding potential sewer and certificate-of-occupancy issues in Reverie Phase Two; however, staff reiterated that Phase One remains subject to completion of all required corrections and the acquisition process before any turnover will be considered.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register for July 1 through July 30. The General Fund checks were numbered 522 through 529; Sawmill Creek checks were numbered 279 through 283; Spring Lake Reverie checks were numbered 181 through 185; and Somerset checks were numbered 125 through 132. The total check register amount was $102,333.22. There were no Board questions.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun reviewed the balance sheet and income statement, which reflected the unaudited financials through July 31. No action was required.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. LeBrun presented the Fiscal Year 2027 meeting schedule. The Board approved the Fiscal Year 2027 meeting schedule, maintaining the same day, time, and location. Discussion noted that the December 18 meeting should remain on the schedule to avoid the need for re-advertising if a meeting becomes necessary; the meeting can be canceled later if it is not needed.

On MOTION by Mr. Porter, seconded by Mr. Hobson, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

THIRTEENTH ORDER OF BUSINESS Other Business

The Board and staff discussed a resident request regarding the location of a bus stop, bike rack, crosswalk signage, and a possible painted crosswalk. Staff advised the resident to provide the specific location by email so the District's engineer, Mr. Smith, could review the area and determine whether the improvements fall under CDD or HOA responsibility and what approvals may be required. It was noted that signage installation could be addressed by the District, subject to the appropriate approvals. The Board and staff also discussed the school District's role in establishing bus stop locations. Staff explained that the school and HOA may be better positioned to work with the school District to request or adjust a designated bus stop, as the CDD does not control bus stop locations. The resident indicated they would follow up with the HOA regarding the matter.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

The Board discussed a sod issue in the public area. Staff will follow up with Clint to confirm that fertilization is being performed as part of the regular maintenance. It was noted that the area is within the CDD's public area and is planted with Bahia grass. There was also discussion regarding the transparency of budget increases and decreases. It was noted that all budget matters

are addressed publicly during Board meetings and posted on the District's website, with any proposed increases or decreases made public well in advance of implementation.

The Board discussed signage for a proposed community/neighborhood watch after a questions was raised regarding the matter. It was noted that the Sheriff's Office can provide neighborhood watch signs and coordinate their installation. Staff offered to provide the appropriate law enforcement liaison's contact information. Also reported were recent break-ins and speeding concerns within the community.

The Board discussed transitioning to electronic agendas and reducing the number of printed agenda books. Staff reported that approximately $930 had been spent on printing and binding agenda materials during the fiscal year to date, not including delivery costs. Board members discussed the convenience of receiving printed materials versus reviewing electronic copies, noting that preferences vary. It was agreed that printed agenda books would be optional going forward, and Board members may notify staff if they would like to continue receiving a paper copy.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. LeBrun asked for a motion of approval.

On MOTION by Mr. Douglas, seconded by Mr. Hobson, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILTY AND AN EFFECTIVE DATE.

WHEREAS, the Palm Coast Park Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Palm Coast, Flagler County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce though the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of September, 2026.

ATTEST:

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

SECTION V

SOLITUDE
LAKE MANAGEMENT

SERVICES AGREEMENT

PROPERTY NAME: Sawmill Branch at Palm Coast Park CDD
CUSTOMER NAME: Sawmill Branch at Palm Coast Park CDD
SERVICE DESCRIPTION: Annual Pond Maintenance of Twenty Six (26) Ponds Totaling Approximately 41,254 Perimeter Feet and 60.05 Acres at Sawmill Branch in Palm Coast, Florida 32137.
EFFECTIVE DATE: October 1, 2026 through September 30, 2027
SUBMITTED TO: Clint Smith
SUBMITTED BY: Erika Bamberg, Contract and Service Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by **four percent (4%)** of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer

agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

SAWMILL BRANCH AT PALM COAST PARK CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond four (4) times per month.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.

2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **$37,284.81**

Invoice Amount: **$3,107.06**

Invoice Frequency: **Monthly**

SECTION VI

YELLOWSTONE LANDSCAPE

Palm Coast Park CDD - Sawmill Branch Phase 3

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:
John Distler
Yellowstone Landscape

Prepared For:
Clint Smith
Palm Coast Park CDD



YELLOWSTONE
LANDSCAPE

CLIENT SPECIFIC ASSESSMENT

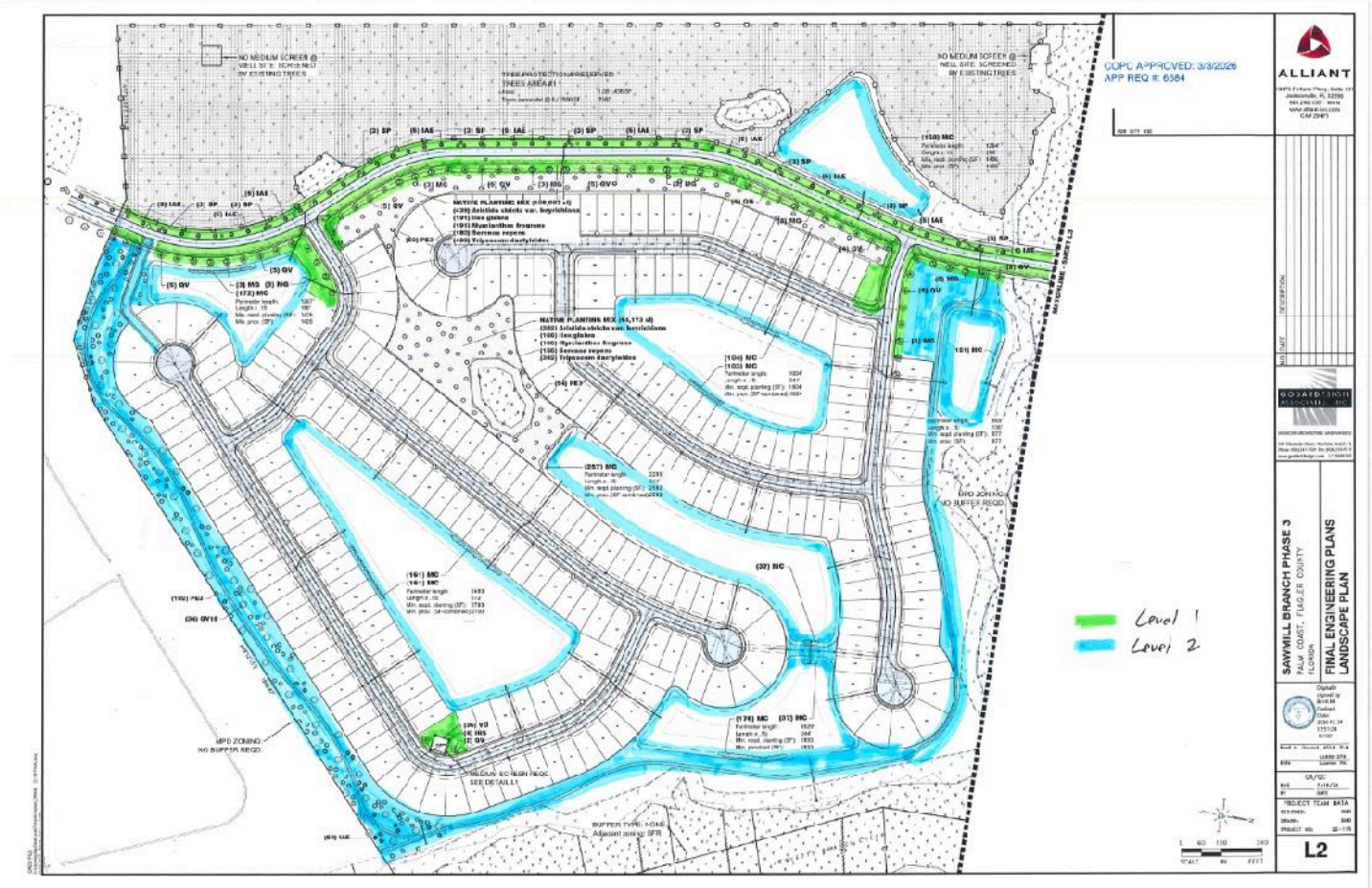






SERVICE AREA MAP

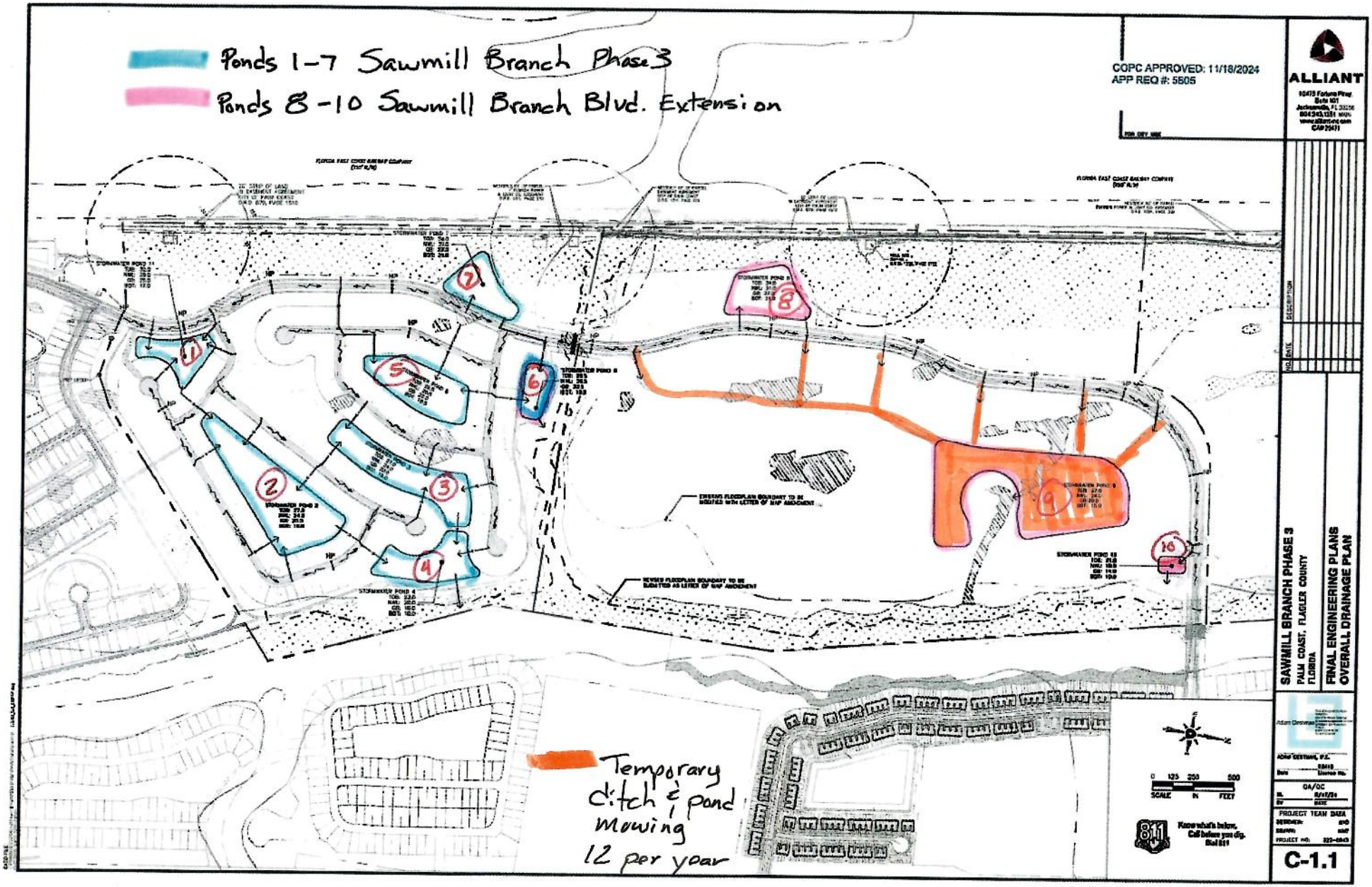
Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.




Ponds 1-7 Sawmill Branch Phase 3
Ponds 8-10 Sawmill Branch Blvd. Extension
COPC APPROVED: 11/18/2024
APP REQ #: 5605
ALLIANT
SAWMILL BRANCH PHASE 3
PALM COAST, FLAGLER COUNTY
FLORIDA
FINAL ENGINEERING PLANS
OVERALL DRAINAGE PLAN
C-1.1
Temporary ditch & pond mowing 12 per year

YELLOWSTONE
LANDSCAPE

OUR APPROACH







QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.





EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

***The Result:* Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.**

YELLOWSTONE
LANDSCAPE

SCOPE OF SERVICES







CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing Service Level 1	Weekly 38 Visits	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Mowing Service Level 2	Bi-weekly 24 Visits	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Edging & Detailing	Bi-weekly	Hard and soft edging of walkways, curbs, and beds with debris removal
Bed Maintenance	Weekly	Weeding, pruning, and bed definition to maintain appearance and plant health
Fertilization	Seasonal (4x yearly)	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Managment	As needed	Monitoring and treatment of insects, disease, and weeds using IPM practices
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

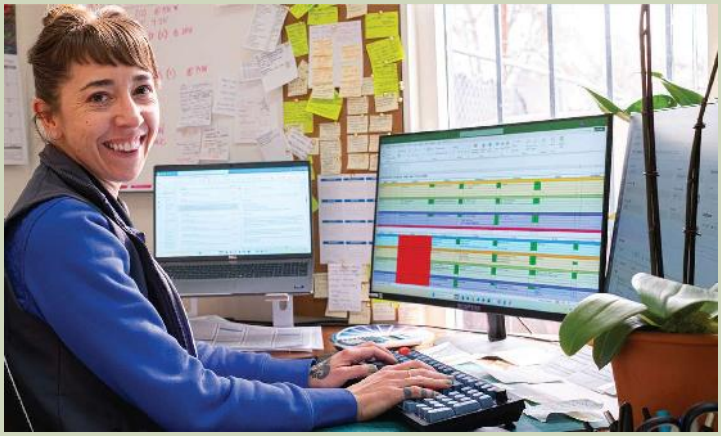
- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

YELLOWSTONE
LANDSCAPE

INVESTMENT & AGREEMENT







YOUR INVESTMENT

Core Maintenance Services	Annual Price
Mowing & Detailing Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning up to 8', Weeding, Trash, & Cleanup	$117,513.00
Integrated Pest Management Includes Fertilization, Pest Control, Weed Control, and Fungicide Applications for Turf, Trees & Shrubs	$5,980.00
Irrigation Inspections Includes Monthly Inspections with Standard Reports, 12x/year	$4,307.00

Annual Core Maintenance Total $127,800.00

INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
$127,800.00	$10,650.00

Key Terms & Conditions

Agreement Overview
This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **$127,800.00** billed in equal monthly installments of **$10,650.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract Start: **10/01/2026**
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Palm Coast Park CDD - Sawmill Branch Phase 3 agrees to pay Yellowstone Landscape **$127,800.00** in equal monthly installments billed in the amount of **$10,650.00** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Clint Smith

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape

YELLOWSTONE
LANDSCAPE

ABOUT YOUR NEW PARTNER







COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

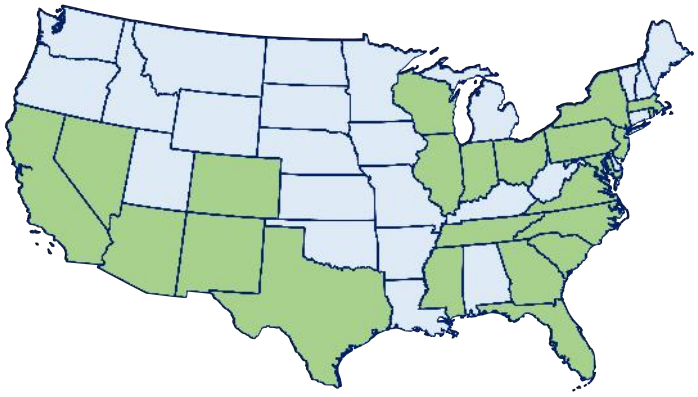
Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.

75%

of Supervisory and Management roles filled with internal promotions create

65

National Landscape Awards of Excellence presented to our projects across the



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

stability and longevity in our leadership team

country in the past twenty years



7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.

YELLOWSTONE
LANDSCAPE

APPENDIX







TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstonealso reserves the right to charge Client additional charges for additional services providedby Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflectingsuch changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:
a. Worker's Compensation Insurance with statutory limits;
b. Employer's Liability Insurance with limits of not less than $1,000,000;
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate;
d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than $1,000,000.
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate
If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review. Client shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage. Yellowstone and all its associated and affiliated companies, employees, agents, and other parties as required by written contract to be so named, shall be named as an additional insured on Customer's General Liability, Automobile Liability and Umbrella Coverage insurance policies. To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile and Workers Compensation policies in favor of Yellowstone and Yellowstone's officers, agents and employees.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

TERMS AND CONDITIONS

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services, except for losses or damages resulting from a party's gross negligence or willful misconduct.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add chargespayable byClient hereunder during the Initial Term or any Renewal Term: (i) for any changesor modifications to, or differences between, theactual Services provided by Yellowstone to Clientand those specified onthe Compensation Schedule; (ii) forany increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii)to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from andafter three (3) monthsprior to the EffectiveDate) in local, state, federal or foreignlaws or regulations (or theenforcement, interpretation or application thereof), including theimposition of or increasein taxes,fees or surcharges, pandemics or other widespread illness, or acts of God such as floods,fires, hurricanes and natural disasters. Increases to charges specified in thissection maybe appliedsingularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section arenot represented tobe solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.

YELLOWSTONE
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Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
John Distler
Yellowstone Landscape

SECTION VII

YELLOWSTONE LANDSCAPE

Reverie at Palm Coast - Phase 1 & 2

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:
John Distler
Yellowstone Landscape

Prepared For:
Clint Smith
Palm Coast Park CDD



EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Reverie at Palm Coast - Phase 1 & 2**, we recognize your specific challenges include inconsistent service quality and lack of communication. As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Weekly maintenance of all turf, bed areas, and common spaces
- Quarterly horticultural evaluations with proactive plant health care treatments
- Complete irrigation system management with Monthly inspection reports
- Seasonal color rotations featuring drought-resistant varieties selected for your region and unique micro climate needs
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your annual investment of **$189,600.00** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **11 / 01 / 2026**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

WELCOME FROM OUR TEAM

09 / 04 / 2026



Clint Smith
Palm Coast Park CDD

RE: Reverie at Palm Coast - Phase 1 & 2

On behalf of the thousands of Yellowstone Landscape Professionals across the United States, we want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering ***Excellence in Commercial Landscaping***. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,
Yellowstone Landscape Leadership Team

YELLOWSTONE
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CLIENT SPECIFIC ASSESSMENT







SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



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OUR APPROACH







Reverie at Palm Coast - Phase 1 & 2's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



1-30

✓	Meet with District Manager to review Startup Plan
	Discuss Our Approach and Service Map
	Complete an irrigation audit of the entire system
	Present irrigation deficiencies with plan for corrections
	Begin regular maintenance task schedule
	Cleanup previously neglected and high impact impact areas
	Spot treat weeds in turf areas and planting beds
	Discuss options for turf areas beyond reclamation
	Apply fertilizer to struggling areas across the property
	Begin insect and disease treatments
	Remove severely declining/lost plant material and present proposals for replacement
	Walk the property with District Manager to identify areas for improvement and prepare proposals for enhancement

Reverie at Palm Coast - Phase 1 & 2's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



31-60

	Walk property with District Manager to evaluate improvements
	Evaluate our approach and make any necessary adjustments
	Continue irrigation maintenance and inspections
	Continue routine maintenance tasks as scheduled
	Retreat turf weeds and continue weed control applications throughout property
	Monitor and treat insect and disease problems in plant material
	Discuss options to improve "curb appeal" in high profile areas

Reverie at Palm Coast - Phase 1 & 2's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



61-90

	Walk property with District Manager to evaluate improvements
	Assess results from actions taken in 30 day and 60 day plans
	Continue irrigation maintenance/inspections
	Continue turf weed and control applications throughout property
	Monitor and treat insect and disease problems in plant material throughout property
	Continue routine maintenance tasks as scheduled
	Schedule 6-month site evaluation with District Manager

QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.





EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

***The Result:* Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.**

YELLOWSTONE
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SCOPE OF SERVICES







CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

SERVICE CALENDAR

This calendar shows approximately when each service will be performed throughout the year.

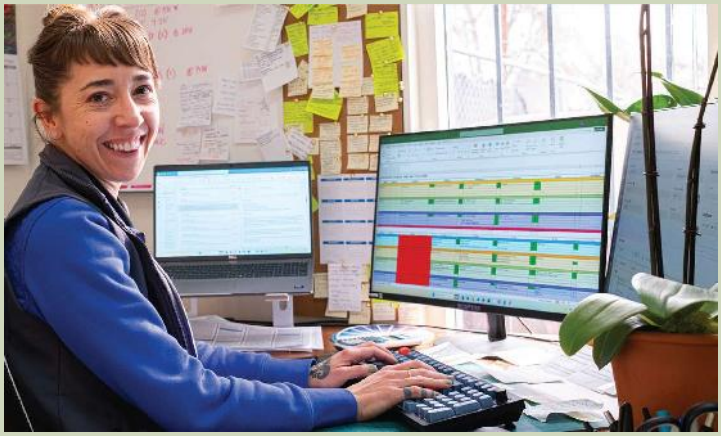
Yearly Service Calendar													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Turf													
Mowing (St. Augustine)	2	2	3	4	4	4	4	4	4	3	2	2	38
Mowing (Bahia)	1	1	2	2	2	3	3	2	2	2	1	1	24
Fertilization & Pest Control (St. Augustine)		1		1				1		1			4
Shrubs & Landscape Beds													
Pruning & Trimming		1		1	1	1	1	1	1		1		8
Ornamental Grass Cutbacks		1											1
Manual Weed Control	1	1	1	1	1	1	1	1	1	1	1	1	12
Post-Emergent Weed Spraying	1	1	1	1	1	1	1	1	1	1	1	1	12
Shrub Fertilization & Pest Control				1			1			1			3
Arborcare													
Tree Pruning Under 8'		1											1
Crape Myrtle Pruning		1											1
Tree Fertilzation				1			1			1			3
Irrigation													
Monthly Irrigation Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Additional Services													
Annual Flower Installation	1			1			1			1			4
Palm Pruning								1					1
Landscape Bed Mulching				1									1

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LANDSCAPE

INVESTMENT & AGREEMENT







YOUR INVESTMENT

Core Maintenance Services	Annual Price
Mowing & Detailing Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning up to 8', Weeding, Trash, & Cleanup	$151,100.00
Integrated Pest Management Includes Fertilization, Pest Control, Weed Control, and Fungicide Applications for Turf, Trees & Shrubs	$11,930.00
Irrigation Inspections Includes Monthly Inspections with Standard Reports, 12x/year	$6,882.00
Palm Pruning Includes Pruning of 51 Palm Trees	$3,213.00
Mulching Includes Installation of 150 Yards Mulch	$10,275.00
Annual Flowers Includes Installation of 756 Annual Flowers (4) Times Per Year	$6,200.00

Annual Core Maintenance Total $189,600.00

INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
$189,600.00	$15,800.00

Key Terms & Conditions

Agreement Overview
This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **$189,600.00** billed in equal monthly installments of **$15,800.00**
- Payment terms: Due upon receipt of monthly invoice
- Service Start Date: **11/01/2026**
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Reverie at Palm Coast - Phase 1 & 2 agrees to pay Yellowstone Landscape **$189,600.00** in equal monthly installments billed in the amount of **$15,800.00** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Clint Smith

Rob Tetrault

Rob Tetrault
Regional Vice President, Yellowstone Landscape

YELLOWSTONE
LANDSCAPE

ABOUT YOUR NEW PARTNER







COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

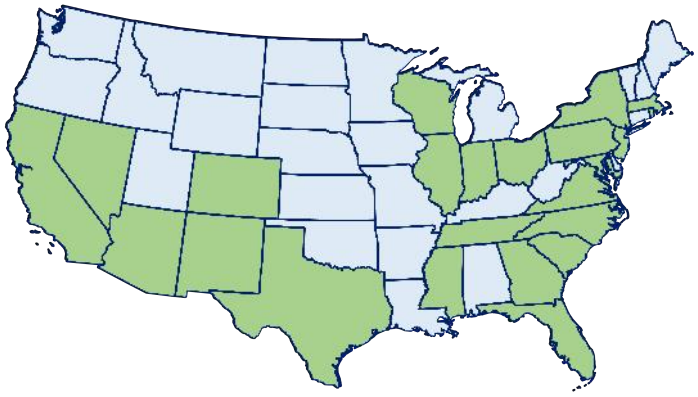
Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.

75%

of Supervisory and Management roles filled with internal promotions create

65

National Landscape Awards of Excellence presented to our projects across the



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

stability and longevity in our leadership team

country in the past twenty years



7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.

YELLOWSTONE
LANDSCAPE

APPENDIX







REFERENCES

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.



PROJECT NAME:
Hammock Beach Resort

CLIENT SINCE:
2002

SERVICES PROVIDED:
Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:
Carlton Grant
Regional Managing Director

Hammock Beach Resort
200 Ocean Crest Dr.
Palm Coast, FL 32137

P: 407-396-3181
E: cgrant@hammockbeach.com



PROJECT NAME:
Ocean Palms HOA

CLIENT SINCE:
2019

SERVICES PROVIDED:
Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:
Kandice Williams
Association Manager

230 San Nicolas Way
St Augustine, FL 32080

P: 904-461-9708
E: kwilliams@maymgt.com



PROJECT NAME:
Madeira CDD
St. Augustine

CLIENT SINCE:
2018

SERVICES PROVIDED:
Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:
Lesley Gallagher
Senior District Manager

Rizzetta & Company
2806 North Fifth Street,
Unit 403
St. Augustine, FL 32084

P: 904-436-6270
E: lgallagher@rizzetta.com

REFERENCES

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

PROJECT NAME:
Samara Lakes HOA

CLIENT SINCE:
2021

SERVICES PROVIDED:
Landscape Maintenance, Irrigation Maintenance, Fertilizer
Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Emily Shannon
Association Manager

First Service Residential
St Augustine, FL
P: 904-607-7439
E: emily.shannon@fsresidential.com

PROJECT NAME:
Heritage Park CDD

CLIENT SINCE:
2012

SERVICES PROVIDED:
Landscape Maintenance, Irrigation Maintenance, Fertilizer
Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Rich Gray
Operations Manager

Riverside Management Services
St Augustine, FL
P: 904-288-7667
E: RGray@rmsnf.com

PROJECT NAME:
Eagle Lake HOA

CLIENT SINCE:
2019

SERVICES PROVIDED:
Landscape Maintenance, Irrigation Maintenance, Fertilizer
Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Joe Rizzo
Board President

Eagle Lake HOA
Palm Coast, FL
P: 845-222-1434
E: fuzz152@aol.com

PROJECT NAME:
Woodhaven Condominium

CLIENT SINCE:
2014

SERVICES PROVIDED:
Landscape Maintenance, Irrigation Maintenance, Fertilizer
Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Joe Cinesi
Board Member/Landscape Committee

Woodhaven Condominium
Palm Coast, FL
P: 904-599-5968
E: jc052014@cfl.rr.com

TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstonealso reserves the right to charge Client additional charges for additional services providedby Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflectingsuch changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:
a. Worker's Compensation Insurance with statutory limits;
b. Employer's Liability Insurance with limits of not less than $1,000,000;
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate;
d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than $1,000,000.
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate
If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review. Client shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage. Yellowstone and all its associated and affiliated companies, employees, agents, and other parties as required by written contract to be so named, shall be named as an additional insured on Customer's General Liability, Automobile Liability and Umbrella Coverage insurance policies. To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile and Workers Compensation policies in favor of Yellowstone and Yellowstone's officers, agents and employees.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

TERMS AND CONDITIONS

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services, except for losses or damages resulting from a party's gross negligence or willful misconduct.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add chargespayable byClient hereunder during the Initial Term or any Renewal Term: (i) for any changesor modifications to, or differences between, theactual Services provided by Yellowstone to Clientand those specified onthe Compensation Schedule; (ii) forany increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii)to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from andafter three (3) monthsprior to the EffectiveDate) in local, state, federal or foreignlaws or regulations (or theenforcement, interpretation or application thereof), including theimposition of or increasein taxes,fees or surcharges, pandemics or other widespread illness, or acts of God such as floods,fires, hurricanes and natural disasters. Increases to charges specified in thissection maybe appliedsingularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section arenot represented tobe solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/1/2027 — 7/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:** The Speed Team **PHONE (A/C, No, Ext):** (404) 460-3600 **FAX (A/C, No):** **E-MAIL ADDRESS:** secertspeed@lockton.com
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List P.O. Box 936347 Atlanta GA 31193	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Safety National Casualty Corporation — 15105 **INSURER B :** ACE Property and Casualty Insurance Company — 20699 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 23802227 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR X Pesticide&Herbicide X SIR $250,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	N	N	GL6676218	4/1/2026	4/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	N	N	CA6676217 XEL4069294 - $1M x $1M	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	N	N	XEUG72569647 005	4/1/2026	4/1/2027	EACH OCCURRENCE AGGREGATE SIR	$ 10,000,000 $ 10,000,000 $ 25,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	LDS4066360	4/1/2026	4/1/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

23802227
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
John Distler
Yellowstone Landscape

SECTION VIII

SECTION A

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(SAWMILL BRANCH – PHASE 3)

The undersigned, a Responsible Officer of Palm Coast Park Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as ultimate successor in interest to SunTrust Bank, as trustee (the "Trustee"), dated as of May 1, 2006, as supplemented by that certain Seventh Supplemental Trust Indenture dated as of May 1, 2026 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1 Date: August 28, 2026

(B) Name of Payee:

1. Palm Coast Park Community Development District

2. Forestar (USA) Real Estate Group, Inc.

See below and attached wire transfer instructions.

(C) Amount Payable: $5,997,922.57 (or balance in the Construction Account)

***To be disbursed as follows:**

1. $652,703.01 wired to:

Palm Coast Park CDD per attached wire transfer instructions.

2. $5,345,219.56 (or remaining balance in Series 2026 Acquisition and Construction Account) to:

Forestar (USA) Real Estate Group, Inc. per attached wire transfer instructions.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable):

For reimbursement for construction costs paid to JD Weber Construction Company in connection with Sawmill Branch Phase 3 development.

(E) Fund or Account from which disbursement to be made: *Series 2026 Acquisition and Construction Account*

The undersigned hereby certifies that:

1. [X] obligations in the stated amount set forth above have been incurred by the Issuer,

or

[ ] this requisition is for Costs of Issuance payable from the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Sawmill Branch - Phase 3 Project;

4. each disbursement represents a Cost of the Sawmill Branch - Phase 3 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Cost of Issuance., the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Sawmill Branch - Phase 3 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Sawmill Branch - Phase 3 Project with respect to which such disbursement is being made and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

Payment Summary

	Invoice Total	Check
1	$894,549.24	$805,094.32
2	$2,763,791.86	$2,487,412.66
3	$2,108,636.38	$1,897,772.75
4	$1,758,792.28	$1,582,913.04
5	$528,746.47	$475,871.82
6	$1,549,312.05	$1,394,380.83
7	$313,782.76	$282,404.49
8	$1,047,801.04	$943,020.93
	$10,965,412.08	**$9,868,870.84**

G702 APPLICATION and CERTIFICATE for PAYMENT

To: Forestar
Attn: John Stawinski

From: JD Weber Construction Co.
150 Business Center Drive
Ormond Beach, FL 32174

Project: Sawmill Branch 3
Subdivision, Lots & Spine Road
Palm Coast, FL

Application No: 8
App. Date: March 23, 2026
Period to: March 25, 2026
Project No:
Contract Date:

Distribution to:
☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☐ CONTRACTOR
☐ OTHER

Contract For:

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM			11,975,779.50
2. Net Change By Change Orders			202,956.91
3. CONTRACT SUM TO DATE			12,178,736.41
4. TOTAL COMPLETED AND STORED TO DATE			10,965,412.08
5. RETAINAGE:			
a.	10% of Completed Work	1,096,541.26	
b.	of Stored Material	0.00	
TOTAL RETAINAGE			1,096,541.26
6. TOTAL EARNED LESS RETAINAGE			9,868,870.82
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT			8,925,849.90
8. CURRENT PAYMENT DUE			943,020.92
9. BALANCE TO FINISH, INCLUDING RETAINAGE			2,309,865.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	202,956.91	0.00
Total approval this Month	0.00	0.00
TOTALS	202,956.91	0.00
NET CHANGES by Change Order	202,956.91	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JD Weber Construction Co.

By: _____ Date: March 23, 2026
Joseph D. Weber

State of: Florida County of: Volusia

Subscribed and sworn before me this 23rd day of March, 2026

Joseph D. Weber personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: Abigail Green My Commission expires: 03/04/2028

Notary Public State of Florida
Abigail Green
My Commission HH 499784
Expires 3/4/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

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Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

Application No: 8
App. Date: March 23, 2026
Period to: March 25, 2026
Project No:

A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type	Schedule of Values		Work Completed From Previous Application(s)	Work Completed This Period	Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
1a	PO# 14000 Mob-Surv-Traffic-Testing	175,650.00 LS	Amt Qty	175,650.00 1.00	140,520.00 0.80	0.00 0.00		140,520.00 0.80	80.00	35,130.00 0.20	14,052.00
		SUBTOTAL:		175,650.00	140,520.00	0.00		140,520.00	80.00	35,130.00	14,052.00
2a	PO# 20120 Silt Fence	By Others	Amt Qty								
2b	PO# 20120 SWPPP	12,134.01 LS	Amt Qty	12,134.01 1.00	10,920.61 0.90	364.02 0.03		11,284.63 0.93	93.00	849.38 0.07	1,128.46
2c	PO# 20120 NOI	551.25 EA	Amt Qty	551.25 1.00	551.25 1.00	0.00 0.00		551.25 1.00	100.00	0.00 0.00	55.13
2d	PO# 20120 Construction Entrance	6,800.00 EA	Amt Qty	6,800.00 1.00	6,800.00 1.00	0.00 0.00		6,800.00 1.00	100.00	0.00 0.00	680.00
		SUBTOTAL:		19,485.26	18,271.86	364.02		18,635.88	95.64	849.38	1,863.59
3a	PO# 20080 Gen Bal Rough Grade	By Others	Amt Qty								
3b	PO# 20080 Excavate Ponds	By Others	Amt Qty								
3c	PO# 20080 Grade Build Pads =/-0.10'	By Others	Amt Qty								
3d	PO# 20080 Stabil. Emergency Access	48.00 SY	Amt Qty	112,848.00 2,351.00	112,848.00 2,351.00	0.00 0.00		112,848.00 2,351.00	100.00	0.00 0.00	11,284.80
3e	PO# 20080 Fine Grade Site +/-0.10'	0.28 SF	Amt Qty	226,852.36 810,187.00	115,175.20 411,340.00	31,920.00 114,000.00		147,095.20 525,340.00	64.84	79,757.16 284,847.00	14,709.52
3f	PO# 20080 Clearing & Grubbing	By Others	Amt Qty								

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

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Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

Application No: 8
App. Date: March 23, 2026
Period to: March 25, 2026
Project No:

A	B			C	D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type		Schedule of Values	Work Completed From Previous Application(s)	Work Completed This Period	Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
		SUBTOTAL:		339,700.36	228,023.20	31,920.00		259,943.20	76.52	79,757.16	25,994.32
4b	PO# 24050 6" Base	26.37	Amt	698,435.82	698,435.82	0.00		698,435.82	100.00	0.00	69,843.58
		SY	Qty	26,486.00	26,486.00	0.00		26,486.00		0.00	
4c	PO# 24050 12" Stabilized Subbase	9.01	Amt	282,670.73	282,670.73	0.00		282,670.73	100.00	0.00	28,267.07
		SY	Qty	31,373.00	31,373.00	0.00		31,373.00		0.00	
4d	PO# 24050 8' Paved Trail	39.74	Amt	47,688.00	17,485.60	8,742.80		26,228.40	55.00	21,459.60	2,622.84
		SY	Qty	1,200.00	440.00	220.00		660.00		540.00	
4a	PO# 24050 Asphalt 1.5" SP 9.5	15.24	Amt	403,646.64		403,646.64		403,646.64	100.00	0.00	40,364.66
		SY	Qty	26,486.00		26,486.00		26,486.00		0.00	
		SUBTOTAL:		1,432,441.19	998,592.15	412,389.44		1,410,981.59	98.50	21,459.60	141,098.15
5a	PO# 24050 Miami Curb 18"	26.00	Amt	458,302.00	458,302.00	0.00		458,302.00	100.00	0.00	45,830.20
		LF	Qty	17,627.00	17,627.00	0.00		17,627.00		0.00	
5b	PO# 24050 Detectable Warning Mats	715.75	Amt	21,472.50	0.00	0.00		0.00	0.00	21,472.50	0.00
		EA	Qty	30.00	0.00	0.00		0.00		30.00	
5c	PO# 24050 4" Sidewalks	7.61	Amt	63,924.00	15,562.45	44,138.00		59,700.45	93.39	4,223.55	5,970.05
		SF	Qty	8,400.00	2,045.00	5,800.00		7,845.00		555.00	
		SUBTOTAL:		543,698.50	473,864.45	44,138.00		518,002.45	95.27	25,696.05	51,800.25
6a	PO# 24050 Traffic Striping & Signage	22,345.50	Amt	22,345.50	0.00	8,938.20		8,938.20	40.00	13,407.30	893.82
		LS	Qty	1.00	0.00	0.40		0.40		0.60	
		SUBTOTAL:		22,345.50	0.00	8,938.20		8,938.20	40.00	13,407.30	893.82
7a	PO# 21000 Sanitary 0-6' Deep	48.00	Amt	154,224.00	154,224.00	0.00		154,224.00	100.00	0.00	15,422.40
		LF	Qty	3,213.00	3,213.00	0.00		3,213.00		0.00	

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7b	PO# 21000 Sanitary 6-8' Deep	53.00 LF	Amt Qty	180,677.00 3,409.00	180,677.00 3,409.00	0.00 0.00	0.00 0.00	180,677.00 3,409.00	100.00	0.00 0.00	18,067.70
7c	PO# 2100 Sanitary 8-10' Deep	61.00 LF	Amt Qty	37,698.00 618.00	37,698.00 618.00	0.00 0.00		37,698.00 618.00	100.00	0.00 0.00	3,769.80
7d	PO# 21000 Sanitary 10-12' Deep	72.00 LF	Amt Qty	26,280.00 365.00	26,280.00 365.00	0.00 0.00		26,280.00 365.00	100.00	0.00 0.00	2,628.00
7e	PO# 21000 Sanitary 12-14' Deep	96.00 LF	Amt Qty	43,488.00 453.00	43,488.00 453.00	0.00 0.00		43,488.00 453.00	100.00	0.00 0.00	4,348.80
7f	PO# 21000 Sanitary 14-16' Deep	129.00 LF	Amt Qty	60,501.00 469.00	60,501.00 469.00	0.00 0.00		60,501.00 469.00	100.00	0.00 0.00	6,050.10
7g	PO# 21000 8" DIP 14-16' Deep	201.00 LF	Amt Qty	13,065.00 65.00	13,065.00 65.00	0.00 0.00		13,065.00 65.00	100.00	0.00 0.00	1,306.50
7h	PO# 21000 Sanitary Video Inspection	7.60 LF	Amt Qty	65,299.20 8,592.00	33,440.00 4,400.00	0.00 0.00		33,440.00 4,400.00	51.21	31,859.20 4,192.00	3,344.00
7i	PO# 21000 Precast MH 0-6' Deep	5,600.00 EA	Amt Qty	78,400.00 14.00	78,400.00 14.00	0.00 0.00		78,400.00 14.00	100.00	0.00 0.00	7,840.00
7j	PO# 21000 Precast MH 6-8' Deep	6,200.00 EA	Amt Qty	62,000.00 10.00	62,000.00 10.00	0.00 0.00		62,000.00 10.00	100.00	0.00 0.00	6,200.00
7k	PO# 21000 Precast MH 8 -10' Deep	8,100.00 EA	Amt Qty	16,200.00 2.00	16,200.00 2.00	0.00 0.00		16,200.00 2.00	100.00	0.00 0.00	1,620.00
7l	PO# 21000 Precast MH 10 -12' Deep	8,900.00 EA	Amt Qty	8,900.00 1.00	8,900.00 1.00	0.00 0.00		8,900.00 1.00	100.00	0.00 0.00	890.00
7m	PO# 21000 Precast MH 12 -14' Deep	12,738.00 EA	Amt Qty	38,214.00 3.00	38,214.00 3.00	0.00 0.00		38,214.00 3.00	100.00	0.00 0.00	3,821.40

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7n	PO# 21000 Precast MH 14' Deep	21,370.00 EA	Amt Qty	42,740.00 2.00	42,740.00 2.00	0.00 0.00		42,740.00 2.00	100.00	0.00 0.00	4,274.00
7o	PO# 21000 Sanitary 6" PVC SDR-26	1,191.00 EA	Amt Qty	331,098.00 278.00	331,098.00 278.00	0.00 0.00		331,098.00 278.00	100.00	0.00 0.00	33,109.80
7p	PO# 21060 Sanitary FM 4" PVC DR-18	22.00 LF	Amt Qty	46,178.00 2,099.00	46,178.00 2,099.00	0.00 0.00		46,178.00 2,099.00	100.00	0.00 0.00	4,617.80
7q	PO# 21060 Sanitary FM 4" Gate Valves	1,914.96 EA	Amt Qty	1,914.96 1.00	1,914.96 1.00	0.00 0.00		1,914.96 1.00	100.00	0.00 0.00	191.50
7r	PO# 21060 Sanitary Fittings	51,331.20 LS	Amt Qty	51,331.20 1.00	51,331.20 1.00	0.00 0.00		51,331.20 1.00	100.00	0.00 0.00	5,133.12
7s	PO# 21060 Sanitary Flush & Test Pipe	983.50 LS	Amt Qty	983.50 1.00	983.50 1.00	0.00 0.00		983.50 1.00	100.00	0.00 0.00	98.35
7t	PO# 21060 Sanitary F&I Lift Station	437,728.00 LS	Amt Qty	437,728.00 1.00	424,596.16 0.97	0.00 0.00		424,596.16 0.97	97.00	13,131.84 0.03	42,459.62
		SUBTOTAL:		1,696,919.86	1,651,928.82	0.00	0.00	1,651,928.82	97.35	44,991.04	165,192.89
8a	PO# 22000 Storm Drain Pipe 36" HP	151.00 LF	Amt Qty	28,388.00 188.00	28,388.00 188.00	0.00 0.00		28,388.00 188.00	100.00	0.00 0.00	2,838.80
8b	PO# 22000 Storm Drain Pipe 30" HP	118.00 LF	Amt Qty	5,074.00 43.00	5,074.00 43.00	0.00 0.00		5,074.00 43.00	100.00	0.00 0.00	507.40
8c	PO# 22000 Storm Drain Pipe 24" HP	74.00 LF	Amt Qty	16,132.00 218.00	16,132.00 218.00	0.00 0.00		16,132.00 218.00	100.00	0.00 0.00	1,613.20
8d	PO# 22000 Storm Drain Pipe 18" HP	52.00 LF	Amt Qty	43,264.00 832.00	43,264.00 832.00	0.00 0.00		43,264.00 832.00	100.00	0.00 0.00	4,326.40

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8e	PO# 22000 Storm Drain Pipe 15" HP	44.00 LF	Amt Qty	25,300.00 575.00	25,300.00 575.00	0.00 0.00		25,300.00 575.00	100.00	0.00 0.00	2,530.00
8f	PO# 22000 Storm Drain Pipe 42" RCP	262.00 LF	Amt Qty	38,514.00 147.00	38,514.00 147.00	0.00 0.00		38,514.00 147.00	100.00	0.00 0.00	3,851.40
8g	PO# 22000 Storm Drain Pipe 36" RCP	197.00 LF	Amt Qty	29,747.00 151.00	29,747.00 151.00	0.00 0.00		29,747.00 151.00	100.00	0.00 0.00	2,974.70
8h	PO# 22000 Storm Drain Pipe 30" RCP	145.00 LF	Amt Qty	71,775.00 495.00	71,775.00 495.00	0.00 0.00		71,775.00 495.00	100.00	0.00 0.00	7,177.50
8i	PO# 22000 Storm Drain Pipe 24" RCP	101.00 LF	Amt Qty	222,806.00 2,206.00	222,806.00 2,206.00	0.00 0.00		222,806.00 2,206.00	100.00	0.00 0.00	22,280.60
8j	PO# 22000 Storm Drain Pipe 18" RCP	68.00 LF	Amt Qty	25,364.00 373.00	25,364.00 373.00	0.00 0.00		25,364.00 373.00	100.00	0.00 0.00	2,536.40
8k	PO#22000 Storm Drain Video Inspect	7.60 LF	Amt Qty	63,148.40 8,309.00	30,400.00 4,000.00	0.00 0.00		30,400.00 4,000.00	48.14	32,748.40 4,309.00	3,040.00
8l	PO# 22000 Structures Curb Inlets	7,218.72 EA	Amt Qty	115,499.52 16.00	115,499.52 16.00	0.00 0.00		115,499.52 16.00	100.00	0.00 0.00	11,549.95
8m	PO# 22000 Curb Inlets 2'x3'	4,230.00 EA	Amt Qty	84,600.00 20.00	84,600.00 20.00	0.00 0.00		84,600.00 20.00	100.00	0.00 0.00	8,460.00
8n	PO# 22000 Structure Curb Inlet Type J	12,759.00 EA	Amt Qty	38,277.00 3.00	38,277.00 3.00	0.00 0.00		38,277.00 3.00	100.00	0.00 0.00	3,827.70
8o	PO# 22000 Structures Type C Inlets	3,800.00 EA	Amt Qty	15,200.00 4.00	15,200.00 4.00	0.00 0.00		15,200.00 4.00	100.00	0.00 0.00	1,520.00
8p	PO# 22000 Structures Type J Manhole	9,558.72 EA	Amt Qty	19,117.44 2.00	19,117.44 2.00	0.00 0.00		19,117.44 2.00	100.00	0.00 0.00	1,911.74

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8q	PO# 22000 Structures Type C Control	7,078.88 EA	Amt Qty	49,552.16 7.00	49,552.16 7.00	0.00 0.00		49,552.16 7.00	100.00	0.00 0.00	4,955.22
8r	PO# 22000 Structures 36" MES	4,746.08 Ea	Amt Qty	4,746.08 1.00	4,746.08 1.00	0.00 0.00		4,746.08 1.00	100.00	0.00 0.00	474.61
8s	PO# 22000 Structures 30" MES	3,739.68 EA	Amt Qty	14,958.72 4.00	14,958.72 4.00	0.00 0.00		14,958.72 4.00	100.00	0.00 0.00	1,495.87
8t	PO# 22000 Structures 24" MES	2,027.28 EA	Amt Qty	32,436.48 16.00	32,436.48 16.00	0.00 0.00		32,436.48 16.00	100.00	0.00 0.00	3,243.65
8u	PO# 22000 Structures 18" MES	1,650.48 EA	Amt Qty	8,252.40 5.00	8,252.40 5.00	0.00 0.00		8,252.40 5.00	100.00	0.00 0.00	825.24
		SUBTOTAL:		952,152.20	919,403.80	0.00		919,403.80	96.56	32,748.40	91,940.38
9a	PO# 23000 Potable WS 10" PVC DR18	55.34 LF	Amt Qty	34,476.82 623.00	34,476.82 623.00	0.00 0.00		34,476.82 623.00	100.00	0.00 0.00	3,447.68
9b	PO# 23000 Potable WS 8" PVC DR-18	41.00 LF	Amt Qty	297,045.00 7,245.00	297,045.00 7,245.00	0.00 0.00		297,045.00 7,245.00	100.00	0.00 0.00	29,704.50
9c	PO# 23000 Potable WS 6" PVC DR18	27.00 LF	Amt Qty	13,959.00 517.00	13,959.00 517.00	0.00 0.00		13,959.00 517.00	100.00	0.00 0.00	1,395.90
9d	PO# 23000 Potable WS 4" PVC DR18	20.02 LF	Amt Qty	9,269.26 463.00	9,269.26 463.00	0.00 0.00		9,269.26 463.00	100.00	0.00 0.00	926.93
9e	PO# 23000 Potable WS 2" Poly Main	14.80 LF	Amt Qty	5,668.40 383.00	5,668.40 383.00	0.00 0.00		5,668.40 383.00	100.00	0.00 0.00	566.84
9f	PO# 23000 Potable WS 10" Gate Valve	4,105.02 EA	Amt Qty	16,420.08 4.00	16,420.08 4.00	0.00 0.00		16,420.08 4.00	100.00	0.00 0.00	1,642.01

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9g	PO# 23000 Potable WS 8" Gate Valves	2,835.98 EA	Amt Qty	31,195.78 11.00	31,195.78 11.00	0.00 0.00		31,195.78 11.00	100.00	0.00 0.00	3,119.58
9h	PO# 23000 Potable WS Hydrant/Valve	7,800.00 EA	Amt Qty	132,600.00 17.00	132,600.00 17.00	0.00 0.00		132,600.00 17.00	100.00	0.00 0.00	13,260.00
9i	PO# 23000 Potable WS Fittings	96,827.16 LS	Amt Qty	96,827.16 1.00	96,827.16 1.00	0.00 0.00		96,827.16 1.00	100.00	0.00 0.00	9,682.72
9j	PO# 23000 Potable WS 2" Blowoff	2,058.32 EA	Amt Qty	8,233.28 4.00	4,116.64 2.00	0.00 0.00		4,116.64 2.00	50.00	4,116.64 2.00	411.66
9k	PO# 23000 Potable WS 1" Poly L Side	1,313.95 EA	Amt Qty	185,266.95 141.00	185,266.95 141.00	0.00 0.00		185,266.95 141.00	100.00	0.00 0.00	18,526.70
9l	PO# 23000 Potable WS 1" Poly S Side	1,138.47 EA	Amt Qty	155,970.39 137.00	155,970.39 137.00	0.00 0.00		155,970.39 137.00	100.00	0.00 0.00	15,597.04
9m	PO# 23000 Flush-Test-Chlorinate	6,931.75 LS	Amt Qty	6,931.75 1.00	0.00 0.00	6,931.75 1.00		6,931.75 1.00	100.00	0.00 0.00	693.18
		SUBTOTAL:		993,863.87	982,815.48	6,931.75		989,747.23	99.59	4,116.64	98,974.74
10a	PO# 23080 Reuse 6" PVC DR-18	31.00 LF	Amt Qty	34,720.00 1,120.00	34,720.00 1,120.00	0.00 0.00		34,720.00 1,120.00	100.00	0.00 0.00	3,472.00
10b	PO# 23080 Reuse 4" PVC DR-18	22.00 LF	Amt Qty	163,966.00 7,453.00	163,966.00 7,453.00	0.00 0.00		163,966.00 7,453.00	100.00	0.00 0.00	16,396.60
10c	PO# 23080 Reuse 2" Poly Main	14.80 LF	Amt Qty	4,632.40 313.00	4,632.40 313.00	0.00 0.00		4,632.40 313.00	100.00	0.00 0.00	463.24
10d	PO# 23080 Reuse 6" Gate Valve	2,029.84 EA	Amt Qty	18,268.56 9.00	18,268.56 9.00	0.00 0.00		18,268.56 9.00	100.00	0.00 0.00	1,826.86

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10e	PO# 23080 Reuse 4" Gate Valve	1,583.44 EA	Amt Qty	14,250.96 9.00	14,250.96 9.00	0.00 0.00		14,250.96 9.00	100.00	0.00 0.00	1,425.10
10f	PO# 23080 Reuse Fittings	32,385.79 LS	Amt Qty	32,385.79 1.00	32,385.79 1.00	0.00 0.00		32,385.79 1.00	100.00	0.00 0.00	3,238.58
10g	PO# 23080 Reuse 2" Blowoff Assembly	2,349.44 EA	Amt Qty	9,397.76 4.00	4,698.88 2.00	0.00 0.00		4,698.88 2.00	50.00	4,698.88 2.00	469.89
10h	PO# 23080 1" Poly Service Long Side	1,320.72 EA	Amt Qty	178,297.20 135.00	178,297.20 135.00	0.00 0.00		178,297.20 135.00	100.00	0.00 0.00	17,829.72
10i	PO# 23080 1" Poly Service Short Side	1,146.61 EA	Amt Qty	163,965.23 143.00	163,965.23 143.00	0.00 0.00		163,965.23 143.00	100.00	0.00 0.00	16,396.52
10j	PO# 23080 Reuse Flush & Test Pipe	4,344.50 LS	Amt Qty	4,344.50 1.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	4,344.50 1.00	0.00
		SUBTOTAL:		624,228.40	615,185.02	0.00		615,185.02	98.55	9,043.38	61,518.51
11b	PO# 28000 Sod B.O.C. & restored area	3.98 SY	Amt Qty	430,942.46 108,277.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	430,942.46 108,277.00	0.00
11c	PO# 28000 Seed/Mulch ROW/Easement	0.42 SY	Amt Qty	88,813.20 211,460.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	88,813.20 211,460.00	0.00
11d	PO# 28000 One time mowing slopes	3,700.00 LS	Amt Qty	3,700.00 1.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	3,700.00 1.00	0.00
		SUBTOTAL:		523,455.66	0.00	0.00		0.00	0.00	523,455.66	0.00
12	SPINE ROAD BREAKOUT		Amt Qty								
12a	PO# 24035 Paving Asphalt 1.5" SP 9.5	15.24 SY	Amt Qty	332,597.76 21,824.00	0.00 0.00	332,597.76 21,824.00		332,597.76 21,824.00	100.00	0.00 0.00	33,259.78

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Item #	Description of Work	Unit Cost Unit Type	Schedule of Values		Work Completed From Previous Application(s)	Work Completed This Period	Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
12b	PO# 24035 Paving 6" Base	26.37 SY	Amt Qty	575,498.88 21,824.00	507,622.50 19,250.00	67,876.38 2,574.00		575,498.88 21,824.00	100.00	0.00 0.00	57,549.89
12c	PO# 24035 Paving 12 Stabilized Subbase	9.01 SY	Amt Qty	236,197.15 26,215.00	236,197.15 26,215.00	0.00 0.00		236,197.15 26,215.00	100.00	0.00 0.00	23,619.72
		SUBTOTAL:		1,144,293.79	743,819.65	400,474.14		1,144,293.79	100.00	0.00	114,429.39
13a	PO# 24035 Concrete On Site		Amt Qty								
13b	PO# 24035 Miami Curb 18"	26.00 LF	Amt Qty	415,272.00 15,972.00	415,272.00 15,972.00	0.00 0.00		415,272.00 15,972.00	100.00	0.00 0.00	41,527.20
13c	PO# 24035 4" Sidewalks	7.61 SF	Amt Qty	266,593.52 35,032.00	165,350.08 21,728.00	91,320.00 12,000.00		256,670.08 33,728.00	96.28	9,923.44 1,304.00	25,667.01
13d	PO# 24035 8' Paved Trail	39.74 SY	Amt Qty	137,103.00 3,450.00	50,867.20 1,280.00	31,792.00 800.00		82,659.20 2,080.00	60.29	54,443.80 1,370.00	8,265.92
		SUBTOTAL:		818,968.52	631,489.28	123,112.00		754,601.28	92.14	64,367.24	75,460.13
14a	PO#24035 Traffic Striping & Signage	5,674.50 LS	Amt Qty	5,674.50 1.00	0.00 0.00	2,269.80 0.40		2,269.80 0.40	40.00	3,404.70 0.60	226.98
		SUBTOTAL:		5,674.50	0.00	2,269.80		2,269.80	40.00	3,404.70	226.98
15a	PO# 21060 Sanitary Sewer System		Amt Qty								
15c	PO# 21060 FM 8" PVC DR -18	42.00 LF	Amt Qty	315,210.00 7,505.00	315,210.00 7,505.00	0.00 0.00		315,210.00 7,505.00	100.00	0.00 0.00	31,521.00
15d	PO# 21060 FM 6" PVC DR -18	28.60 LF	Amt Qty	3,660.80 128.00	3,660.80 128.00	0.00 0.00		3,660.80 128.00	100.00	0.00 0.00	366.08

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15e	PO# 21060 FM 6" Gate Valve	2,649.20 EA	Amt Qty	5,298.40 2.00	5,298.40 2.00	0.00 0.00		5,298.40 2.00	100.00	0.00 0.00	529.84
15f	PO# 21060 FM 8" Gate Valve	4,627.98 EA	Amt Qty	9,255.96 2.00	9,255.96 2.00	0.00 0.00		9,255.96 2.00	100.00	0.00 0.00	925.60
15g	PO# 21060 Air Release Valve Assemb.	7,398.48 EA	Amt Qty	66,586.32 9.00	66,586.32 9.00	0.00 0.00		66,586.32 9.00	100.00	0.00 0.00	6,658.63
15h	PO# 21060 FM Fittings	17,326.88 LS	Amt Qty	17,326.88 1.00	17,326.88 1.00	0.00 0.00		17,326.88 1.00	100.00	0.00 0.00	1,732.69
15i	PO# 21060 FM Flush & Test Pipe	3,816.50 LS	Amt Qty	3,816.50 1.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	3,816.50 1.00	0.00
15b	PO# 21060 Connect to existing FM	2,738.96 EA	Amt Qty	2,738.96 1.00		2,738.96 1.00		2,738.96 1.00	100.00	0.00 0.00	273.90
		SUBTOTAL:		423,893.82	417,338.36	2,738.96		420,077.32	99.10	3,816.50	42,007.74
16a	PO# 23005 Storm Drain System		Amt Qty								
16b	PO# 23005 Pipe 15" HP	44.00 LF	Amt Qty	7,920.00 180.00	7,920.00 180.00	0.00 0.00		7,920.00 180.00	100.00	0.00 0.00	792.00
16c	PO# 23005 Pipe 18" HP	52.00 LF	Amt Qty	54,600.00 1,050.00	54,600.00 1,050.00	0.00 0.00		54,600.00 1,050.00	100.00	0.00 0.00	5,460.00
16d	PO# 23005 Pipe 24" HP	74.00 LF	Amt Qty	55,426.00 749.00	55,426.00 749.00	0.00 0.00		55,426.00 749.00	100.00	0.00 0.00	5,542.60
16e	PO# 23005 Pipe 30" HP	118.00 LF	Amt Qty	25,606.00 217.00	25,606.00 217.00	0.00 0.00		25,606.00 217.00	100.00	0.00 0.00	2,560.60

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16f	PO# 23005 Pipe 16" RCP	68.00 LF	Amt Qty	17,340.00 255.00	17,340.00 255.00	0.00 0.00		17,340.00 255.00	100.00	0.00 0.00	1,734.00
16g	PO# 23005 Pipe 24" RCP	101.00 LF	Amt Qty	2,525.00 25.00	2,525.00 25.00	0.00 0.00		2,525.00 25.00	100.00	0.00 0.00	252.50
16h	PO# 23005 Pipe 36" RCP	197.00 LF	Amt Qty	119,185.00 605.00	119,185.00 605.00	0.00 0.00		119,185.00 605.00	100.00	0.00 0.00	11,918.50
16i	PO# 23005 Structures Curb Inlets	4,230.00 EA	Amt Qty	131,130.00 31.00	131,130.00 31.00	0.00 0.00		131,130.00 31.00	100.00	0.00 0.00	13,113.00
16j	PO# 23005 Structures torm MH Structures C Inlet	4,769.76 EA	Amt Qty	4,769.76 1.00	4,769.76 1.00	0.00 0.00		4,769.76 1.00	100.00	0.00 0.00	476.98
16k	PO# 23005 Structures Type C Inlet	3,800.00 EA	Amt Qty	30,400.00 8.00	30,400.00 8.00	0.00 0.00		30,400.00 8.00	100.00	0.00 0.00	3,040.00
16l	PO# 23005 Structures Type D Inlet	8,390.56 EA	Amt Qty	8,390.56 1.00	8,390.56 1.00	0.00 0.00		8,390.56 1.00	100.00	0.00 0.00	839.06
16m	PO# 23005 Structures TypeH Inlet	9,236.80 EA	Amt Qty	18,473.60 2.00	18,473.60 2.00	0.00 0.00		18,473.60 2.00	100.00	0.00 0.00	1,847.36
16n	PO# 23005 Structures 30" MES	3,739.68 EA	Amt Qty	7,479.36 2.00	7,479.36 2.00	0.00 0.00		7,479.36 2.00	100.00	0.00 0.00	747.94
16o	PO# 23005 Structures 24" MES	2,027.28 EA	Amt Qty	6,081.84 3.00	6,081.84 3.00	0.00 0.00		6,081.84 3.00	100.00	0.00 0.00	608.18
16p	PO# 23005 Structures 18" MES	1,650.48 EA	Amt Qty	6,601.92 4.00	6,601.92 4.00	0.00 0.00		6,601.92 4.00	100.00	0.00 0.00	660.19
16q	PO# 23005 4 Barrel Concrete Endwall	30,236.00 EA	Amt Qty	60,472.00 2.00	60,472.00 2.00	0.00 0.00		60,472.00 2.00	100.00	0.00 0.00	6,047.20

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		SUBTOTAL:		556,401.04	556,401.04	0.00		556,401.04	100.00	0.00	55,640.11
17a	PO# 23005 Water Distribution System		Amt Qty								
17b	PO# 23005 Potable Water Main		Amt Qty								
17c	PO# 23005 Connect to Existing 12"	1,925.00 EA	Amt Qty	3,850.00 2.00	0.00 0.00	3,850.00 2.00		3,850.00 2.00	100.00	0.00 0.00	385.00
17d	PO# 23005 12" PVC DR-18	69.00 LF	Amt Qty	549,378.00 7,962.00	549,378.00 7,962.00	0.00 0.00		549,378.00 7,962.00	100.00	0.00 0.00	54,937.80
17e	PO# 23005 10" PVC DR-18	55.34 LF	Amt Qty	5,810.70 105.00	5,810.70 105.00	0.00 0.00		5,810.70 105.00	100.00	0.00 0.00	581.07
17f	PO# 23005 8" PVC DR-18	41.00 LF	Amt Qty	2,706.00 66.00	2,706.00 66.00	0.00 0.00		2,706.00 66.00	100.00	0.00 0.00	270.60
17g	PO# 23005 6" PVC DR-18	27.00 LF	Amt Qty	4,266.00 158.00	4,266.00 158.00	0.00 0.00		4,266.00 158.00	100.00	0.00 0.00	426.60
17h	PO# 23005 Fire Hydrants & Valves	7,800.00 EA	Amt Qty	124,800.00 16.00	124,800.00 16.00	0.00 0.00		124,800.00 16.00	100.00	0.00 0.00	12,480.00
17i	PO# 23005 2" Flushing Hydrants	2,582.40 EA	Amt Qty	10,329.60 4.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	10,329.60 4.00	0.00
17j	PO# 23005 Fittings	54,663.84 LS	Amt Qty	54,663.84 1.00	54,663.84 1.00	0.00 0.00		54,663.84 1.00	100.00	0.00 0.00	5,466.38
17k	PO# 23005 12" Gate Valves	5,013.20 EA	Amt Qty	35,092.40 7.00	35,092.40 7.00	0.00 0.00		35,092.40 7.00	100.00	0.00 0.00	3,509.24

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17l	PO# 23005 Flush, Test & Chlorinate	6,218.25 LS	Amt Qty	6,218.25 1.00	0.00 0.00	6,218.25 1.00		6,218.25 1.00	100.00	0.00 0.00	621.83
		SUBTOTAL:		797,114.79	776,716.94	10,068.25		786,785.19	98.70	10,329.60	78,678.52
18a	PO# 23080 Reuse Distrib. System		Amt Qty								
18b	PO# 23080 Connect to Existing 10"	2,228.24 EA	Amt Qty	4,456.48 2.00	0.00 0.00	4,456.48 2.00		4,456.48 2.00	100.00	0.00 0.00	445.65
18c	PO# 23080 10' PVC DR-18	55.00 LF	Amt Qty	432,465.00 7,863.00	432,465.00 7,863.00	0.00 0.00		432,465.00 7,863.00	100.00	0.00 0.00	43,246.50
18d	PO# 23080 6" PVC DR-18	31.00 LF	Amt Qty	7,657.00 247.00	7,657.00 247.00	0.00 0.00		7,657.00 247.00	100.00	0.00 0.00	765.70
18e	PO# 23080 10" Gate Valves	4,165.84 EA	Amt Qty	24,995.04 6.00	24,995.04 6.00	0.00 0.00		24,995.04 6.00	100.00	0.00 0.00	2,499.50
18f	PO# 23080 Air Release Valve Assembly	6,903.44 EA	Amt Qty	62,130.96 9.00	55,227.52 8.00	0.00 0.00		55,227.52 8.00	88.89	6,903.44 1.00	5,522.75
18g	PO# 23080 Fittings	39,939.52 LS	Amt Qty	39,939.52 1.00	39,939.52 1.00	0.00 0.00		39,939.52 1.00	100.00	0.00 0.00	3,993.95
18h	PO# 23080 Flush & Test Pipe	4,055.50 LS	Amt Qty	4,055.50 1.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	4,055.50 1.00	0.00
		SUBTOTAL:		575,699.50	560,284.08	4,456.48		564,740.56	98.10	10,958.94	56,474.05
19a	PO# 28000.01-Restoration Sod BOC/ROW	3.98 SY	Amt Qty	210,792.74 52,963.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	210,792.74 52,963.00	0.00
		SUBTOTAL:		210,792.74	0.00	0.00		0.00	0.00	210,792.74	0.00

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20a	PO# 14000 P & P Bond	119,000.00 LS	Amt Qty	119,000.00 1.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	119,000.00 1.00	0.00
			SUBTOTAL:	119,000.00	0.00	0.00		0.00	0.00	119,000.00	0.00
21	Change Order #1 - Additional Gate Valves	120,746.80 LS	Amt Qty	120,746.80 1.00	120,746.80 1.00	0.00 0.00		120,746.80 1.00	100.00	0.00 0.00	12,074.68
			SUBTOTAL:	120,746.80	120,746.80	0.00		120,746.80	100.00	0.00	12,074.68
22	Change Order #2 - Cul-De-Sac WM	40,887.52 LS	Amt Qty	40,887.52 1.00	40,887.52 1.00	0.00 0.00		40,887.52 1.00	100.00	0.00 0.00	4,088.75
			SUBTOTAL:	40,887.52	40,887.52	0.00		40,887.52	100.00	0.00	4,088.75
23	Change Order #3 - Cul-De-Sac RWM	41,322.59 LS	Amt Qty	41,322.59 1.00	41,322.59 1.00	0.00 0.00		41,322.59 1.00	100.00	0.00 0.00	4,132.26
			SUBTOTAL:	41,322.59	41,322.59	0.00		41,322.59	100.00	0.00	4,132.26
			GRAND TOTAL:	12,178,736.41	9,917,611.04	1,047,801.04	0.00	10,965,412.08	90.04	1,213,324.33	1,096,541.26

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August 17, 2026

Board of Supervisors
Palm Coast Park Community Development District
C/O Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

RE: Acquisition of Sawmill Branch Phase 3 Infrastructure Improvements

Dear Sir or Madam,

We are writing to request that the Palm Coast Park Community Development District ("District") acquire from Forestar (USA) Real Estate Group Inc., (the "Developer") the public infrastructure improvements and/or work product and real property set forth in detail in **Exhibit A** attached hereto. The Developer created the Improvements and/or Work Product in Sawmill Branch Phase 3 (as defined in the Engineer's Report) consistent with the District's *Capital Improvement Plan*, dated January 17, 2006, and the *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3* dated March 20, 2026, and the Improvements and/or Work Product are now complete.

As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements and work product to the District, pursuant to the terms of the Acquisition Agreement between the District and the Developer, in exchange for the payment of $5,954,018.80, representing less than the actual cost of creating and/or constructing such improvements and work product. Please make a check payable to the Developer from the proceeds of the recent issuance of bonds. In connection with this conveyance, the Developer agrees to pay all remaining costs for the District infrastructure as may be required, and the Developer may request the remaining amounts from the District upon proof of payment.

Sincerely,

Forestar (USA) Real Estate Group Inc.,
a Delaware corporation,

By: H L Allen
Print: Heather L Allen
Title: Vice President

ACKNOWLEDGED AND AGREED TO BY:

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Jeff Douglas, Chairman
Date: 8-21-26

EXHIBIT A

Description of Improvements and/or Work Product to be Acquired

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

Prepared by and upon recording
should be returned to:

Vincent L. Sullivan, Esq.
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 17th day of August, 2026 by **Forestar (USA) Real Estate Group Inc., a Delaware corporation** (hereinafter called the "Grantor"), whose mailing address is 2221 E Lamar Blvd, Suite 790 Arlington, TX 76006 to **THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida,** (hereinafter called the "Grantee"), whose mailing address is 219 East Livingston Street, Orlando, FL 32801.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each corporation or entity. The singular shall be deemed to include the plural and vice versa, where the context so permits.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida, to-wit:

See Exhibit "A" attached hereto (the "Property").

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and hereby warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

SUBJECT TO taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Seth Klepal

Print Name: Seth Klepal

Witness Address: 14785 Old St. Augustine Rd #300
Jacksonville, FL 32258

Print Name: Mikel Denton

Witness Address: 14785 Old St. Augustine Rd
#300, Jacksonville, FL 32258

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation

By: H L Allen

Heather L. Allen, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 17th day of August, 2026 by Heather L. Allen, as Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public State of Florida
Heather Brady
My Commission HH 391647
Expires 6/13/2027

H Brady

Notary Public, State of Florida
Name: Heather Brady

GRANTEE ACKNOWLEDGEMENT AND CONSENT

Signed, Sealed and Delivered
in the presence of:

Print Name: Kelly Devore
Witness Address: 145 City Pl. Ste 301
Palm Coast FL 32164

Print Name: Caroline McNeil
Witness Address: 145 City Pl. Ste 301
Palm Coast, FL 32164

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida

By: _____
Jeffrey Douglas, Chairman

STATE OF ~~TEXAS~~ Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by (✓) physical presence or (__) online notarization this 21 day of August, 2026 by Jeffrey Douglas, Chairman of Palm Coast Park Community Development District, He (✓) is personally known to me or (__) has produced _____ as identification.

KELLY DEVORE NOTARY PUBLIC MY COMMISSION EXPIRES 2-20-2027 STATE OF FLORIDA COMMISSION NUMBER HH 355619

Notary Public, State of _____
Name: _____

EXHIBIT "A"

Phase 3

Tracts A, B, C, D, E, F, G, H, I, K, L, M, N, O, P, Q, R, S, T, W, X, Y, Z, and all private road rights of way (including Sawmill Branch Blvd., Timber Lane, Rustic Court, Thicket Drive, Sawyer Court, Firelog Lane and Woodwind Drive), as shown on the subdivision plat of Sawmill Branch at Palm Coast Park Phase 3 as recorded in Plat Book 44 pages 65 through 79 of the Public Records of Flagler County, Florida.

BILL OF SALE AND ABSOLUTE AGREEMENT

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this 11th day of August, 2026, by and between **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, Florida Statutes, whose address is 219 East Livingston Street, Orlando, FL 32801 (the "District"), and **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation (the "Developer"), whose address is 10700 Pecan Park Blvd, Suite 150, Austin, TX 78750, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in **Exhibit "1"** attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate, and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever,

together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals, and guarantees.

5. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Signed, Sealed and Delivered in the presence of:

Print Name: Kelly DeVore

Print Name: Caroline McNeil

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district authorized and created pursuant to Chapter 190, Florida Statutes

By: _____
Jeff Douglas, Chairman

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by ☑ physical presence or ☐ online notarization this _____ day of August, 2026 by **Jeff Douglas,** as Chairman of **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, who ☑ is personally known to me or ☐ has produced _____ as identification.

KELLY DEVORE NOTARY PUBLIC STATE OF FLORIDA COMMISSION NUMBER HH 350619 MY COMMISSION EXPIRES 2-20-2027

_____
Notary Public, State of Florida

Signed, Sealed and Delivered in the presence of:

Seth Klepal

Print Name: Seth Klepal

Mikel Danton

Print Name: Mikel Danton

FORESTAR (USA) REAL ESTATE GROUP INC., A Delaware corporation

By: H L Allen

Printed: Heather L. Allen

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this ____ day of August, 2026 by Heather L. Allen, as Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public State of Florida
Heather Brady
My Commission HH 391647
Expires 6/13/2027

Heather Brady

Notary Public, State of Florida

Name: Heather Brady

EXHIBIT "1"

LIST AND DESCRIPTION OF IMPROVEMENTS AND EQUIPMENT

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

Improvement Category	Total Costs
Engineering & Environmental Permitting	$158,750
Offsite Stormwater Management	$1,716,836
Offsite Utilities	$1,918,755
Offsite Roadway Improvements	$1,979,915
Stormwater Management	$3,520,979
Utilities	$5,677,249
Roadway Improvements	$3,726,642
Landscape and Hardscape	$1,958,665
Electrical Distribution	$283,700
Recreation and Amenities	$100,000
Subtotal:	**$21,041,491**
Mobilization/Misc. (10%)	$2,104,149
Contingency at 15%	$3,156,224
Approximate Total Cost	**$26,301,864**

AGREEMENT REGARDING TAXES
Palm Coast Park Community Development District
Sawmill Branch Phase 3 Dedicated Property

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this 17th day of August, 2026, by and between **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, whose address is 10700 Pecan Park Blvd., Suite 150, Austin, TX 78750 (the "Developer"), and the **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is 219 East. Livingston Street, Orlando, FL 32801 (the "District").

W I T N E S S E T H:

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on **Exhibit "A"** attached hereto and incorporated herein (the "Property"); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on **Exhibit "A"** attached hereto and incorporated herein (the "Improvements"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Flagler County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

Signed, Sealed and Delivered in the presence of:

Print Name: Seth Klepal

Print Name: Mikel Denton

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation

By:

Printed: Heather L. Allen

Signed, Sealed and Delivered in the presence of:

Print Name: Kelly Devore

Print Name: Caroline McNeil

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district authorized and created pursuant to Chapter 190, Florida Statutes

By:

Jeff Douglas, Chairman

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS AND EQUIPMENT

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

LEGAL DESCRIPTION OF PROPERTY

Phase 3

Tracts A, B, C, D, E, F, G, H, I, K, L, M, N, O, P, Q, R, S, T, W, X, Y, Z, and all private road rights of way (including Sawmill Branch Blvd., Timber Lane, Rustic Court, Thicket Drive, Sawyer Court, Firelog Lane and Woodwind Drive), as shown on the subdivision plat of Sawmill Branch at Palm Coast Park Phase 3 as recorded in Plat Book 44 pages 65 through 79 of the Public Records of Flagler County, Florida.

CERTIFICATE OF CONSULTING ENGINEER
RELATING TO ACQUISITION OF INFRASTRUCTURE FOR
SAWMILL BRANCH PHASE 3

August 17, 2026

Board of Supervisors
Palm Coast Park Community Development District

Re: Acquisition of Completed Work to Date

Ladies and Gentlemen:

The undersigned is a representative of Alliant Engineering, Inc. ("**Consulting Engineer**"), as Consulting Engineer for Forestar (USA) Real Estate Group Inc. ("**Developer**"), and does hereby make the following certifications in connection with the Palm Coast Park Community Development District's ("**District**") acquisition from Developer of certain completed work to date ("**Work**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed observable portions of the Work. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Work is within the scope of the District's capital improvement plan as set forth in the District's *Capital Improvement Plan*, dated January 17, 2006, and the *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3* dated March 10, 2026 (together, the "**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.

3. The Work was installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Work are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Work, and (ii) the reasonable fair market value of the Work.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Work are complete and on file with the District, and have been

transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Work or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Work.

FURTHER AFFIANT SAYETH NOT.

ALLIANT ENGINEERING, INC.

Adam Oestman, P.E.

Florida Registration No. 98440
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17th day of August, 2026, by Adam Oestman, P.E., on behalf of Alliant Engineering, Inc. who is personally known to me or who has produced n/a as identification, and did ☐ or did not ☐ take the oath.

Notary Public State of Florida
Amie Lee Lozanski
My Commission HH 535030
Expires 6/5/2028

Notary Public, State of Florida
Print Name: Amie Lee Lozanski
Commission No.: 535030
My Commission Expires: 6/5/2028

Exhibit A – Description of Completed Work to Date

EXHIBIT A

Description of Improvements to be Acquired

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

ACKNOWLEDGEMENT AND RELEASE
ACQUISITION OF SAWMILL BRANCH PHASE 3
INFRASTRUCTURE IMPROVEMENTS

This acknowledgement and release ("Release") is made the 18th day of August, 2026 by J.D. Weber Construction Company, a Florida corporation having offices located at 150 Business Center Drive, Ormond Beach, FL 32174 ("Contractor"), in favor of the Palm Coast Park Community Development District ("District"), which is a local unit of special purpose government situated in Flagler County, Florida, and having offices located at 219 East Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, pursuant to that certain agreement ("Contract") dated April 17, 2025 between Contractor and Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Developer"), Contractor has constructed for Developer the infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey the work product to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

J.D. Weber Construction Company,
a Florida corporation

By: _____
Print: Joseph D Weber
Title: President

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 18th day of August, 2026 by Joseph D Weber, as President of J.D. Weber Construction Company, on behalf of the Company, who ☒ is personally known to me or ☐ has produced___ as identification.

Kelley Picklesimer
Notary Public, State of Florida
Name: Kelley Picklesimer

Notary Public State of Florida
Kelley L Picklesimer
My Commission HH 381229
Expires 6/30/2027

EXHIBIT A

Description of Improvements to be Acquired

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

Costs of Improvements

Improvement Category	Total Costs
Engineering & Environmental Permitting	$158,750
Offsite Stormwater Management	$1,716,836
Offsite Utilities	$1,918,755
Offsite Roadway Improvements	$1,979,915
Stormwater Management	$3,520,979
Utilities	$5,677,249
Roadway Improvements	$3,726,642
Landscape and Hardscape	$1,958,665
Electrical Distribution	$283,700
Recreation and Amenities	$100,000
Subtotal:	**$21,041,491**
Mobilization/Misc. (10%)	$2,104,149
Contingency at 15%	$3,156,224
Approximate Total Cost	**$26,301,864**

SCHEDULE "A"

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR ACCEPTANCE OF REAL PROPERTY AND/OR IMPROVEMENTS

1. Applicant Name and Address:

Forestar (USA) Real Estate Group INC.
14785 Old St. Augustine Rd., Suite 300 Jacksonville, FL 32258

2. Property Address/Description of Property: *(include name of subdivision)*

Subdivision: Sawmill Branch Phase 3 including spine road through phases 4 and 5.
Street Address: 314 Sawmill Branch Blvd
General Description: Single Family residential community.

3. Legal Description of Property

See attached.

4. Improvements Located on the Property: *(include detailed description of improvements, dates of construction, costs of construction, name of contractor(s), engineer(s), etc.; attach copies of as-built drawings, as applicable)*

See attached.

5. Description of all Warranties. Permits. Contracts. etc. Applicable to the Improvements: *(attach copies)*

See attached.

6. Estimated Operation and Maintenance Costs: *(include detailed description of all operation and maintenance requirements, actual and projected maintenance costs, any issues concerning such maintenance, and any and all existing contracts for the maintenance of the Property)*

7. Maintenance Bonds: *(include copies of all maintenance bonds; include proposed endorsement to the District and dual obligee rider)*

See attached.

Original Signature of Applicant

By: H R Allen

Print: Heather L. Allen

Title: Vice President

The following attachments must be included with this Application:

1. Draft conveyance document (deed or bill of sale, as applicable)
2. Draft affidavit of no liens
3. Title work concerning the Property (as applicable and if required)
4. Survey with legal description (if required)
5. Appraisal or appraisal letter providing estimated value of property (if required)
6. Drafts of any required easements
7. Draft of agreement regarding the payment of ad-valorem taxes (if applicable)
8. Copies of all warranties from contractors, subcontractors and suppliers and proposed assignment of same to the District
9. Copies of all maintenance bonds with proposed endorsement and dual obligee rider
10. "As-built" drawings for all improvements
11. Copies of all applicable permits and utility certifications
12. Design basis for infrastructure and all related calculations
13. Application Fee - minimum payment of $1,500.00 made payable to Palm Coast Park Community Development District

For Office Use Only:		
I.	_____	Date Application received by District Manager.
	_____	Copy sent to District Counsel, District Engineer and Board of Supervisors.
II.	_____	Date property accepted by Board of Supervisors.

AFFIDAVIT REGARDING COSTS PAID

FOR SAWMILL BRANCH PHASE 3

STATE OF FLORIDA
COUNTY OF DUVAL

I, Heather L. Allen of Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Forestar"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Heather L. Allen and I have authority to make this affidavit on behalf of Forestar as shown below.

3. Forestar is the developer of certain lands within the Palm Coast Park Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").

4. The District's *Capital Improvement Plan*, dated January 17, 2006, and the *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3* dated March 10, 2026 (collectively, the "Engineer's Report") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. Forestar has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that Forestar has spent on those improvements and/or work product.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed work and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Affidavit Regarding Costs Paid* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17th day of August, 2026.

Forestar (USA) Real Estate Group Inc.,
a Delaware corporation

Name: Heather L. Allen
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this ____ day of August, 2026 by Heather L. Allen, as Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Heather Brady
My Commission HH 391647
Expires 6/13/2027

Notary Public Signature

Heather Brady
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH 391647
My Commission Expires: 06/13/2027

Exhibit A – Description of Improvements to be Acquired

EXHIBIT A

Description of Improvements to be Acquired

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

Costs of Improvements

Improvement Category	Total Costs
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Offsite Roadway Improvements	$1,979,915
Stormwater Management	$3,520,979
Utilities	$5,677,249
Roadway Improvements	$3,726,642
Landscape and Hardscape	$1,958,665
Electrical Distribution	$283,700
Recreation and Amenities	$100,000
Subtotal:	**$21,041,491**
Mobilization/Misc. (10%)	$2,104,149
Contingency at 15%	$3,156,224
Approximate Total Cost	**$26,301,864**

OWNER'S AFFIDAVIT

Palm Coast Park Community Development District
Description or Property: Sawmill Branch at Palm Coast Park Phase 3

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Heather L. Allen ("Affiant") as Vice President of **Forestar (USA) Real Estate Group Inc.**, whose principal address is 14785 Old St. Augustine Rd, Suite 300, Jacksonville, FL 32258 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his/her own knowledge that the Owner is the fee simple title holder to certain lands located in Flagler County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on **Exhibit "A"** attached hereto, and that Affiant is the Manager of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Sawmill Branch at Palm Coast Park Phase 3, as recorded in Plat Book 44, Page 65-79, of the Public Records of Flagler County, Florida (the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted

by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Palm Coast Park Community Development District (the "District"), a Florida community development district and local unit of special purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Chiumento Law, PLLC ("Chiumento"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and Chiumento that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 74-1213624; (v) has a mailing address of 14784 Old St. Augustine Rd, Sute 300, Jacksonville, FL 32258. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and Chiumento are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: August 17, 2026

Signed, Sealed and Delivered
in the presence of:

Print Name: Seth Klepal

Print Name: Mikel Denton

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Heather L. Allen, Its Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 17th day of August, 2026 by Heather L. Allen, as Vice President of Forestar (USA) Real Estate Group Inc., on behalf of the Company. She ☒ is personally known to me or ☐ has produced_____ as identification.

Notary Public State of Florida
Heather Brady
My Commission HH 391647
Expires 6/13/2027

Notary Public, State of Florida
Name: Heather Brady
Commission Expires: 06/13/2027

AFFIDAVIT OF NO LIENS

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, on this day personally appeared Heather L. Allen as Vice President of **FORESTAR (USA) REAL ESTATE GROUP INC.**, who, upon being by me first duly sworn, deposes and says:

The affiant is the owner of the following described real property

See Legal Description attached hereto as Exhibit "A"

The affiant is in full and exclusive constructive or actual possession of the above described premises and have no knowledge of any claim or assertion of title to those premises.

There are no delinquent taxes or outstanding assessments or pending assessments of any kind against the property for street paving, sewer, lighting or water services in respect to said property.

There are no unpaid bills or claims for labor or services performed or material furnished or delivered to said property.

The affiant is not involved in any court proceedings affecting the above described real property, or in any proceedings in which a money judgement might be entered against them, and that the affiant owes to the United States no money for overdue unpaid taxes.

The affiant has not and will not execute any instrument or do any act whatsoever which would or might in any way affect the title to the foregoing property to the detriment of the purchasers.

All of the statements and representations set forth above are made in order to induce the **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT** to purchase or complete the purchase of the foregoing property and to induce the title insurance company to issue title insurance in relation to said property.

AFFIANT KNOWS THAT IF ANY OF THESE STATEMENTS AND REPRESENTATIONS ARE FALSE THEN AFFIANT IS OBTAINING MONEY UNDER FALSE PRETENSES.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: Heather L. Allen, Vice President

Sworn to, subscribed and acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of August, 2026.

Notary Public
Notary Printed Name: Heather Brady

Notary Public State of Florida
Heather Brady
My Comm. No. 391647
Expires 6/13/2027

My Commission Expires: 06/13/2027

EXHIBIT "A"

Phase 3

Tracts A, B, C, D, E, F, G, H, I, K, L, M, N, O, P, Q, R, S, T, W, X, Y, Z, and all private road rights of way (including Sawmill Branch Blvd., Timber Lane, Rustic Court, Thicket Drive, Sawyer Court, Firelog Lane and Woodwind Drive), as shown on the subdivision plat of Sawmill Branch at Palm Coast Park Phase 3 as recorded in Plat Book 44 pages 65 through 79 of the Public Records of Flagler County, Florida.

CERTIFICATE OF DISTRICT ENGINEER
RELATING TO ACQUISITION OF INFRASTRUCTURE FOR
SAWMILL BRANCH PHASE 3

August 28, 2026

Board of Supervisors
Palm Coast Park Community Development District

Re: Acquisition of Completed Work to Date

Ladies and Gentlemen:

The undersigned is the District Engineer ("**District Engineer**"), as District Engineer for the Palm Coast Park Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**"), of certain completed work to date ("**Work**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Work. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Work is within the scope of the District's capital improvement plan as set forth in the District's *Capital Improvement Plan*, dated January 17, 2006, and the *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3* dated March 10, 2026 (together, the "**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.

3. The Work was installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Work are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Work, and (ii) the reasonable fair market value of the Work.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Work are complete and on file with the District, and have been

transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Work or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Work.

FURTHER AFFIANT SAYETH NOT.

Brett Witte, P.E.

Florida Registration No. 70720
District Engineer

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of August, 2026, by Brett Witte, P.E., on behalf of Hulff Associates, Inc. who ☒ is personally known to me or ☐ has produced _____ as identification, and did ☒ or did not ☐ take the oath.

ALYSSA MEDINA
Notary Public - State of Florida
Commission # HH 739881
My Comm. Expires Nov 12, 2029
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Alyssa Medina
Commission No.: HH 739881
My Commission Expires: 11/12/2029

Exhibit A – Description of Improvements to be Acquired

EXHIBIT A

Description of Improvements to be Acquired

Those components of Sawmill Branch Phase 3 as recorded on the Plat of Sawmill Branch at Palm Coast Park Phase 3 in Plat Book 44, Pages 65 through 79 of the Public Records of Flagler County, Florida, and within the attendant access easements, specifically consisting of water distribution, reuse distribution, sewer collection, as well as the completion of as-built drawings for the Sawmill Branch at Palm Coast Park Phase 3 development in connection therewith.

SECTION B

FORM OF REQUISITION
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2006

The undersigned, a Responsible Officer of Palm Coast Park Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the of the Master Trust Indenture from the Issuer to Suntrust Bank, as trustee (the "Trustee"), dated as of May 1, 2006, as supplemented by that certain First Supplemental Trust Indenture dated as of May 1, 2006 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 319 Date: August 31, 2026

(B) Name of Payee: Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

(C) Amount Payable: $24,060.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): ***US 1 Frontage Bench and Trash Receptacle Installations***

(E) Fund or Account from which disbursement to be made: Construction and Acquisition Account

The undersigned hereby certifies that:

1. X obligation in the stated set forth above have been incurred by the Issuer,

   or

   this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the project;

4. Each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL

FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Cost of Issuance., the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____ 9/3/2026
Consulting Engineer

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248067	8/25/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

Palm Coast Park CDD
c/o Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Palm Coast Park CDD

Invoice Due Date: September 24, 2026
Invoice Amount: $24,060.00

Description	Qty	Unit Price	Current Amount
Bench & Trash Receptacle Installation (4 Station)			
General Labor (Labor)	64.00	$65.00	$4,160.00
Bench (Material)	4.00	$3,200.00	$12,800.00
Crepe Myrtle (15Gal) (Material)	8.00	$175.00	$1,400.00
Regular Trash Can (Material)	4.00	$1,425.00	$5,700.00

US 1 Path Bench & Trash Receptacle Installations – 4 ea.

Construction Bond Account

Subtotal	$24,060.00
Sales Tax	$0.00
Invoice Total	**$24,060.00**

C. [signature] 8/27/2026

Should you have any questions or inquiries please call (386) 437-6211.

SECTION IX

SECTION C

SECTION 1

Palm Coast Park
Community Development District
Check Register Summary
August 1, 2026 through August 31, 2026

Fund	Date	Check #'s/Vendor		Amount
		Check Register		
General Fund- Wells Fargo (Operating)				
	8/18/26	530-534	$	15,286.14
		Subtotal	**$**	**15,286.14**
General Fund- Wells Fargo (Payroll)				
	8/24/26	50213 - K Belshe	$	184.70
	8/24/26	50214 - J Hobson	$	184.70
	8/24/26	50212 - R Porter	$	184.70
		Subtotal	**$**	**554.10**
General Fund- Wells Fargo (SMC)				
	8/18/26	284-286	$	26,832.76
		Subtotal	**$**	**26,832.76**
General Fund- Wells Fargo (SLR)				
	8/18/26	186-188	$	19,113.77
		Subtotal	**$**	**19,113.77**
General Fund- Wells Fargo (SOM)				
	8/18/26	133-135	$	8,988.79
		Subtotal	**$**	**8,988.79**
Total			**$**	**70,775.56**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PALM COAST PARK GENERAL FUND
BANK D WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/18/26	00020	8/01/26	313	202608	310	51300-34000				*	4,012.33		
			AUG26 MANAGEMENT FEES										
		8/01/26	313	202608	310	51300-35300				*	133.25		
			AUG26 WEBSITE ADMIN										
		8/01/26	313	202608	310	51300-35200				*	114.67		
			AUG26 INFO TECH										
		8/01/26	313	202608	310	51300-31300				*	225.31		
			AUG26 DISSEM AGENT SRVCS										
		8/01/26	313	202608	310	51300-51000				*	.57		
			OFFICE SUPPLIES										
		8/01/26	313	202608	310	51300-42000				*	352.79		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			4,838.92	000530
8/18/26	00050	8/14/26	10171355	202607	310	51300-31100				*	145.25		
			JUL ENGINEERING SRVC										
									HALFF ASSOCIATES, INC.			145.25	000531
8/18/26	00012	8/07/26	11600	202608	320	53800-46000				*	1,102.55		
			BRIDGE 7,9,10 REPAIR										
		8/13/26	11607	202608	320	53800-46000				*	1,119.00		
			BRIDGE 3 REPAIR										
									S.E. CLINE CONSTRUCTION, INC			2,221.55	000532
8/18/26	00056	7/31/26	00078238	202607	310	51300-48000				*	134.48		
			NTC OF BUDGET ADOPTION										
									USA TODAY MEDIA CORP			134.48	000533
8/18/26	00009	8/01/26	1229792	202608	320	53800-46100				*	7,945.94		
			AUG LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE, INC.			7,945.94	000534

TOTAL FOR BANK D 15,286.14

TOTAL FOR REGISTER 15,286.14

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50213	3	KEN BELSHE	184.70	8/24/2026
50214	8	JEFFREY M HOBSON	184.70	8/24/2026
50215	6	ROBERT S PORTER	184.70	8/24/2026
		TOTAL FOR REGISTER	554.10	

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PALM COAST PARK SAWMILL CREEK
BANK A WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/18/26	00007	8/01/26	309 AUG DISSEM AGENT PHASE 7	202608	310	51300	31300			*	225.31		
		8/01/26	310 AUG DISSEM AGENT SMC	202608	310	51300	31300			*	658.96		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			884.27	000284
8/18/26	00003	8/02/26	PSI29259 AUG LAKE MAINT SMB	202608	320	53800	46300			*	1,830.07		
		8/02/26	PSI29297 AUG LAKE MAINT FREEDOM	202608	320	53800	46300			*	922.20		
		8/02/26	PSI29305 AUG LAKE MAINT SMC	202608	320	53800	46300			*	708.93		
									SOLITUDE LAKE MANAGEMENT			3,461.20	000285
8/18/26	00004	8/01/26	1229756 AUG LANDSCAPE MAIN SMC	202608	320	53800	46100			*	3,851.29		
		8/01/26	1229798 AUG LANDSCAPE MAIN SMB	202608	320	53800	46100			*	13,356.00		
		8/01/26	1230073 AUG LANDSCAPE MAINT FREED	202608	320	53800	46100			*	5,280.00		
									YELLOWSTONE LANDSCAPE, INC.			22,487.29	000286

TOTAL FOR BANK A 26,832.76

TOTAL FOR REGISTER 26,832.76

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PALM COAST SPRING LAKE REVERIE
BANK A WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00001	8/01/26	312	202608	310-51300-31300			*	225.31		
			AUG DISSEM AGENT SERVICES								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			225.31	000186
8/18/26	00004	8/02/26	PSI29218	202608	320-53800-46300			*	739.81		
			AUG LAKE MAINT PHASE 1								
		8/02/26	PSI29248	202608	320-53800-46300			*	573.25		
			AUG LAKE MAINT PHASE 2								
							SOLITUDE LAKE MANAGEMENT			1,313.06	000187
8/18/26	00005	8/01/26	218076	202608	320-53800-46100			*	17,575.40		
			AUG LANDSCAPE MAINTENANCE								
							FLORIDA ULS OPERATING LLC			17,575.40	000188

TOTAL FOR BANK A 19,113.77

TOTAL FOR REGISTER 19,113.77

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PALM COAST SOMERSET
BANK A WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00001	8/01/26	311 AUG26 DISSEM AGENT SRVCS	202608	310-51300-31300		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	225.31	225.31	000133
8/18/26	00003	8/02/26	PSI29287 AUG LAKE MAINTENANC	202608	320-53800-46300		SOLITUDE LAKE MANAGEMENT	*	707.23	707.23	000134
8/18/26	00007	5/30/25	922257 US 1 FRONTAGE MOWING	202505	320-53800-46100		YELLOWSTONE LANDSCAPE, INC.	*	975.00	8,056.25	000135
		8/01/26	1230074 AUG LANDSCAPE MAINTENANCE	202608	320-53800-46100			*	7,081.25		

TOTAL FOR BANK A 8,988.79

TOTAL FOR REGISTER 8,988.79

SECTION 2

Palm Coast Park

Community Development District

Unaudited Financial Reporting
August 30, 2026

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Palm Coast Park
Community Development District
Combined Balance Sheet
August 31, 2026

Governmental Fund Types

	General	GF Sawmill Sub	GF Spring Lake Reverie	GF Somerset	Debt Service	CR Sawmill Sub	CR Spring Lake Reverie	CR Somerset	Capital Projects	Totals (memorandum only)
Assets										
Cash- Checking Account	$116,856	$93,526	$43,718	$31,726	----	$11,478	$25,000	$2,250	----	$324,553
Due from General Fund	----	$58,622	$46,356	$19,097	----	----	----	----	----	$124,075
Series 2006	----	----	----	----	$3,803	----	----	----	----	$3,803
Series 2019	----	----	----	----	$438	----	----	----	----	$438
Series 2021	----	----	----	----	$883	----	----	----	----	$883
Series 2022	----	----	----	----	$1,789	----	----	----	----	$1,789
Series 2023	----	----	----	----	$934	----	----	----	----	$934
Series 2024	----	----	----	----	$1,373	----	----	----	----	$1,373
Assessment Receivable	----	----	----	----	----	----	----	----	----	$0
Due from Sawmill Creek	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2006	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2019	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2021	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2022	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2023	----	----	----	----	----	----	----	----	----	$0
Due from Spring Lake Reverie	----	----	----	----	----	----	----	----	----	$0
Due from Somerset	----	----	----	----	----	----	----	----	----	$0
Due from Capital Projects	----	----	----	----	----	----	----	----	----	$0
Due from Spring Lake- Tracts 2 & 3	----	----	----	----	----	----	----	----	----	$0
Due from Sawmill Branch- Phase 2A/2B (Tract 10)	----	----	----	----	----	----	----	----	----	$0
Due from Other	----	----	----	----	----	----	----	----	----	$0
Investments:										
SBA	$627,384	$200,422	$100,211	$5,010	----	$150,316	$100,211	$20,042	----	$1,203,595
Series 2006										
Reserve	----	----	----	----	$1,052,911	----	----	----	----	$1,052,911
Revenue	----	----	----	----	$726,551	----	----	----	----	$726,551
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	$2,543	----	----	----	----	$2,543
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$2,684,957	$2,684,957
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2019										
Reserve	----	----	----	----	$145,530	----	----	----	----	$145,530
Revenue	----	----	----	----	$101,368	----	----	----	----	$101,368
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	----	----	----	----	----	$0
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$30,773	$30,773
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2021										
Reserve	----	----	----	----	$271,395	----	----	----	----	$271,395
Revenue	----	----	----	----	$179,794	----	----	----	----	$179,794
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	----	----	----	----	----	$0
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$49,009	$49,009
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2022										
Reserve	----	----	----	----	$200,846	----	----	----	----	$200,846
Revenue	----	----	----	----	$334,829	----	----	----	----	$334,829
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	$135	----	----	----	----	$135
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$16,881	$16,881
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2023										
Reserve	----	----	----	----	$209,730	----	----	----	----	$209,730
Revenue	----	----	----	----	$179,261	----	----	----	----	$179,261
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	----	----	----	----	----	$0
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$39,925	$39,925
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2024										
Reserve	----	----	----	----	$308,305	----	----	----	----	$308,305
Revenue	----	----	----	----	$271,650	----	----	----	----	$271,650
Interest	----	----	----	----	----	----	----	----	----	$0
Prepayment	----	----	----	----	----	----	----	----	----	$0
Cap. Interest	----	----	----	----	----	----	----	----	----	$0
Acquisition and Construction	----	----	----	----	----	----	----	----	$75,035	$75,035
Cost of Issuance	----	----	----	----	----	----	----	----	----	$0
Series 2026										
Reserve	----	----	----	----	$228,085					$228,085
Revenue	----	----	----	----	----	----	----	----	----	$0
Interest	----	----	----	----	$158,969	----	----	----	----	$158,969
Acquisition and Construction	----	----	----	----	----	----	----	----	$5,997,923	$5,997,923
Cost of Iissuance	----	----	----	----	----	----	----	----	$7,963	$7,963
Deposits	----	----	----	----	----	----	----	----	----	$0
Prepaid Expenses	$3,340	$4,067	$1,111	----	----	----	----	----	----	$8,519
Total Assets	**$747,580**	**$356,636**	**$191,396**	**$55,833**	**$4,381,123**	**$161,794**	**$125,211**	**$22,292**	**$8,902,464**	**$14,944,330**

	General	GF Sawmill Sub	GF Spring Lake Reverie	GF Somerset	Debt Service	CR Sawmill Sub	CR Spring Lake Reverie	CR Somerset	Capital Projects	Totals (memorandum only)
Liabilities										
Accounts Payable	$0	----	----	----	----	----	----	----	----	$0
Accrued Expenses	$0	$2,743	----	----	----	----	----	----	----	$2,743
FICA Payable	$122	----	----	----	----	----	----	----	----	$122
Due to General Fund	----	----	----	----	----	----	----	----	----	$0
Due to 2006 DSF	$3,803	----	----	----	----	----	----	----	----	$3,803
Due to 2019 DSF	$438	----	----	----	----	----	----	----	----	$438
Due to 2021 DSF	$883	----	----	----	----	----	----	----	----	$883
Due to 2022 DSF	$1,789	----	----	----	----	----	----	----	----	$1,789
Due to 2023 DSF	$934	----	----	----	----	----	----	----	----	$934
Due to 2024 DSF	$1,373	----	----	----	----	----	----	----	----	$1,373
Due to Spring Lake Reverie	$46,356	----	----	----	----	----	----	----	----	$46,356
Due to Sawmill Subdivision	$58,622	----	----	----	----	----	----	----	----	$58,622
Due to Somerset	$19,097	----	----	----	----	----	----	----	----	$19,097
Deposit- Sawmill Branch- DR Horton	----	----	----	----	----	----	----	----	----	$0
Deposit- Somerset	----	----	----	----	----	----	----	----	----	$0
Fund Equity										
Net Assets	----	----	----	----	----	----	----	----	----	$0
Fund Balances										
Unassigned	$614,162	$353,893	$191,396	$55,833	----	$161,794	$125,211	$22,292	----	$1,524,581
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----		$0
Series 2006	----	----	----	----	----	----	----	----	$2,684,957	$2,684,957
Series 2019	----	----	----	----	----	----	----	----	$30,773	$30,773
Series 2021	----	----	----	----	----	----	----	----	$49,009	$49,009
Series 2022	----	----	----	----	----	----	----	----	$16,881	$16,881
Series 2023	----	----	----	----	----	----	----	----	$39,925	$39,925
Series 2024	----	----	----	----	----	----	----	----	$75,035	$75,035
Series 2026	----	----	----	----	----	----	----	----	$6,005,885	$6,005,885
Restricted for Debt Service										
Series 2006	----	----	----	----	$1,785,809	----	----	----	----	$1,785,809
Series 2019	----	----	----	----	$247,336	----	----	----	----	$247,336
Series 2021	----	----	----	----	$452,073	----	----	----	----	$452,073
Series 2022	----	----	----	----	$537,599	----	----	----	----	$537,599
Series 2023	----	----	----	----	$389,925	----	----	----	----	$389,925
Series 2024	----	----	----	----	$581,328	----	----	----	----	$581,328
Series 2026	----	----	----	----	$387,054	----	----	----	----	$387,054
Total Liabilities, Fund Equity, Other	**$747,581**	**$356,636**	**$191,396**	**$55,833**	**$4,381,123**	**$161,794**	**$125,211**	**$22,292**	**$8,902,464**	**$14,944,330**

Palm Coast Park
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$304,488	$304,488	$327,028	$22,540
Interest Earnings	$0	$0	$0	$0
Interest Earnings - SBA	$9,151	$8,388	$17,187	$8,798
Miscellaneous Income	$0	$0	$1,500	$1,500
Total Revenues	**$313,639**	**$312,876**	**$345,714**	**$32,838**
Administrative Expenditures				
Supervisors Fees	$12,000	$11,000	$6,600	$4,400
FICA Taxes	$924	$847	$505	$342
Arbitrage	$600	$550	$0	$550
Dissemination Agent	$2,704	$2,479	$2,579	($100)
Assessment Administration	$5,732	$5,732	$5,732	$0
Engineering	$7,980	$7,315	$4,006	$3,310
Attorney Fees	$12,000	$11,000	$19,275	($8,275)
Management Fees	$48,148	$44,136	$44,136	$0
Website Maintenance & Hosting	$1,599	$1,466	$1,261	$204
Website	$1,377	$1,262	$3,018	($1,756)
Trustee Fees	$4,500	$4,795	$4,795	$0
Annual Audit	$12,000	$11,200	$11,200	$0
Postage and Freight	$4,000	$3,667	$4,107	($440)
Insurance- General Liability	$9,050	$9,050	$9,200	($150)
Printing and Binding	$2,000	$1,833	$930	$903
Legal Advertising	$1,200	$1,100	$527	$573
Tax Collector Fees	$0	$0	$0	$0
Contingency	$1,000	$917	$0	$917
Office Supplies	$450	$413	$132	$280
Meeting Room Rental	$1,200	$1,100	$1,668	($568)
Dues & Licenses	$175	$175	$175	$0
Total Administrative	**$128,639**	**$120,035**	**$119,846**	**$189**
Field Expenditures				
Professional Services	$18,000	$16,500	$15,000	$1,500
Landscape Maintenance	$100,000	$91,667	$87,405	$4,261
Preserve Management	$10,000	$9,167	$0	$9,167
Repairs & Maintenance	$20,000	$18,333	$12,366	$5,967
Insurance- Property & Casualty	$22,000	$22,000	$19,293	$2,707
Sidewalk Repair	$12,000	$11,000	$0	$11,000
Contingency	$3,000	$2,750	$0	$2,750
Total Field	**$185,000**	**$171,417**	**$134,065**	**$37,352**
Total Expenditures	**$313,639**	**$291,452**	**$253,910**	**$37,541**
Excess Revenue/(Expenditures)	**$0**		**$91,804**	
Beginning Fund Balance	**$0**		**$522,359**	
Ending Fund Balance	**$0**		**$614,162**	

Palm Coast Park
Community Development District
General Fund- Sawmill Subdivision
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$568,681	$568,681	$576,262	$7,581
Interest Earnings - SBA	$0	$0	$422	$422
Developer Contributions (Phase 7)	$0	$0	$0	$0
Miscellaneous Income	$0	$0	$0	$0
Total Revenues	**$568,681**	**$568,681**	**$576,684**	**$8,003**
Administrative Expenditures				
Tax Collector Fees	$0	$0	$0	$0
Arbitrage	$1,800	$1,650	$900	$750
Trustee Fees	$13,500	$12,402	$12,402	$0
Dissemination Agent	$9,111	$8,852	$8,852	$0
Postage and Freight	$1,500	$1,375	$0	$1,375
Attorney Fees	$3,000	$2,750	$0	$2,750
Other Current Charges	$750	$688	$0	$688
Total Administrative	**$29,661**	**$27,716**	**$22,154**	**$5,563**
Field Expenditures				
Professional Fees	$21,600	$19,800	$18,000	$1,800
Landscape Maintenance	$282,000	$258,500	$264,124	($5,624)
Electricity- Streetlights	$52,000	$47,667	$33,992	$13,675
Electricity- Irrigation/Signs	$3,000	$2,750	$1,074	$1,676
Utility- Irrigation	$58,550	$53,671	$22,422	$31,249
R&M- Signage	$2,000	$1,833	$0	$1,833
R&M Storm Water- Pond	$45,800	$41,983	$38,073	$3,910
Insurance-Property & Casualty	$5,000	$0	$0	$0
Repairs and Maintenance	$12,500	$11,458	$4,960	$6,498
Contingency	$15,000	$13,750	$0	$13,750
Interfund Transfer Out	$0	$0	$0	$0
Total Field	**$497,450**	**$451,413**	**$382,644**	**$68,768**
Reserves				
Roadway Reserves	$41,570	$41,570	$41,570	$0
Total Reserves	**$41,570**	**$41,570**	**$41,570**	**$0**
Total Expenditures	**$568,681**	**$520,699**	**$446,368**	**$74,331**
Excess Revenue/(Expenditures)	**$0**		**$130,315**	
Beginning Fund Balance	**$0**		**$223,577**	
Ending Fund Balance	**$0**		**$353,893**	

Palm Coast Park
Community Development District
General Fund- Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Amended Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$452,789	$452,789	$455,693	$2,904
Interest Income - SBA	$0	$0	$211	$211
Developer Contributions	$63,000	$0	$0	$0
Miscellaneous Income	$0	$0	$0	$0
Total Revenues	**$515,789**	**$452,789**	**$455,904**	**$3,115**
Administrative Expenditures				
Tax Collector Fees	$0	$0	$0	$0
Arbitrage	$600	$600	$450	$150
Trustee Fees	$4,500	$4,344	$4,344	$0
Dissemination Agent	$2,704	$2,479	$2,478	$0
Postage and Freight	$750	$688	$0	$688
Attorney Fees	$1,000	$917	$0	$917
Other Current Charges	$250	$229	$230	($1)
Total Administrative	**$9,804**	**$9,256**	**$7,502**	**$1,754**
Field Expenditures				
Professional Fees	$7,200	$6,600	$6,000	$600
Landscape Maintenance	$275,000	$252,083	$191,921	$60,162
Electricity- Streetlights	$62,000	$56,833	$70,578	($13,745)
Electricity- Irrigation/Signs	$1,000	$917	$0	$917
Utility- Irrigation	$35,000	$32,083	$44,445	($12,362)
R&M- Signage	$1,000	$917	$0	$917
R&M Storm Water- Pond	$15,600	$14,300	$14,444	($144)
Insurance-Property & Casualty	$12,500	$0	$0	$0
Repairs and Maintenance	$7,500	$6,875	$0	$6,875
Contingency	$5,000	$4,583	$0	$4,583
Stormwater Fee	$46,185	$46,185	$41,961	$4,224
Total Field	**$467,985**	**$421,377**	**$369,350**	**$52,027**
Reserves				
Roadway Reserves	$38,000	$38,000	$38,000	$0
Total Reserves	**$38,000**	**$38,000**	**$38,000**	**$0**
Total Expenditures	**$515,789**	**$468,632**	**$414,851**	**$53,781**
Excess Revenue/(Expenditures)	**$0**		**$41,052**	
Beginning Fund Balance	**$0**		**$150,344**	
Ending Fund Balance	**$0**		**$191,396**	

Palm Coast Park
Community Development District
General Fund- Somerset
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$187,937	$187,937	$187,731	($205)
Interest - SBA	$0	$0	$10	$10
Developer Contributions	$22,717	$0	$0	$0
Miscellaneous Income	$0	$0	$1,500	$1,500
Total Revenues	**$210,654**	**$187,937**	**$189,241**	**$1,304**
Administrative Expenditures				
Tax Collector Fees	$0	$0	$0	$0
Arbitrage	$600	$550	$0	$550
Trustee Fees	$4,500	$3,547	$3,547	$0
Dissemination Agent	$2,704	$2,478	$2,478	($0)
Postage and Freight	$750	$688	$0	$688
Attorney Fees	$1,000	$917	$0	$917
Other Current Charges	$250	$229	$0	$229
Total Administrative	**$9,804**	**$8,408**	**$6,025**	**$2,383**
Field Expenditures				
Professional Fees	$7,200	$6,600	$6,000	$600
Landscape Maintenance	$80,000	$73,333	$66,351	$6,982
Electricity- Streetlights	$8,000	$7,333	$17,139	($9,805)
Electricity- Irrigation/Signs	$12,000	$11,000	$913	$10,087
Electricity - Fountain	$5,000	$4,583	$8,434	($3,850)
Utility- Irrigation	$26,350	$24,154	$9,699	$14,455
R&M- Signage	$1,000	$917	$0	$917
R&M Storm Water- Pond	$8,000	$7,333	$5,945	$1,388
Insurance-Property & Casualty	$5,000	$0	$0	$0
Repairs and Maintenance	$5,000	$4,583	$9,566	($4,983)
Contingency	$5,000	$4,583	$0	$4,583
Stormwater Fee	$23,300	$21,358	$0	$21,358
Total Field	**$185,850**	**$165,779**	**$124,047**	**$41,732**
Reserves				
Roadway Reserves	$15,000	$15,000	$15,000	$0
Total Reserves	**$15,000**	**$15,000**	**$15,000**	**$0**
Total Expenditures	**$210,654**	**$189,187**	**$145,072**	**$44,116**
Excess Revenue/(Expenditures)	**$0**		**$44,169**	
Beginning Fund Balance	**$0**		**$11,664**	
Ending Fund Balance	**$0**		**$55,833**	

Palm Coast Park
Community Development District
Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments- Tax Roll	$1,708,193	$1,708,193	$1,725,958	$17,765
Special Assessments- Off Roll	$0	$0	$0	$0
Special Assessments- Prepayment	$0	$0	$2,524	$2,524
Interest Income	$12,500	$11,458	$64,224	$52,765
Total Revenues	**$1,720,693**	**$1,719,651**	**$1,792,706**	**$73,054**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$7,000	$6,417	$35,470	($29,053)
Series 2006				
Interest-11/1	$432,630	$432,630	$432,630	$0
Special Call-11/1	$0	$0	$65,000	($65,000)
Special Call-5/1	$0	$0	$5,000	($5,000)
Principal-5/1	$910,000	$910,000	$905,000	$5,000
Interest-5/1	$432,630	$432,630	$430,778	$1,853
Total Expenditures	**$1,782,260**	**$1,781,677**	**$1,873,877**	**($92,201)**
Excess Revenues/(Expenditures)	**($61,567)**		**($81,172)**	
Beginning Fund Balance	**$883,003**		**$1,866,980**	
Ending Fund Balance	**$821,436**		**$1,785,809**	

Due From General	$3,803
Reserve	$1,052,911
Revenue	$726,551
Prepayment	$2,543
Interest	----
Balance	**$1,785,809**

Palm Coast Park
Community Development District
Debt Service Fund Series 2019
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments- Tax Roll	$196,676	$196,676	$198,721	$2,045
Interest Income	$6,254	$5,733	$8,080	$2,347
Total Revenues	**$202,930**	**$202,409**	**$206,801**	**$4,391**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$3,622	$3,320	$4,829	($1,509)
Series 2019				
Interest-11/1	$75,250	$75,250	$75,250	$0
Principal-5/1	$45,000	$45,000	$45,000	$0
Interest-5/1	$75,250	$75,250	$75,250	$0
Total Expenditures	**$199,122**	**$198,820**	**$200,329**	**($1,509)**
Excess Revenues/(Expenditures)	**$3,808**		**$6,471**	
Beginning Fund Balance	**$95,718**		**$240,865**	
Ending Fund Balance	**$99,526**		**$247,336**	

Due From General	$438
Reserve	$145,530
Revenue	$101,368
Balance	**$247,336**

Palm Coast Park
Community Development District
Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments-Tax Roll	$396,776	$396,776	$400,900	$4,124
Interest Income	$11,620	$10,652	$14,992	$4,340
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$408,396**	**$407,428**	**$415,892**	**$8,464**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$6,753	$6,190	$9,006	($2,816)
Series 2021				
Interest-11/1	$140,549	$140,549	$140,549	$0
Principal-5/1	$115,000	$115,000	$115,000	$0
Interest-5/1	$140,549	$140,549	$140,549	$0
Total Expenditures	**$402,851**	**$402,288**	**$405,104**	**($2,816)**
Excess Revenues/(Expenditures)	**$5,545**		**$10,788**	
Beginning Fund Balance	**$170,607**		**$441,285**	
Ending Fund Balance	**$176,152**		**$452,073**	

Due From General	$883
Reserve	$271,395
Revenue	$179,794
Cap Interest	$0
Balance	**$452,073**

Palm Coast Park
Community Development District
Debt Service Fund Series 2022
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments-Tax Roll	$803,385	$803,385	$811,735	$8,350
Special Assessments-Prepayment	$0	$0	$23,053	$23,053
Interest Income	$15,035	$13,782	$18,120	$4,337
Total Revenues	**$818,420**	**$817,167**	**$852,907**	**$35,740**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$5,015	$4,597	$6,665	($2,068)
Series 2022				
Interest Expense 11/1	$288,918	$288,918	$288,918	$0
Principal Expense 5/1	$230,000	$230,000	$230,000	$0
Interest Expense 5/1	$288,918	$288,918	$288,918	$0
Special Call 8/1	$0	$0	$25,000	($25,000)
Interest Expense 8/1	$0	$0	$299	($299)
Total Expenditures	**$812,851**	**$812,433**	**$839,800**	**($27,367)**
Excess Revenues/(Expenditures)	**$5,569**		**$13,107**	
Beginning Fund Balance	**$306,845**		**$524,492**	
Ending Fund Balance	**$312,414**		**$537,599**	

Due From General	$1,789
Reserve	$200,846
Revenue	$334,829
Prepayment	$135
Balance	**$537,599**

Palm Coast Park
Community Development District
Debt Service Fund Series 2023
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments-Tax Roll	$419,461	$419,461	$423,822	$4,361
Interest Income	$10,089	$9,248	$12,798	$3,549
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$429,550**	**$428,709**	**$436,619**	**$7,910**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$5,219	$4,784	$6,960	($2,176)
Series 2023				
Interest Expense 11/1	$160,883	$160,883	$160,883	$0
Principal Expense 5/1	$100,000	$100,000	$100,000	$0
Interest Expense 5/1	$160,883	$160,883	$160,883	$0
Total Expenditures	**$426,985**	**$426,549**	**$428,725**	**($2,176)**
Excess Revenues/(Expenditures)	**$2,565**		**$7,894**	
Beginning Fund Balance	**$173,251**		**$382,031**	
Ending Fund Balance	**$175,816**		**$389,925**	

Due From General	$934
Reserve	$209,730
Revenue	$179,261
Cap Interest	----
Balance	**$389,925**

Palm Coast Park
Community Development District
Debt Service Fund Series 2024
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments-Tax Roll	$616,610	$616,610	$623,018	$6,408
Interest Income	$19,670	$18,031	$18,969	$938
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$636,280**	**$634,641**	**$641,987**	**$7,346**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$8,038	$7,368	$10,231	($2,863)
Series 2024				
Interest Expense 11/1	$238,368	$238,368	$238,368	$0
Principal Expense 5/1	$140,000	$140,000	$140,000	$0
Interest Expense 5/1	$238,368	$238,368	$238,368	$0
Total Expenditures	**$624,774**	**$624,103**	**$626,966**	**($2,863)**
Excess Revenues/(Expenditures)	**$11,506**		**$15,021**	
Other Financing Sources/(Uses)				
Bond Proceeds	$0	$0	$0	$0
Total Other Financing Sources/(Uses)	**$0**	**$0**	**$0**	**$0**
Net Change in Fund Balance	**$11,506**		**$15,021**	
Beginning Fund Balance	**$263,016**		**$566,307**	
Ending Fund Balance	**$286,028**		**$581,328**	

Due From General	$1,373
Reserve	$308,305
Revenue	$271,650
Interest	----
Balance	**$581,328**

Palm Coast Park
Community Development District
Debt Service Fund Series 2026
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Special Assessments-Tax Roll	$0	$0	$0	$0
Interest Income	$0	$0	$4,339	$4,339
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$0**	**$0**	**$4,339**	**$4,339**
Expenditures				
Tax Collector	$0	$0	$0	$0
Interfund Transfer Out	$0	$0	$1,609	($1,609)
Series 2026				
Interest Expense 11/1	$0	$0	$0	$0
Principal Expense 5/1	$0	$0	$0	$0
Interest Expense 5/1	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$1,609**	**($1,609)**
Excess Revenues/(Expenditures)	**$0**		**$2,730**	
Other Financing Sources/(Uses)				
Bond Proceeds	$0	$0	$384,324	$384,324
Total Other Financing Sources/(Uses)	**$0**	**$0**	**$384,324**	**$384,324**
Net Change in Fund Balance	**$0**		**$387,054**	
Beginning Fund Balance	**$0**		**$0**	
Ending Fund Balance	**$0**		**$387,054**	

Due From General	
Reserve	$228,085
Revenue	----
Interest	$158,969
Balance	**$387,054**

Palm Coast Park
Community Development District
Capital Reserve - Sawmill
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operating Transfer In	$41,570	$41,570	$41,570	$0
Interest Income-SBA	$1,000	$1,000	$316	($684)
Total Revenues	**$42,570**	**$42,570**	**$41,886**	**($684)**
Expenditures				
Capital Outlay - Sawmill	$0	$0	$0	$0
Other Current Charges	$250	$250	$0	$250
Total Expenditures	**$250**	**$250**	**$0**	**$250**
Excess Revenues/(Expenditures)	**$42,320**		**$41,886**	
Beginning Fund Balance	**$48,900**		**$119,908**	
Ending Fund Balance	**$91,220**		**$161,794**	

Palm Coast Park
Community Development District
Capital Reserve - Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operating Transfer In	$38,000	$38,000	$38,000	$0
Interest Income-SBA	$1,000	$1,000	$211	($789)
Total Revenues	**$39,000**	**$39,000**	**$38,211**	**($789)**
Expenditures				
Capital Outlay - SLR	$0	$0	$0	$0
Other Current Charges	$250	$250	$0	$250
Total Expenditures	**$250**	**$250**	**$0**	**$250**
Excess Revenues/(Expenditures)	**$38,750**		**$38,211**	
Beginning Fund Balance	**$35,000**		**$87,000**	
Ending Fund Balance	**$73,750**		**$125,211**	

Palm Coast Park
Community Development District
Capital Reserve - Somerset
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
Revenues				
Operating Transfer In	$15,000	$15,000	$15,000	$0
Interest Income-SBA	$1,000	$1,000	$42	($958)
Total Revenues	**$16,000**	**$16,000**	**$15,042**	**($958)**
Expenditures				
Capital Outlay - Somerset	$0	$0	$0	$0
Other Current Charges	$250	$250	$0	$250
Total Expenditures	**$250**	**$250**	**$0**	**$250**
Excess Revenues/(Expenditures)	**$15,750**		**$15,042**	
Beginning Fund Balance	**$16,260**		**$7,250**	
Ending Fund Balance	**$32,010**		**$22,292**	

Palm Coast Park
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending August 31, 2026

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023	Series 2024	Series 2026
Revenues							
Interest Income	$87,182	$916	$1,434	$430	$1,175	$2,260	$42,408
Interfund Transfer In	$35,470	$4,829	$9,006	$6,665	$6,960	$10,231	$1,609
Impact Fees	$0	$0	$0	$0	$0	$0	$0
Bond Proceeds	$0	$0	$0	$0	$0	$0	$6,168,169
Bond Premium	$0	$0	$0	$0	$0	$0	$0
Total Revenues	**$122,652**	**$5,745**	**$10,440**	**$7,095**	**$8,135**	**$12,491**	**$6,212,185**
Expenditures							
Capital Outlay	$10,400	$0	$0	$0	$0	$0	$0
Interfund Transfer Out	$0	$0	$0	$0	$0	$0	$0
Cost of Issuance	$0	$0	$0	$0	$0	$0	$206,300
Underwriters Discount	$0	$0	$0	$0	$0	$0	$0
Total Expenditures	**$10,400**	**$0**	**$0**	**$0**	**$0**	**$0**	**$206,300**
Excess Revenues/(Expenditures)	**$112,252**	**$5,745**	**$10,440**	**$7,095**	**$8,135**	**$12,491**	**$6,005,885**
Beginning Fund Balance	**$2,572,705**	**$25,029**	**$38,568**	**$9,786**	**$31,790**	**$62,544**	**$0**
Ending Fund Balance	**$2,684,957**	**$30,773**	**$49,009**	**$16,881**	**$39,925**	**$75,035**	**$6,005,885**

Palm Coast Park CDD
General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$19,361	$71,082	$161,907	$26,911	$2,740	$1,515	$12,213	$30,620	$678	$0	$0	$ 327,028
Assessments - Direct	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Interest Earnings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Interest Earnings - SBA	$1,494	$1,403	$1,398	$1,367	$1,265	$1,680	$1,637	$1,684	$1,644	$1,707	$1,907	$0	$ 17,187
Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500	$0	$ 1,500
Total Revenues	$1,494	$20,764	$72,481	$163,274	$28,177	$4,421	$3,152	$13,897	$32,264	$2,385	$3,407	$0	$ 345,714
Administrative Expenditures													
Supervisors Fees	$600	$800	$200	$600	$600	$800	$1,000	$600	$800	$0	$600	$0	$ 6,600
FICA Taxes	$46	$61	$15	$46	$0	$46	$138	$46	$61	$0	$46	$0	$ 505
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Dissemination Agent	$225	$225	$225	$225	$225	$225	$325	$225	$225	$225	$225	$0	$ 2,579
Assessmnet Administration	$5,732	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 5,732
Engineering	$908	$0	$0	$0	$0	$556	$0	$1,252	$1,145	$145	$0	$0	$ 4,006
Attorney Fees	$6,266	$0	$540	$3,040	$1,145	$1,499	$2,725	$1,499	$2,563	$0	$0	$0	$ 19,275
Management Fees	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$4,012	$0	$ 44,136
Website Maintenance & Hosting	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115	$0	$ 1,261
Website	$1,686	$133	$133	$133	$133	$133	$133	$133	$133	$133	$133	$0	$ 3,018
Trustee Fees	$3,125	$0	$0	$0	$0	$0	$0	$0	$1,670	$0	$0	$0	$ 4,795
Annual Audit	$0	$0	$0	$0	$0	$0	$11,200	$0	$0	$0	$0	$0	$ 11,200
Postage and Freight	$518	$360	$286	$257	$12	$337	$22	$418	$568	$976	$353	$0	$ 4,107
Insurance- General Liability	$9,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 9,200
Printing and Binding	$60	$57	$157	$0	$100	$86	$115	$294	$2	$60	$0	$0	$ 930
Legal Advertising	$0	$0	$0	$0	$0	$0	$160	$233	$0	$134	$0	$0	$ 527
Tax Collector Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Office Supplies	$21	$0	$21	$0	$13	$15	$13	$18	$13	$18	$1	$0	$ 132
Meeting Room Rental	$254	$508	$254	$0	$0	$0	$0	$0	$432	$220	$0	$0	$ 1,668
Dues & Licenses	$0	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 175
Total Administrative	$32,767	$6,447	$5,958	$8,428	$6,355	$7,824	$19,958	$8,846	$11,739	$6,039	$5,485	$0	$ 119,846
Field Expenditures													
Professional Services	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$0	$0	$ 15,000
Landscape Maintenance	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$7,946	$0	$ 87,405
Preserve Management	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs & Maintenance	$876	$0	$308	$308	$2,816	$0	$0	$0	$2,838	$3,000	$2,222	$0	$ 12,366
Insurance- Property & Casualty	$19,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 19,293
Sidewalk Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$29,615	$9,446	$9,753	$9,753	$12,262	$9,446	$9,446	$9,446	$12,284	$12,446	$10,167	$0	$ 134,065
Total Expenditures	$62,382	$15,893	$15,711	$18,182	$18,617	$17,270	$29,404	$18,292	$24,023	$18,485	$15,652	$0	$ 253,910
Excess Revenue/(Expenditures)	**($60,888)**	**$4,871**	**$56,769**	**$145,092**	**$9,559**	**($12,849)**	**($26,253)**	**($4,395)**	**$8,241**	**($16,100)**	**($12,245)**	**$0**	**$ 91,804**

Palm Coast Park CDD
General Fund- Sawmill Creek
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$133,137	$303,253	$50,405	$5,133	$2,838	$22,875	$57,352	$1,270	$0	$0	$ 576,262
Interest Earnings - SBA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$422	$0	$ 422
Developer Contributions - Phase 7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Miscellaneous Income and Discounts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Revenues	$0	$0	$133,137	$303,253	$50,405	$5,133	$2,838	$22,875	$57,352	$1,270	$422	$0	$ 576,684
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Arbitrage	$0	$0	$0	$0	$900	$0	$0	$0	$0	$0	$0	$0	$ 900
Trustee Fees	$7,590	$0	$0	$3,334	$0	$0	$0	$0	$1,478	$0	$0	$0	$ 12,402
Dissemination Agent	$1,676	$676	$676	$676	$676	$676	$676	$676	$676	$884	$884	$0	$ 8,852
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Administrative	$9,266	$676	$676	$4,009	$1,576	$676	$676	$676	$2,154	$884	$884	$0	$ 22,154
Field Expenditures													
Professional Fees	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$0	$0	$ 18,000
Landscape Maintenance	$23,134	$22,449	$26,735	$24,216	$25,924	$22,449	$22,449	$22,449	$28,012	$23,818	$22,487	$0	$ 264,124
Electricity- Streetlights	$2,756	$2,756	$2,950	$3,276	$1,623	$4,930	$3,533	$1,623	$5,393	$3,528	$1,623	$0	$ 33,992
Electricity- Irrigation/Signs	$63	$63	$63	$136	$108	$107	$107	$107	$107	$106	$106	$0	$ 1,074
Utility- Irrigation	$1,408	$1,558	$1,821	$932	$676	$667	$1,959	$3,235	$3,824	$3,297	$3,044	$0	$ 22,422
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$3,461	$0	$ 38,073
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$0	$2,250	$0	$1,500	$0	$0	$760	$450	$0	$0	$0	$0	$ 4,960
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Interfund Transfer Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$32,623	$34,338	$36,831	$35,322	$33,593	$33,415	$34,069	$33,124	$42,597	$36,011	$30,721	$0	$ 382,644
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$41,570	$0	$0	$0	$0	$0	$ 41,570
Total Reserves	$0	$0	$0	$0	$0	$0	$41,570	$0	$0	$0	$0	$0	$ 41,570
Total Expenditures	$41,889	$35,014	$37,507	$39,331	$35,169	$34,091	$76,315	$33,800	$44,751	$36,895	$31,606	$0	$ 446,368
Excess Revenue/(Expenditures)	**($41,889)**	**($35,014)**	**$95,630**	**$263,922**	**$15,236**	**($28,958)**	**($73,478)**	**($10,926)**	**$12,601**	**($35,625)**	**($31,184)**	**$0**	**$ 130,315**

Palm Coast Park CDD
General Fund- Spring Lake Reverie
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$105,282	$239,805	$39,859	$4,059	$2,244	$18,089	$45,352	$1,004	$0	$0	$ 455,693
Interest Income - SBA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$211	$0	$ 211
Developer Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Revenues	$0	$0	$105,282	$239,805	$39,859	$4,059	$2,244	$18,089	$45,352	$1,004	$211	$0	$ 455,904
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Arbitrage	$0	$0	$0	$0	$450	$0	$0	$0	$0	$0	$0	$0	$ 450
Trustee Fees	$1,010	$0	$0	$3,334	$0	$0	$0	$0	$0	$0	$0	$0	$ 4,344
Dissemination Agent	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$0	$ 2,478
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$152	$75	$0	$0	$0	$0	$0	$0	$3	$0	$ 230
Total Administrative	$1,235	$225	$377	$3,634	$675	$225	$225	$225	$225	$225	$229	$0	$ 7,502
Field Expenditures													
Professional Fees	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$0	$0	$ 6,000
Landscape Maintenance	$11,667	$15,473	$16,326	$19,013	$17,575	$18,885	$17,766	$17,843	$19,953	$19,843	$17,575	$0	$ 191,921
Electricity- Streetlights	$0	$6,138	$12,592	$7,430	$0	$14,859	$7,430	$0	$14,701	$0	$7,430	$0	$ 70,578
Electricity- Irrigation/Signs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Utility- Irrigation	$3,050	$3,767	$3,442	$5,017	$5,381	$3,060	$6,345	$3,583	$4,018	$3,287	$3,495	$0	$ 44,445
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$1,313	$0	$ 14,444
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Stormwater Fee	$0	$0	$0	$41,961	$0	$0	$0	$0	$0	$0	$0	$0	$ 41,961
Total Field	$16,630	$27,291	$34,273	$75,333	$24,870	$38,718	$33,454	$23,340	$40,585	$25,044	$29,813	$0	$ 369,350
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$38,000	$0	$0	$0	$0	$0	$ 38,000
Total Reserves	$0	$0	$0	$0	$0	$0	$38,000	$0	$0	$0	$0	$0	$ 38,000
Total Expenditures	$17,866	$27,516	$34,650	$78,967	$25,545	$38,943	$71,679	$23,565	$40,810	$25,269	$30,041	$0	$ 414,851
Excess Revenue/(Expenditures)	**($17,866)**	**($27,516)**	**$70,631**	**$160,837**	**$14,314**	**($34,884)**	**($69,435)**	**($5,476)**	**$4,542**	**($24,265)**	**($29,830)**	**$0**	**$ 41,052**

Palm Coast Park CDD
General Fund- Somerset
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$43,373	$98,792	$16,421	$1,672	$925	$7,452	$18,684	$414	$0	$0	$ 187,731
Interest - SBA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10	$0	$ 10
Developer Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Miscellaneous Income	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,500
Total Revenues	$0	$1,500	$43,373	$98,792	$16,421	$1,672	$925	$7,452	$18,684	$414	$10	$0	$ 189,241
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Trustee Fees	$3,547	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 3,547
Dissemination Agent	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$0	$ 2,478
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Administrative	$3,772	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$0	$ 6,025
Field Expenditures													
Professional Fees	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$0	$0	$ 6,000
Landscape Maintenance	$4,781	$4,781	$4,781	$6,473	$4,781	$6,283	$4,781	$7,081	$8,446	$7,081	$7,081	$0	$ 66,351
Electricity- Streetlights	$787	$787	$920	$968	$968	$968	$968	$4,973	$1,919	$1,940	$1,943	$0	$ 17,139
Electricity- Irrigation/Signs	$117	$74	$76	$90	$85	$85	$80	$78	$76	$76	$76	$0	$ 913
Electricity - Fountain	$28	$403	$438	$751	$743	$1,026	$1,076	$1,082	$883	$855	$1,148	$0	$ 8,434
Utility- Irrigation	$966	$1,024	$947	$826	$919	$1,148	$952	$895	$967	$870	$184	$0	$ 9,699
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$445	$445	$445	$445	$445	$445	$445	$707	$707	$707	$707	$0	$ 5,945
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$1,625	$0	$0	$6,836	$341	$0	$0	$0	$765	$0	$0	$0	$ 9,566
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$9,349	$8,114	$8,207	$16,988	$8,883	$10,554	$8,901	$15,417	$14,363	$12,129	$11,140	$0	$ 124,047
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$ 15,000
Total Reserves	$0	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$ 15,000
Total Expenditures	$13,121	$8,340	$8,433	$17,213	$9,108	$10,780	$24,127	$15,642	$14,589	$12,355	$11,365	$0	$ 145,072
Excess Revenue/(Expenditures)	**($13,121)**	**($6,840)**	**$34,940**	**$81,579**	**$7,313**	**($9,108)**	**($23,202)**	**($8,190)**	**$4,095**	**($11,941)**	**($11,355)**	**$0**	**$ 44,169**

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2006 Special Assessment Bonds	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	$ 989,520
Reserve Fund Balance:	$ 1,052,911
Bonds Outstanding- 6/30/2015	$ 31,780,000
Less: May 1, 2008 (Mandatory)	$ (410,000)
Less: May 1, 2009 (Mandatory)	$ (435,000)
Less: May 1, 2010 (Mandatory)	$ (460,000)
Less: May 1, 2011 (Mandatory)	$ (490,000)
Less: May 1, 2012 (Mandatory)	$ (515,000)
Less: May 1, 2013 (Mandatory)	$ (545,000)
Less: May 1, 2014 (Mandatory)	$ (580,000)
Less: May 1, 2015 (Mandatory)	$ (615,000)
Less: May 1, 2016 (Mandatory)	$ (650,000)
Less: May 1, 2017 (Mandatory)	$ (685,000)
Less: May 1, 2018 (Mandatory)	$ (730,000)
Less: May 1, 2019 (Mandatory)	$ (770,000)
Less: May 1, 2020 (Mandatory)	$ (815,000)
Less: May 1, 2021 (Mandatory)	$ (865,000)
Less: May 1, 2022 (Mandatory)	$ (915,000)
Less: November 1, 2022 (Special Call)	$ (1,790,000)
Less: May 1, 2023 (Mandatory)	$ (890,000)
Less: November 1, 2022 (Special Call)	$ (5,000)
Less: November 1, 2023 (Special Call)	$ (1,355,000)
Less: May 1, 2024 (Mandatory)	$ (940,000)
Less: May 1, 2024 (Special Call)	$ (15,000)
Less: November 1, 2024 (Special Call)	$ (1,255,000)
Less: May 1, 2025 (Mandatory)	$ (860,000)
Less: May 1, 2025 (Special Call)	$ (10,000)
Less: November 1, 2025 (Special Call)	$ (65,000)
Less: May 1, 2026 (Special Call)	$ (5,000)
Less: May 1, 2026 (Mandatory)	$ (905,000)
Current Bonds Outstanding	$ 14,205,000

Series 2019 Special Assessment Bonds	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 145,564
Reserve Fund Balance:	$ 145,530
Bonds Outstanding- 12/04/19	$ 3,770,000
Less: May 1, 2021 (Mandatory)	$ (40,000)
Less: May 1, 2022 (Mandatory)	$ (40,000)
Less: May 1, 2023 (Mandatory)	$ (40,000)
Less: May 1, 2024 (Mandatory)	$ (40,000)
Less: May 1, 2025 (Mandatory)	$ (45,000)
Less: May 1, 2026 (Mandatory)	$ (45,000)
Current Bonds Outstanding	$ 3,520,000

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 & 3	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 271,395
Reserve Fund Balance:	$ 271,395
Bonds Outstanding- 12/23/2021	$ 8,065,000
Less: May 1, 2023 (Mandatory)	$ (105,000)
Less: May 1, 2024 (Mandatory)	$ (110,000)
Less: May 1, 2025 (Mandatory)	$ (110,000)
Less: May 1, 2026 (Mandatory)	$ (115,000)
Current Bonds Outstanding	$ 7,625,000

Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 200,846
Reserve Fund Balance:	$ 200,846
Bonds Outstanding- 6/10/2022	$ 12,225,000
Less: May 1, 2023 (Mandatory)	$ (200,000)
Less: May 1, 2024 (Mandatory)	$ (210,000)
Less: May 1, 2025 (Mandatory)	$ (220,000)
Less: May 1, 2026 (Mandatory)	$ (230,000)
Less: August 1, 2026 (Special Call)	$ (25,000)
Current Bonds Outstanding	$ 11,340,000

Series 2023 Special Assessment Bonds- Somerset	
Interest Rate:	4.7-5.6%
Maturity Date:	5/1/53
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 209,730
Reserve Fund Balance:	$ 209,730
Bonds Outstanding- 7/13/23	$ 6,145,000
Less: May 1, 2024 (Mandatory)	$ (90,000)
Less: May 1, 2025 (Mandatory)	$ (95,000)
Less: May 1, 2026 (Mandatory)	$ (100,000)
Current Bonds Outstanding	$ 5,860,000

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2024 Special Assessment Bonds- Sawmill Branch - Phase 7	
Interest Rate:	4.375-5.33%
Maturity Date:	5/1/55
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 308,305
Reserve Fund Balance:	$ 308,305
Bonds Outstanding- 8/08/24	$ 9,345,000
Less: May 1, 2026 (Mandatory)	$ (140,000)
Current Bonds Outstanding	$ 9,205,000

Series 2026 Special Assessment Bonds- Sawmill Branch - Phase 3	
Interest Rate:	4.0-5.625%
Maturity Date:	5/1/56
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	$ 226,477
Reserve Fund Balance:	$ 228,085
Bonds Outstanding- 5/01/26	$ 6,670,000
Current Bonds Outstanding	$ 6,670,000

PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENTS FY2026 RECEIPTS

Certified to Tax Collector

GROSS ASSESSMENTS	$ 6,013,567	$ 1,817,238	$ 209,231	$ 422,102	$ 854,665	$ 446,236	$ 655,967	$ 479,793	$ 606,738	$ 197,660	$ 323,938
NET ASSESSMENTS	$ 5,652,753	$ 1,708,204	$ 196,677	$ 396,776	$ 803,385	$ 419,462	$ 616,609	$ 451,005	$ 570,334	$ 185,800	$ 304,502

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	DEBT SERVICE SERIES 2023	DEBT SERVICE SERIES 2024	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M SOMERSET	O&M ASSESSMENTS
10/16/25	$ 3,394.11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,394.11
11/01/25	$ 15,966.68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,966.68
11/17/25	$ 595,105.62	$ 179,834.79	$ 20,705.56	$ 41,771.42	$ 84,578.05	$ 44,159.73	$ 64,914.84	$ 47,480.52	$ 60,043.12	$ 19,560.50	$ 32,057.08
11/26/25	$ 724,459.95	$ 218,924.34	$ 25,206.20	$ 50,851.01	$ 102,962.25	$ 53,758.45	$ 79,024.97	$ 57,801.06	$ 73,094.32	$ 23,812.24	$ 39,025.12
12/15/25	$ 2,992,590.51	$ 904,330.05	$ 104,121.45	$ 210,054.76	$ 425,315.22	$ 222,064.75	$ 326,435.39	$ 238,763.92	$ 301,937.13	$ 98,363.32	$ 161,204.51
12/22/25	$ 13,042.67	$ 3,941.36	$ 453.79	$ 915.49	$ 1,853.66	$ 967.83	$ 1,422.71	$ 1,040.61	$ 1,315.94	$ 428.70	$ 702.58
01/28/26	$ 499,577.39	$ 150,967.15	$ 17,381.84	$ 35,066.14	$ 71,001.32	$ 37,071.07	$ 54,494.51	$ 39,858.80	$ 50,404.81	$ 16,420.59	$ 26,911.18
03/03/26	$ 50,871.41	$ 15,372.82	$ 1,769.97	$ 3,570.75	$ 7,229.99	$ 3,774.91	$ 5,549.11	$ 4,058.78	$ 5,132.67	$ 1,672.09	$ 2,740.34
03/27/26	$ 28,126.83	$ 8,499.64	$ 978.62	$ 1,974.27	$ 3,997.46	$ 2,087.15	$ 3,068.11	$ 2,244.10	$ 2,837.85	$ 924.50	$ 1,515.13
04/29/26	$ 226,716.20	$ 68,511.30	$ 7,888.16	$ 15,913.58	$ 32,221.53	$ 16,823.44	$ 24,730.48	$ 18,088.56	$ 22,874.51	$ 7,451.92	$ 12,212.72
06/02/26	$ 568,429.49	$ 171,773.54	$ 19,777.42	$ 39,898.98	$ 80,786.77	$ 42,180.23	$ 62,004.98	$ 45,352.16	$ 57,351.64	$ 18,683.68	$ 30,620.09
06/16/26	$ 12,586.24	$ 3,803.43	$ 437.91	$ 883.45	$ 1,788.79	$ 933.96	$ 1,372.92	$ 1,004.19	$ 1,269.89	$ 413.70	$ 677.99
TOTAL COLLECTED	**$5,730,867.10**	**$1,725,958.42**	**$198,720.92**	**$400,899.84**	**$811,735.04**	**$423,821.50**	**$623,018.01**	**$455,692.70**	**$576,261.87**	**$187,731.25**	**$327,027.54**
PERCENTAGE COLLECTED	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	107%