

***Seminole Palms  
Community Development District***

***Agenda***

***May 15, 2026***

# AGENDA

# *Seminole Palms*

## *Community Development District*

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

May 8, 2026

Board of Supervisors  
Seminole Palms  
Community Development District

The Board of Supervisors of the Seminole Palms Community Development District will meet on **Friday, May 15, 2026 at 12:30 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164.** Following is the advance agenda for the regular meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes
4. New Business Items
  - A. Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
  - B. Consideration of Resolution 2026-07 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting
  - C. Consideration of Third Amendment to Landscape & Irrigation Services Agreement with Yellowstone Landscape, Inc.
  - D. Consideration of Acquisition of Seminole Palms Amenity Center Agreement
  - E. Ratification of Series 2024 Requisition No. 2024-22-25
  - F. Ratification of Work Authorization Number 7 with Kimley-Horn for Construction Phase Services
  - G. Ratification of Work Authorization Number 8 with Kimley-Horn for Construction Phase Services
  - H. Ratification of Work Authorization Number 9 with Kimley-Horn for Construction Phase Services
  - I. Appointment of Audit Committee & Chairman
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager
    - i. Consideration of Amenity Center Landscape Maintenance Proposal with Yellowstone Landscape, Inc.

- ii. Consideration for Field Operations Management, Amenity Management, Pool Maintenance, and Janitorial Services Proposal with GMS
- D. District Manager's Report
  - i. Approval of Check Registers
  - ii. Balance Sheet and Income Statement
  - iii. Ratification of Construction Funding Request 2026-01
  - iv. Ratification of General Funding Request 2026-03
  - v. Presentation of Number of Registered Voters: 106
- 6. Other Business
- 7. Supervisor's Requests
- 8. Next Meeting Date - June 19, 2026
- 9. Adjournment

**Audit Committee Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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*

Jeremy LeBrun  
District Manager

Cc:

# MINUTES

1 **MINUTES OF MEETING**

2 **SEMINOLE PALMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Seminole Palms Community Development  
5 District was held on Monday, October 27, 2025 at 11:06 a.m., at Hilton Garden Inn, 55 Town Center Blvd.,  
6 Palm Coast, FL 32164.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

- |    |                  |                                       |
|----|------------------|---------------------------------------|
| 10 | William Fife     | Board Supervisor, Chairman            |
| 11 | Eric Morrisette  | Board Supervisor, Assistant Secretary |
| 12 | Charles Faulkner | Board Supervisor, Assistant Secretary |

13 Also, present were:

- |    |                                   |   |
|----|-----------------------------------|---|
| 14 | David McInnes                     | District Manager, Vesta District Services |
| 15 | Jere Earlywine <i>(via phone)</i> | District Counsel, Kutak Rock              |

16 *The following is a summary of the discussions and actions taken at the October 27, 2025 Seminole Palms*  
17 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
18 *request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

19 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
20 **agenda items)**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 23 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
- 24 Held on August 25, 2025
- 25 B. Exhibit 2: Consideration for Acceptance – The September 2025 Unaudited Financial Statements
- 26 C. Exhibit 3: Ratification of Lake Pros – First Amendment
- 27 D. Exhibit 4: Ratification of WellFit HMC LLC Contract Addendum
- 28 E. Exhibit 5: Ratification of Notice of Partial Release of True-Up Agreement – 2023 Bonds
- 29 F. Exhibit 6: Ratification of Requisition – Enclave, Briar Pay Apps #11-12

30 On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board approved  
31 the Consent agenda as presented, for the Seminole Palms Community Development District.

32 **FOURTH ORDER OF BUSINESS – Business Matters**

- 33 A. Exhibit 7: Consideration & Adoption of **Resolution 2026-01**, Designating Administrative Office

34 On a MOTION by Mr. Morrisette, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted  
35 **Resolution 2026-01**, Designating Administrative Office, for the Seminole Palms Community Development  
36 District.

38 B. Consideration of Termination of District Management Agreement

39 On a MOTION by Mr. Faulkner, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved  
40 terminating the District Management Services with DPF Management and Consulting, LLC (d/b/a Vesta  
41 District Services) effective as of 11/15/2025, for the Seminole Palms Community Development District.

42 C. Exhibit 8: Consideration & Adoption of **Resolution 2026-02**, Appointing District Manager

43 On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adopted  
44 **Resolution 2026-02**, Appointing District Manager, for the Seminole Palms Community Development  
45 District.

46 D. Exhibit 9: Consideration & Adoption of **Resolution 2026-03**, Designating Authorized Signatories

47 On a MOTION by Mr. Fife, SECONDED by Mr. Morrisette, WITH ALL IN FAVOR, the Board adopted  
48 **Resolution 2026-03**, Designating Authorized Signatories, as amended, for the Seminole Palms Community  
49 Development District.

50 E. Exhibit 10: Consideration & Adoption of **Resolution 2026-04**, Re-Designating Officers

51 On a MOTION by Mr. Fife, SECONDED by Mr. Morrisette, WITH ALL IN FAVOR, the Board adopted  
52 **Resolution 2026-04**, Re-Designating Officers, as amended, for the Seminole Palms Community  
53 Development District.

54 F. Exhibit 11: Consideration & Adoption of **Resolution 2026-05**, Adopting Amended Meeting  
55 Schedule

56 On a MOTION by Mr. Faulkner, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted  
57 **Resolution 2026-05**, Adopting Amended Meeting Schedule, for the Seminole Palms Community  
58 Development District.

59 **FIFTH ORDER OF BUSINESS – Staff Reports**

60 A. Exhibit 12: Aquatics Report

61 B. District Counsel

62 Mr. Earlywine had nothing to report.

63 C. District Engineer

64 The District Engineer was not present.

65 D. District Manager

66 Mr. McInnes had nothing to report.

67 **SIXTH ORDER OF BUSINESS – Supervisors’ Requests**

68 Supervisor Fife noted that Magnolia trees were being replaced.

69 Supervisor Morrisette mentioned that there has been an enhancement of landscaping.

70 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to  
71 3 minutes per individual)**

72 There being none, the next item followed.

73 **EIGHTH ORDER OF BUSINESS – Adjournment**

74 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to  
75 adjourn the meeting. There being none, Mr. Fife made a motion to adjourn the meeting.

76 On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adjourned  
77 the meeting at 11:16 a.m. for the Seminole Palms Community Development District.

78 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
79 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
80 *including the testimony and evidence upon which such appeal is to be based.*

81 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
82 **meeting held on May 15, 2026**

83

84

85

86

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

87 **Title:**     **Secretary**     **Assistant Secretary**

**Title:**     **Chairman**     **Vice Chairman**

# SECTION IV

# SECTION A

**RESOLUTION 2026-06  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Seminole Palms Community Development District (“District”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 14, 2026  
TIME: 12:30 PM  
LOCATION: Hilton Garden Inn Palm Coast/Town Center  
55 Town Center Blvd.  
Palm Coast, FL 32164

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF MAY 2026.**

ATTEST:

**SEMINOLE PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

***Seminole Palms***  
***Community Development District***

***Proposed Budget***  
***FY2027***



# Table of Contents

<b>1-3</b>	<u>General Fund</u>
<b>4-8</b>	<u>General Fund Narrative</u>
<b>9</b>	<u>Debt Service Fund - Series 2023</u>
<b>10-11</b>	<u>Amortization Schedule - Series 2023</u>
<b>12</b>	<u>Debt Service Fund - Series 2024</u>
<b>13-14</b>	<u>Amortization Schedule - Series 2024</u>

**Seminole Palms**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 103,573	\$ 99,397	\$ 4,176	\$ 103,573	\$ 686,257
Assessments-Direct	\$ 303,506	\$ -	\$ 248,689	\$ 248,689	\$ -
Assessments-Lot Closings	\$ -	\$ 54,817	\$ -	\$ 54,817	\$ -
Developer Contributions	\$ -	\$ 40,792	\$ -	\$ 40,792	\$ -
<b>Total Revenues</b>	<b>\$ 407,079</b>	<b>\$ 195,006</b>	<b>\$ 252,865</b>	<b>\$ 447,871</b>	<b>\$ 686,257</b>
<b>Expenditures</b>					
<b>General &amp; Administrative</b>					
Supervisor Fees	\$ 2,400	\$ 200	\$ 400	\$ 600	\$ 2,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ 30,000	\$ 683	\$ 683	\$ 1,366	\$ 15,000
Dissemination Fees	\$ 2,000	\$ 10,292	\$ 3,750	\$ 14,042	\$ 12,950
Assessment Administration	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,650
Attorney	\$ 20,000	\$ 3,694	\$ 3,694	\$ 7,388	\$ 15,000
Annual Audit	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,600
Arbitrage	\$ -	\$ -	\$ 900	\$ 900	\$ 900
Trustee Fees	\$ -	\$ 3,750	\$ -	\$ 3,750	\$ 3,750
Management Fees	\$ 20,000	\$ 20,889	\$ 19,998	\$ 40,887	\$ 42,400
Administrative Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ 12,750	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,515	\$ 1,962	\$ 600	\$ 2,562	\$ 1,272
Information Technology	\$ -	\$ 670	\$ 900	\$ 1,570	\$ 1,908
Postage	\$ 500	\$ 121	\$ 121	\$ 242	\$ 500
Copies	\$ -	\$ 88	\$ -	\$ 88	\$ 250
Insurance	\$ 6,000	\$ 5,732	\$ -	\$ 5,732	\$ 6,500
Printing & Binding	\$ 500	\$ -	\$ 50	\$ 50	\$ 500
Legal Advertising	\$ 6,500	\$ -	\$ 750	\$ 750	\$ 2,500
Other Current Charges	\$ 500	\$ 959	\$ 600	\$ 1,559	\$ 2,000
Office Supplies	\$ -	\$ 39	\$ 50	\$ 89	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
<b>Total General &amp; Administrative</b>	<b>\$ 119,590</b>	<b>\$ 49,254</b>	<b>\$ 39,346</b>	<b>\$ 88,600</b>	<b>\$ 115,855</b>

**Seminole Palms**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Operations &amp; Maintenance</b>					
<b>Field Expenditures</b>					
Field Management	\$ 46,000	\$ 3,750	\$ 7,500	\$ 11,250	\$ 30,000
Streetlights - Electric	\$ 13,050	\$ 13,254	\$ 13,254	\$ 26,508	\$ 25,000
Irrigation - Water	\$ -	\$ 27,429	\$ 27,429	\$ 54,858	\$ 50,000
Landscape Maintenance	\$ 150,000	\$ 79,800	\$ 79,800	\$ 159,600	\$ 178,740
Landscape Contingency	\$ 15,000	\$ 19,141	\$ 2,000	\$ 21,141	\$ 15,000
Irrigation Repairs	\$ -	\$ 7,159	\$ 1,500	\$ 8,659	\$ 10,000
Landscape Inspections	\$ 13,500	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,939	\$ 10,530	\$ 10,530	\$ 21,060	\$ 23,000
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Contingency	\$ 20,000	\$ -	\$ -	\$ -	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 273,489</b>	<b>\$ 161,063</b>	<b>\$ 142,013</b>	<b>\$ 303,076</b>	<b>\$ 359,240</b>
<b>Amenity Expenditures</b>					
Amenity Management	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 20,000
Property Insurance	\$ -	\$ 1,767	\$ -	\$ 1,767	\$ 20,000
Amenity - Electric	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 20,000
Amenity - Water	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 20,000
Dues, License, Permits	\$ 2,000	\$ -	\$ 375	\$ 375	\$ 375
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Pest Control	\$ 1,000	\$ -	\$ 780	\$ 780	\$ 1,308
Janitorial Services	\$ -	\$ -	\$ 7,200	\$ 7,200	\$ 15,000
Security Services	\$ -	\$ -	\$ 720	\$ 720	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ 8,400	\$ 8,400	\$ 16,800
Pool Chemicals	\$ 10,000	\$ -	\$ 3,000	\$ 3,000	\$ 10,000
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ 40,279
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 17,500
HVAC Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 5,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 14,000</b>	<b>\$ 1,767</b>	<b>\$ 37,975</b>	<b>\$ 39,742</b>	<b>\$ 211,162</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 287,489</b>	<b>\$ 162,830</b>	<b>\$ 179,988</b>	<b>\$ 342,818</b>	<b>\$ 570,402</b>
<b>Total Expenditures</b>	<b>\$ 407,079</b>	<b>\$ 212,084</b>	<b>\$ 219,334</b>	<b>\$ 431,418</b>	<b>\$ 686,257</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ (17,078)</b>	<b>\$ 33,531</b>	<b>\$ 16,453</b>	<b>\$ -</b>

Net Assessments	\$ 686,257
Add: Discounts & Collections 6%	\$ 43,804
<b>Gross Assessments</b>	<b>\$ 730,061</b>

**FY27**

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhouse 20'	78	0.68	53.04	\$ 53,743	\$ 689.01	\$ 732.99
Single Family 40'	219	0.96	210.24	\$ 213,027	\$ 972.72	\$ 1,034.81
Single Family 50'	414	1.00	414.00	\$ 419,488	\$ 1,013.25	\$ 1,077.93

**Seminole Palms**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Total</b>	<b>711</b>	<b>677.28</b>	<b>\$ 686,257</b>		

**FY26**

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhouse 20'	78	0.68	53.04	\$ 31,880	\$ 408.71	\$ 434.80
Single Family 40'	219	0.96	210.24	\$ 126,365	\$ 577.01	\$ 613.84
Single Family 50'	414	1.00	414.00	\$ 248,833	\$ 601.05	\$ 639.41
<b>Total</b>	<b>711</b>		<b>677.28</b>	<b>\$ 407,077</b>		

# Seminole Palms Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

#### Engineering Fees

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2023 and 2024 bond issuance. DTS, LLC charges \$5,000 per year to utilize their disclosure software for the bond issuances.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2023 and 2024 bond issuances.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

# Seminole Palms Community Development District General Fund Budget

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

## Copies

The District incurs charges for miscellaneous copies of documents.

## Insurance

The District's general liability and public official's liability insurance coverages.

## Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

## Contingency

Represents any other miscellaneous administrative charges incurred by the District..

# Seminole Palms Community Development District General Fund Budget

## **Operations & Maintenance:**

### **Field Expenditures**

#### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Streetlights-Electric

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Irrigation - Water

Represents the estimated costs for water usage of the irrigation system.

#### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### Lake Maintenance

Represents the estimated maintenance of the lakes and ponds within the common areas of the District.

#### Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

### **Amenity Expenses**

#### Amenity Management

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

#### Property Insurance

The District's property and casualty insurance coverages.

# Seminole Palms Community Development District General Fund Budget

## Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

## Amenity – Water

Represents estimated water charges for the District's amenity facilities.

## Dues, License, Permits

Any cost incurred for Permits and Licenses.

## Cable/Internet

Represents cost to provide cable and internet at the amenity center. The district will receive free cable service. .

## Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

## Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

## Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

## Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

## Pool Chemicals

Represents the costs of pool chemicals to treat the District's pool.

## Fitness Equipment Lease

Represents the costs of the fitness equipment lease for the amenity center gym.

## Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

## HVAC Preventative Maintenance

Represents estimated costs for the preventative maintenance of the Districts HVAC system.

## Special Events

The Amenity Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

## Holiday Decorations

**Seminole Palms**  
**Community Development District**  
**General Fund Budget**

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Seminole Palms**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2023**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 182,800	\$ 175,171	\$ 7,629	\$ 182,800	\$ 330,718
Assessments - Direct	\$ 223,258	\$ 42,962	\$ 120,000	\$ 162,962	\$ -
Assessments - Lot Closing	\$ -	\$ 65,420	\$ -	\$ 65,420	\$ -
Prepayments	\$ -	\$ 279,889	\$ -	\$ 279,889	\$ -
Interest	\$ -	\$ 12,744	\$ 6,372	\$ 19,116	\$ 10,000
Carry Forward Surplus <sup>(1)</sup>	\$ 2,760	\$ 432,134	\$ -	\$ 432,134	\$ 128,431
<b>Total Revenues</b>	<b>\$ 408,818</b>	<b>\$ 1,008,320</b>	<b>\$ 134,001</b>	<b>\$ 1,142,321</b>	<b>\$ 469,149</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 155,580	\$ 147,930	\$ -	\$ 147,930	\$ 127,911
Special Call - 11/1		\$ 305,000	\$ -	\$ 305,000	\$ -
Special Call - 2/1		\$ 220,000	\$ -	\$ 220,000	\$ -
Interest - 2/1	\$ -	\$ 3,048	\$ -	\$ 3,048	\$ -
Principal - 5/1	\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 70,000
Special Call - 5/1		\$ -	\$ 120,000	\$ 120,000	\$ -
Interest - 5/1	\$ 157,718	\$ -	\$ 127,911	\$ 127,911	\$ 127,911
<b>Total Expenditures</b>	<b>\$ 403,298</b>	<b>\$ 675,978</b>	<b>\$ 337,911</b>	<b>\$ 1,013,889</b>	<b>\$ 325,823</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 5,520</b>	<b>\$ 332,342</b>	<b>\$ (203,911)</b>	<b>\$ 128,431</b>	<b>\$ 143,327</b>

Interest - 11/1 \$ 126,249

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual		
		Debt Service	Net Per Unit	Gross Per Unit
Townhouse	44	\$ 59,708	\$ 1,357.00	\$ 1,443.62
Townhouse PD	34	\$ 37,400	\$ 1,100.00	\$ 1,170.21
Single Family - 40'	2	\$ 3,830	\$ 1,915.00	\$ 2,037.23
Single Family - 40' PD	77	\$ 107,800	\$ 1,400.00	\$ 1,489.36
Single Family - 50'	4	\$ 7,980	\$ 1,995.00	\$ 2,122.34
Single Family - 50' PD	76	\$ 114,000	\$ 1,500.00	\$ 1,595.74
<b>Total</b>	<b>237</b>	<b>\$ 330,718</b>		

**Seminole Palms**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$ 4,600,000.00	\$ -	\$ 127,911.25	\$ -
11/01/26	\$ -	\$ -	\$ 127,911.25	\$ 255,822.50
05/01/27	\$ 4,530,000.00	\$ 70,000.00	\$ 127,911.25	\$ -
11/01/27	\$ -	\$ -	\$ 126,248.75	\$ 324,160.00
05/01/28	\$ 4,455,000.00	\$ 75,000.00	\$ 126,248.75	\$ -
11/01/28	\$ -	\$ -	\$ 124,467.50	\$ 325,716.25
05/01/29	\$ 4,375,000.00	\$ 80,000.00	\$ 124,467.50	\$ -
11/01/29	\$ -	\$ -	\$ 122,567.50	\$ 327,035.00
05/01/30	\$ 4,295,000.00	\$ 80,000.00	\$ 122,567.50	\$ -
11/01/30	\$ -	\$ -	\$ 120,667.50	\$ 323,235.00
05/01/31	\$ 4,200,000.00	\$ 95,000.00	\$ 120,667.50	\$ -
11/01/31	\$ -	\$ -	\$ 118,055.00	\$ 333,722.50
05/01/32	\$ 4,100,000.00	\$ 100,000.00	\$ 118,055.00	\$ -
11/01/32	\$ -	\$ -	\$ 115,305.00	\$ 333,360.00
05/01/33	\$ 3,995,000.00	\$ 105,000.00	\$ 115,305.00	\$ -
11/01/33	\$ -	\$ -	\$ 112,417.50	\$ 332,722.50
05/01/34	\$ 3,885,000.00	\$ 110,000.00	\$ 112,417.50	\$ -
11/01/34	\$ -	\$ -	\$ 109,392.50	\$ 331,810.00
05/01/35	\$ 3,770,000.00	\$ 115,000.00	\$ 109,392.50	\$ -
11/01/35	\$ -	\$ -	\$ 106,230.00	\$ 330,622.50
05/01/36	\$ 3,645,000.00	\$ 125,000.00	\$ 106,230.00	\$ -
11/01/36	\$ -	\$ -	\$ 102,792.50	\$ 334,022.50
05/01/37	\$ 3,515,000.00	\$ 130,000.00	\$ 102,792.50	\$ -
11/01/37	\$ -	\$ -	\$ 99,217.50	\$ 332,010.00
05/01/38	\$ 3,375,000.00	\$ 140,000.00	\$ 99,217.50	\$ -
11/01/38	\$ -	\$ -	\$ 95,367.50	\$ 334,585.00
05/01/39	\$ 3,230,000.00	\$ 145,000.00	\$ 95,367.50	\$ -
11/01/39	\$ -	\$ -	\$ 91,380.00	\$ 331,747.50
05/01/40	\$ 3,075,000.00	\$ 155,000.00	\$ 91,380.00	\$ -

**Seminole Palms**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/40	\$ -	\$ -	\$ 87,117.50	\$ 333,497.50
05/01/41	\$ 2,910,000.00	\$ 165,000.00	\$ 87,117.50	\$ -
11/01/41	\$ -	\$ -	\$ 82,580.00	\$ 334,697.50
05/01/42	\$ 2,740,000.00	\$ 170,000.00	\$ 82,580.00	\$ -
11/01/42	\$ -	\$ -	\$ 77,905.00	\$ 330,485.00
05/01/43	\$ 2,555,000.00	\$ 185,000.00	\$ 77,905.00	\$ -
11/01/43	\$ -	\$ -	\$ 72,817.50	\$ 335,722.50
05/01/44	\$ 2,360,000.00	\$ 195,000.00	\$ 72,817.50	\$ -
11/01/44	\$ -	\$ -	\$ 67,260.00	\$ 335,077.50
05/01/45	\$ 2,155,000.00	\$ 205,000.00	\$ 67,260.00	\$ -
11/01/45	\$ -	\$ -	\$ 61,417.50	\$ 333,677.50
05/01/46	\$ 1,940,000.00	\$ 215,000.00	\$ 61,417.50	\$ -
11/01/46	\$ -	\$ -	\$ 55,290.00	\$ 331,707.50
05/01/47	\$ 1,710,000.00	\$ 230,000.00	\$ 55,290.00	\$ -
11/01/47	\$ -	\$ -	\$ 48,735.00	\$ 334,025.00
05/01/48	\$ 1,465,000.00	\$ 245,000.00	\$ 48,735.00	\$ -
11/01/48	\$ -	\$ -	\$ 41,752.50	\$ 335,487.50
05/01/49	\$ 1,200,000.00	\$ 265,000.00	\$ 41,752.50	\$ -
11/01/49	\$ -	\$ -	\$ 34,200.00	\$ 340,952.50
05/01/50	\$ 920,000.00	\$ 280,000.00	\$ 34,200.00	\$ -
11/01/50	\$ -	\$ -	\$ 26,220.00	\$ 340,420.00
05/01/51	\$ 630,000.00	\$ 290,000.00	\$ 26,220.00	\$ -
11/01/51	\$ -	\$ -	\$ 17,955.00	\$ 334,175.00
05/01/52	\$ 325,000.00	\$ 305,000.00	\$ 17,955.00	\$ -
11/01/52	\$ -	\$ -	\$ 9,262.50	\$ 332,217.50
05/01/53	\$ -	\$ 325,000.00	\$ 9,262.50	\$ 334,262.50
		<b>\$ 4,600,000.00</b>	<b>\$ 4,636,976.25</b>	<b>\$ 9,236,976.25</b>

**Seminole Palms**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2024**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 75,000	\$ 71,870	\$ 3,130	\$ 75,000	\$ 1,184,242
Assessments - Direct/Lot Closings	\$ 1,241,510	\$ 407,246	\$ 1,050,000	\$ 1,457,246	\$ -
Assessments - Lot Closing	\$ -	\$ 72,000	\$ -	\$ 72,000	\$ -
Prepayments	\$ -	\$ 908,605	\$ -	\$ 908,605	\$ -
Interest	\$ -	\$ 30,815	\$ 15,408	\$ 46,223	\$ 25,000
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 509,418	\$ -	\$ 509,418	\$ 466,088
<b>Total Revenues</b>	<b>\$ 1,316,510</b>	<b>\$ 1,999,954</b>	<b>\$ 1,068,537</b>	<b>\$ 3,068,491</b>	<b>\$ 1,675,330</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 511,053	\$ 504,031	\$ -	\$ 504,031	\$ 463,814
Special Call - 11/1		\$ 405,000	\$ -	\$ 405,000	\$ -
Special Call - 2/1		\$ 95,000	\$ -	\$ 95,000	\$ -
Interest - 2/1	\$ -	\$ 1,254	\$ -	\$ 1,254	\$ -
Principal - 5/1	\$ 285,000	\$ -	\$ 285,000	\$ 285,000	\$ 265,000
Special Call - 5/1		\$ -	\$ 780,000	\$ 780,000	\$ -
Interest - 5/1	\$ 517,394	\$ -	\$ 490,806	\$ 490,806	\$ 463,814
<b>Total Expenditures</b>	<b>\$ 1,313,447</b>	<b>\$ 1,005,285</b>	<b>\$ 1,555,806</b>	<b>\$ 2,561,091</b>	<b>\$ 1,192,628</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (27,312)	\$ (14,000)	\$ (41,312)	\$ (20,000)
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (27,312)</b>	<b>\$ (14,000)</b>	<b>\$ (41,312)</b>	<b>\$ (20,000)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,063</b>	<b>\$ 967,357</b>	<b>\$ (501,269)</b>	<b>\$ 466,088</b>	<b>\$ 462,703</b>

Interest - 11/1 \$ 457,918

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual		
		Debt Service	Net Per Unit	Gross Per Unit
Single Family - 40'	124	\$ 334,552	\$ 2,698.00	\$ 2,870.21
Single Family - 40' PD	15	\$ 21,000	\$ 1,400.00	\$ 1,489.36
Single Family - 50'	249	\$ 699,690	\$ 2,810.00	\$ 2,989.36
Single Family - 50' PD	86	\$ 129,000	\$ 1,500.00	\$ 1,595.74
<b>Total</b>	<b>474</b>	<b>\$ 1,184,242</b>		

**Seminole Palms**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$ 17,480,000.00	\$ -	\$ -	\$ -
11/01/26	\$ -	\$ -	\$ 463,813.75	\$ 463,813.75
05/01/27	\$ 17,215,000.00	\$ 265,000.00	\$ 463,813.75	\$ -
11/01/27	\$ -	\$ -	\$ 457,917.50	\$ 1,186,731.25
05/01/28	\$ 16,935,000.00	\$ 280,000.00	\$ 457,917.50	\$ -
11/01/28	\$ -	\$ -	\$ 451,687.50	\$ 1,189,605.00
05/01/29	\$ 16,645,000.00	\$ 290,000.00	\$ 451,687.50	\$ -
11/01/29	\$ -	\$ -	\$ 445,235.00	\$ 1,186,922.50
05/01/30	\$ 16,340,000.00	\$ 305,000.00	\$ 445,235.00	\$ -
11/01/30	\$ -	\$ -	\$ 438,448.75	\$ 1,188,683.75
05/01/31	\$ 16,025,000.00	\$ 315,000.00	\$ 438,448.75	\$ -
11/01/31	\$ -	\$ -	\$ 431,440.00	\$ 1,184,888.75
05/01/32	\$ 15,685,000.00	\$ 340,000.00	\$ 431,440.00	\$ -
11/01/32	\$ -	\$ -	\$ 422,600.00	\$ 1,194,040.00
05/01/33	\$ 15,325,000.00	\$ 360,000.00	\$ 422,600.00	\$ -
11/01/33	\$ -	\$ -	\$ 413,240.00	\$ 1,195,840.00
05/01/34	\$ 14,945,000.00	\$ 380,000.00	\$ 413,240.00	\$ -
11/01/34	\$ -	\$ -	\$ 403,360.00	\$ 1,196,600.00
05/01/35	\$ 14,545,000.00	\$ 400,000.00	\$ 403,360.00	\$ -
11/01/35	\$ -	\$ -	\$ 392,960.00	\$ 1,196,320.00
05/01/36	\$ 14,125,000.00	\$ 420,000.00	\$ 392,960.00	\$ -
11/01/36	\$ -	\$ -	\$ 382,040.00	\$ 1,195,000.00
05/01/37	\$ 13,685,000.00	\$ 440,000.00	\$ 382,040.00	\$ -
11/01/37	\$ -	\$ -	\$ 370,600.00	\$ 1,192,640.00
05/01/38	\$ 13,220,000.00	\$ 465,000.00	\$ 370,600.00	\$ -
11/01/38	\$ -	\$ -	\$ 358,510.00	\$ 1,194,110.00
05/01/39	\$ 12,730,000.00	\$ 490,000.00	\$ 358,510.00	\$ -
11/01/39	\$ -	\$ -	\$ 345,770.00	\$ 1,194,280.00
05/01/40	\$ 12,215,000.00	\$ 515,000.00	\$ 345,770.00	\$ -

**Seminole Palms**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/40	\$ -	\$ -	\$ 332,380.00	\$ 1,193,150.00
05/01/41	\$ 11,670,000.00	\$ 545,000.00	\$ 332,380.00	\$ -
11/01/41	\$ -	\$ -	\$ 318,210.00	\$ 1,195,590.00
05/01/42	\$ 11,100,000.00	\$ 570,000.00	\$ 318,210.00	\$ -
11/01/42	\$ -	\$ -	\$ 303,390.00	\$ 1,191,600.00
05/01/43	\$ 10,495,000.00	\$ 605,000.00	\$ 303,390.00	\$ -
11/01/43	\$ -	\$ -	\$ 287,660.00	\$ 1,196,050.00
05/01/44	\$ 9,860,000.00	\$ 635,000.00	\$ 287,660.00	\$ -
11/01/44	\$ -	\$ -	\$ 271,150.00	\$ 1,193,810.00
05/01/45	\$ 9,190,000.00	\$ 670,000.00	\$ 271,150.00	\$ -
11/01/45	\$ -	\$ -	\$ 252,725.00	\$ 1,193,875.00
05/01/46	\$ 8,480,000.00	\$ 710,000.00	\$ 252,725.00	\$ -
11/01/46	\$ -	\$ -	\$ 233,200.00	\$ 1,195,925.00
05/01/47	\$ 7,730,000.00	\$ 750,000.00	\$ 233,200.00	\$ -
11/01/47	\$ -	\$ -	\$ 212,575.00	\$ 1,195,775.00
05/01/48	\$ 6,940,000.00	\$ 790,000.00	\$ 212,575.00	\$ -
11/01/48	\$ -	\$ -	\$ 190,850.00	\$ 1,193,425.00
05/01/49	\$ 6,105,000.00	\$ 835,000.00	\$ 190,850.00	\$ -
11/01/49	\$ -	\$ -	\$ 167,887.50	\$ 1,193,737.50
05/01/50	\$ 5,220,000.00	\$ 885,000.00	\$ 167,887.50	\$ -
11/01/50	\$ -	\$ -	\$ 143,550.00	\$ 1,196,437.50
05/01/51	\$ 4,285,000.00	\$ 935,000.00	\$ 143,550.00	\$ -
11/01/51	\$ -	\$ -	\$ 117,837.50	\$ 1,196,387.50
05/01/52	\$ 3,300,000.00	\$ 985,000.00	\$ 117,837.50	\$ -
11/01/52	\$ -	\$ -	\$ 90,750.00	\$ 1,193,587.50
5/1/53	\$ 2,260,000.00	\$ 1,040,000.00	\$ 90,750.00	\$ -
11/1/53	\$ -	\$ -	\$ 62,150.00	\$ 1,192,900.00
5/1/54	\$ 1,160,000.00	\$ 1,100,000.00	\$ 62,150.00	\$ -
11/1/54	\$ -	\$ -	\$ 31,900.00	\$ 1,194,050.00
5/1/55	\$ -	\$ 1,160,000.00	\$ 31,900.00	\$ -
11/1/55	\$ -	\$ -	\$ -	\$ 1,191,900.00
		<b>\$ 17,480,000.00</b>	<b>\$ 17,587,675.00</b>	<b>\$ 35,067,675.00</b>

# SECTION B

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT:**

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	William Fife	November 2026
2	Timothy Smith	November 2026
3	Haley Kiernan	November 2028
4	Charles Faulkner	November 2026
5	Eric Morrisette	November 2028

This year, Seat 1, currently held by William Fife, Seat 2 currently held by Timothy Smith, and Seat 4, currently held by Charles Faulkner, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 20<sup>th</sup> day of November 2026, at 12:30 p.m., and located at the Hilton Garden Inn Palm Coast/Town Center. 55 Town Center Blvd., Palm Coast, Florida 32164

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its May 15, 2026, meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 15th DAY OF MAY 2026.**

**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_  
Secretary / Assistant Secretary

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Seminole Palms Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 239.63 acres, located east of Lloyd trail, west of Seminole Woods Boulevard, south of an existing drainage canal and north of Grand Landings Parkway in the City of Palm Coast, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”).

DATE: November 20, 2026  
TIME: 12:30 p.m.  
PLACE: Hilton Garden Inn Palm Coast/Town Center. 55 Town Center Blvd., Palm Coast, Florida 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 20, 2026**

TIME: **12:30 P.M.**

LOCATION: Hilton Garden Inn Palm Coast/Town Center.  
55 Town Center Blvd., Palm Coast, Florida 32164

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 20, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Seminole Palms Community Development District to be held at the Hilton Garden Inn Palm Coast/ Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164 on November 20, 2026, at 12:30 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

# SECTION C

### THIRD AMENDMENT TO LANDSCAPE & IRRIGATION SERVICES AGREEMENT

This Third Amendment (“**Second Amendment**”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Flagler County, Florida, and having offices at c/o District Manager, 219 E. Livingston Street, Orlando, Florida 32801 (“**District**”); and

**YELLOWSTONE LANDSCAPE, INC.**, a Delaware corporation, whose address is P.O. Box 849, Bunnell, Florida 32110 (“**Contractor**,” and collectively with the District, “**Parties**”).

#### RECITALS

**WHEREAS**, on January 9, 2025, the District and the Contractor entered into an agreement for landscape and irrigation services (“**Services Agreement**”); and

**WHEREAS**, pursuant to Section 28 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

**WHEREAS**, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

**WHEREAS**, each of the Parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each Party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

#### **SECTION 2.**

**A.** The Services Agreement is hereby amended to add the work described in the proposals attached hereto as **Exhibit A** (the “**Additional Work**”). The

District shall pay Contractor One Thousand Five Hundred Ninety-Five Dollars (\$1,595.00) per month for the Additional Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Additional Work upon completion of the Additional Work and acceptance by the District. The District shall provide payment within forty-five (45) days of receipt of Contractor's invoice. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

**SECTION 3.** To the extent that any terms or conditions found in **Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

**SECTION 4.** All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the Parties hereto have signed this Second Amendment to the Services Agreement on the day and year first written above.

**Attest:**

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**YELLOWSTONE LANDSCAPE, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposals for Additional Work

## EXHIBIT A

### *Understanding Your Needs*

The landscape at **Seminole Palms of Flagler CDD - Amenity Center** demands peak performance from your landscape and 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 **\$19,140.00** 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 **05 / 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.

# SECTION D

*to be provided under  
separate cover*

# SECTION E

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2024  
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Seminole Palms Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the “Trustee”), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **22**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: ***Kimley-Horn and Associates, Inc.***
- (D) Amount Payable: ***\$39,738.47***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Invoice 249438002-0725 services through July 31, 2025, Invoice 249438002-0825 services through August 31, 2025, Invoice 249438002-0925 services through September 30, 2025, Invoice 249438002-1025 services through October 31, 2025, Invoice 249438002-1125 services through November 30, 2025 – Construction phase services – Amenity Center***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District 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 District is at the date of such certificate entitled to retain.

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


**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 1/28/26

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) to the best of the Consulting Engineer's knowledge and belief, all currently required environmental and other regulatory approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained, from all applicable regulatory bodies (notwithstanding the foregoing the Consulting Engineer makes no guarantee or warranty that approvals and/or permits will be obtained); and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

 1/21/26  
Consulting Engineer

<b>Please remit payment electronically to:</b> Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com		<b>If paying by check, please remit to:</b> KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
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SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Federal Tax Id: 56-0885615  
 For Services Rendered through Jul 31, 2025

**Invoice Amount: \$15,806.00**

Invoice No: 249438002-0725  
 Invoice Date: Jul 31, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	73,999.95	99.95%	73,962.50	73,962.50	0.00
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	6,650.00	350.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	33,619.03	99.70%	33,517.50	33,077.50	440.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	50,476.14	86.11%	43,467.50	32,882.50	10,585.00
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	25.69%	5,872.50	2,177.50	3,695.00
REIMBURSBABLE EXPENSES	0.00	HOURLY	48,983.95	48,983.95	0.00
OFFICE EXPENSE	14,440.63	HOURLY	11,758.37	11,022.37	736.00
<b>Subtotal</b>	<b>377,250.00</b>		<b>358,154.82</b>	<b>342,348.82</b>	<b>15,806.00</b>
<b>Total</b>					<b>15,806.00</b>

**Total Invoice: \$15,806.00**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-0725  
 Invoice Date: Jul 31, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-32929752

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	ANALYST	2.0	220.00	440.00
<b>TOTAL WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A</b>		<b>2.0</b>		<b>440.00</b>
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	ANALYST	8.0	235.00	1,880.00
	PROFESSIONAL	3.5	300.00	1,050.00
	SENIOR PROFESSIONAL I	19.5	325.00	6,337.50
	TECHNICAL SUPPORT	8.5	155.00	1,317.50
<b>TOTAL WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2</b>		<b>39.5</b>		<b>10,585.00</b>
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	9.5	235.00	2,232.50
	SENIOR PROFESSIONAL I	4.5	325.00	1,462.50
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>14.0</b>		<b>3,695.00</b>
OFFICE EXPENSE	ALLOCATION			736.00
<b>TOTAL OFFICE EXPENSE</b>				<b>736.00</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>15,456.00</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*

<b>Please remit payment electronically to:</b>		<b>If paying by check, please remit to:</b>	
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.	
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104	P.O. BOX 932520	
Account Number:	2073089159554	ATLANTA, GA 31193-2520	
ABA#:	121000248		
Please send remittance information to:	payments@kimley-horn.com		

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

**Invoice Amount: \$11,300.78**

Invoice No: 249438002-0825  
 Invoice Date: Aug 31, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Federal Tax Id: 56-0885615  
 For Services Rendered through Aug 31, 2025

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	73,999.95	99.95%	73,962.50	73,962.50	0.00
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	33,619.03	99.70%	33,517.50	33,517.50	0.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	50,476.14	99.96%	50,455.00	43,467.50	6,987.50
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	41.40%	9,462.50	5,872.50	3,590.00
REIMBURSABLE EXPENSES	0.00	HOURLY	49,178.35	48,983.95	194.40
OFFICE EXPENSE	14,440.63	HOURLY	12,287.25	11,758.37	528.88
<b>Subtotal</b>	<b>377,250.00</b>		<b>369,455.60</b>	<b>358,154.82</b>	<b>11,300.78</b>
<b>Total</b>					<b>11,300.78</b>

**Total Invoice: \$11,300.78**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-0825  
 Invoice Date: Aug 31, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-33367586

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	ANALYST	2.0	180.00	360.00
		11.5	235.00	2,702.50
	PROFESSIONAL	1.5	300.00	450.00
	SENIOR PROFESSIONAL I	9.5	325.00	3,087.50
	SUPPORT STAFF	0.5	155.00	77.50
	TECHNICAL SUPPORT	2.0	155.00	310.00
<b>TOTAL WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2</b>		<b>27.0</b>		<b>6,987.50</b>
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	6.5	235.00	1,527.50
	PROFESSIONAL	2.0	300.00	600.00
	SENIOR PROFESSIONAL I	4.5	325.00	1,462.50
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>13.0</b>		<b>3,590.00</b>
OFFICE EXPENSE	ALLOCATION			528.88
<b>TOTAL OFFICE EXPENSE</b>				<b>528.88</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>11,106.38</b>

**HOURLY**

KH Ref # 249438002.2-33367585

Task	Description	Qty Hours	Billing Rate	Current Amount Due
EXPENSES	PERMITTING FEES			194.40
<b>TOTAL EXPENSES</b>				<b>194.40</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>194.40</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*



## Payment Receipt

Your payment has been accepted

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Confirmation #	1975625243
Payment Type	Building Inspections
Account #	146428
Account Token	WC146428
Status	ACCEPTED
Payment Date	Jul 24, 2025 – 9:28:46 AM
Payment Method	American Express *****3007
Payment Amount	\$165.00
Service Fee	\$4.04
Total Amount Charged	\$169.04

<b>Please remit payment electronically to:</b> Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com		<b>If paying by check, please remit to:</b> KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
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SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Federal Tax Id: 56-0885615  
 For Services Rendered through Sep 30, 2025

**Invoice Amount: \$5,376.61**

Invoice No: 249438002-0925  
 Invoice Date: Sep 30, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	73,999.95	99.95%	73,962.50	73,962.50	0.00
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	33,619.03	99.70%	33,517.50	33,517.50	0.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	50,476.14	99.96%	50,455.00	50,455.00	0.00
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	54.71%	12,505.00	9,462.50	3,042.50
REIMBURSBABLE EXPENSES	0.00	HOURLY	51,360.33	49,178.35	2,181.98
OFFICE EXPENSE	14,440.63	HOURLY	12,439.38	12,287.25	152.13
<b>Subtotal</b>	<b>377,250.00</b>		<b>374,832.21</b>	<b>369,455.60</b>	<b>5,376.61</b>
<b>Total</b>					<b>5,376.61</b>

**Total Invoice: \$5,376.61**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-0925  
 Invoice Date: Sep 30, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-33685822

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	3.0	235.00	705.00
	PROFESSIONAL	4.0	300.00	1,200.00
	SENIOR PROFESSIONAL I	3.5	325.00	1,137.50
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>10.5</b>		<b>3,042.50</b>
OFFICE EXPENSE	ALLOCATION			152.13
<b>TOTAL OFFICE EXPENSE</b>				<b>152.13</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>3,194.63</b>

**HOURLY**

KH Ref # 249438002.2-33685828

Task	Description	Qty Hours	Billing Rate	Current Amount Due
EXPENSES	PERMITTING FEES			2,181.98
<b>TOTAL EXPENSES</b>				<b>2,181.98</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>2,181.98</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*



city of  
**PALM COAST**

Community Development Department  
Building Services Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3780

# Web Receipt

Page 1 of 1

<b>Confirmation #:</b> 2016018705	<b>Date Paid:</b> 08/21/2025	<b>Item Count:</b> 1
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<b>Item #</b> 1	<b>Transaction #</b> 2005531742	<b>Item Type / #:</b> App. Request 6307	2025070049	<b>Fees:</b> 3
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Appl Name: CORY SITLER

Proj Name: SEMINOLE PALMS TOWNHOME REPLAT OF LOTS

Line	Fee Description	Amount Paid
1	SUB PRELIMINARY PLAT FEE	\$1,508.00
2	SW ENG SUBDIVISION SITE DEV	\$300.00
3	RECORDING FEE REIMBURSE DOC	\$44.00

<b>Item Total:</b>	<b>\$1,852.00</b>
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<b>Grand Total:</b>	<b>\$1,852.00</b>
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PAYMENTUS-SERVICE-FE 800-420-  
1663 GA  
(Amex Corp Card - 3007)

PAYMENTUS-SERVICE-FE 800-420-1663 GA

TRANSACTION DATE: Thursday, August 21, 2025

POSTED DATE: Friday, August 22, 2025

CREDIT CARD#: xxxx3007

Transaction Amount: \$45.37

Tax Amount: \$0.00

Posted Amount: \$45.37

Ref #: 2523403797395794210000045375010546354

PAYMENTUS CF ATLANTA GA

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104          Account Number: 2073089159554          ABA#: 121000248          Please send remittance information to: payments@kimley-horn.com</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

**Invoice Amount: \$4,333.45**

Invoice No: 249438002-1025  
 Invoice Date: Oct 31, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Federal Tax Id: 56-0885615  
 For Services Rendered through Oct 31, 2025

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	73,999.95	99.95%	73,962.50	73,962.50	0.00
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	33,619.03	99.70%	33,517.50	33,517.50	0.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	50,476.14	99.96%	50,455.00	50,455.00	0.00
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	71.18%	16,270.00	12,505.00	3,765.00
REIMBURSBABLE EXPENSES	0.00	HOURLY	51,740.52	51,360.33	380.19
OFFICE EXPENSE	14,440.63	HOURLY	12,627.64	12,439.38	188.26
<b>Subtotal</b>	<b>377,250.00</b>		<b>379,165.66</b>	<b>374,832.21</b>	<b>4,333.45</b>
<b>Total</b>					<b>4,333.45</b>

**Total Invoice: \$4,333.45**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-1025  
 Invoice Date: Oct 31, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-33985804

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	1.0	205.00	205.00
		6.5	235.00	1,527.50
	PROFESSIONAL	1.0	245.00	245.00
	SENIOR PROFESSIONAL I	5.5	325.00	1,787.50
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>14.0</b>		<b>3,765.00</b>
OFFICE EXPENSE	ALLOCATION			188.26
<b>TOTAL OFFICE EXPENSE</b>				<b>188.26</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>3,953.26</b>

**HOURLY**

KH Ref # 249438002.2-33965425

Task	Description	Qty Hours	Billing Rate	Current Amount Due
EXPENSES	PERMITTING FEES			259.79
	VEHICLE MILEAGE	172.0	0.70	120.40
<b>TOTAL EXPENSES</b>		<b>172.0</b>		<b>380.19</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>380.19</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*



city of  
**PALM COAST**

Community Development Department  
Building Services Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3780

# Web Receipt

Page 1 of 1

<b>Confirmation #:</b> 2055639679	<b>Date Paid:</b> 09/19/2025	<b>Item Count:</b> 1
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<b>Item #</b> 1	<b>Transaction #</b> 2005534359	<b>Item Type / #:</b> App. Request 6086	2023060057	<b>Fees:</b> 1
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Appl Name: CORY SITLER

Proj Name: SEMINOLE PALMS PHASE 2

Line	Fee Description	Amount Paid
1	SECOND PARTY SURVEYOR REVIEW	\$185.00

<b>Item Total:</b>	<b>\$185.00</b>
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<b>Grand Total:</b>	<b>\$185.00</b>
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PAYMENTUS-SERVICE-FE 800-420-  
1663 GA  
(Amex Corp Card - 3007)

PAYMENTUS-SERVICE-FE 800-420-1663 GA

TRANSACTION DATE: Friday, September 19, 2025

POSTED DATE: Friday, September 19, 2025

CREDIT CARD#: xxxx3007

Transaction Amount: \$4.53

Tax Amount: \$0.00

Posted Amount: \$4.53

Ref #: 2526203797395794210000004535011240483

PAYMENTUS CF ATLANTA GA



city of  
**PALM COAST**

Community Development Department  
Building Services Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3780

# Web Receipt

Page 1 of 1

<b>Confirmation #:</b> 2037841247	<b>Date Paid:</b> 09/05/2025	<b>Item Count:</b> 1
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<b>Item #</b> 1	<b>Transaction #</b> 2005532967	<b>Item Type / #:</b> App. Request 6086	2023060057	<b>Fees:</b> 1
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Appl Name: CORY SITLER

Proj Name: SEMINOLE PALMS PHASE 2

Line	Fee Description	Amount Paid
1	RECORDING FEE REIMBURSE DOC	\$35.50

<b>Item Total:</b>	<b>\$35.50</b>
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<b>Grand Total:</b>	<b>\$35.50</b>
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PAYMENTUS-SERVICE-FE 800-420-  
1663 GA  
(Amex Corp Card - 2002)

PAYMENTUS-SERVICE-FE 800-420-1663 GA

TRANSACTION DATE: Friday, September 05, 2025  
POSTED DATE: Saturday, September 06, 2025  
CREDIT CARD#: xxxx2002

Transaction Amount: \$0.87  
Tax Amount: \$0.00  
Posted Amount: \$0.87

Ref #: 2524903797395792180000000875010298739

PAYMENTUS CF ATLANTA GA

<b>Please remit payment electronically to:</b> Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com		<b>If paying by check, please remit to:</b> KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
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SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Federal Tax Id: 56-0885615  
 For Services Rendered through Nov 30, 2025

**Invoice Amount: \$2,921.63**

Invoice No: 249438002-1125  
 Invoice Date: Nov 30, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	73,999.95	99.95%	73,962.50	73,962.50	0.00
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	33,619.03	99.70%	33,517.50	33,517.50	0.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	50,476.14	99.96%	50,455.00	50,455.00	0.00
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	83.35%	19,052.50	16,270.00	2,782.50
REIMBURSBABLE EXPENSES	0.00	HOURLY	51,740.52	51,740.52	0.00
OFFICE EXPENSE	14,440.63	HOURLY	12,766.77	12,627.64	139.13
<b>Subtotal</b>	<b>377,250.00</b>		<b>382,087.29</b>	<b>379,165.66</b>	<b>2,921.63</b>
<b>Total</b>					<b>2,921.63</b>

**Total Invoice: \$2,921.63**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-1125  
 Invoice Date: Nov 30, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-34254549

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	2.5	235.00	587.50
	PROFESSIONAL	1.0	245.00	245.00
	SENIOR PROFESSIONAL I	6.0	325.00	1,950.00
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>9.5</b>		<b>2,782.50</b>
OFFICE EXPENSE	ALLOCATION			139.13
<b>TOTAL OFFICE EXPENSE</b>				<b>139.13</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>2,921.63</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*



**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2024  
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Seminole Palms Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2024-23**
- (B) Identify Acquisition Agreement, if applicable; *Acquisition Agreement, dated August 18, 2022*
- (C) Name of Payee: *CRE-KL Seminole Woods Owner, LLC*
- (D) Amount Payable: *\$88,294.09*
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of partial progress for Assessment Area Two improvements (Pay Apps #11-12)**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District 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 District is at the date of such certificate entitled to retain.

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

**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 7/29/25

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) to the best of the Consulting Engineer's knowledge and belief, all currently required environmental and other regulatory approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained, from all applicable regulatory bodies (notwithstanding the foregoing the Consulting Engineer makes no guarantee or warranty that approvals and/or permits will be obtained); and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

 7/29/25  
Consulting Engineer

**WIRE TRANSFER INSTRUCTIONS**

**WELLS FARGO BANK N.A.  
420 Montgomery  
San Francisco, CA 94104**



**FOR CREDIT TO:  
CRE-KL SEMINOLE WOODS OWNER, LLC**



**ACQUISITION CERTIFICATE FOR PARTIAL PROGRESS PAYMENT**

**[SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") – ENCLAVE AT SEMINOLE WOODS]**

Payment Applications #11-12 (together, "Pay Application")

Total Pay Application Amount: \$112,777.69

CDD Eligible Amount: \$88,294.09

Developer: CRE-KL Seminole Woods Owner, LLC ("Developer")

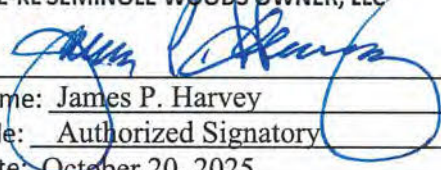
Contractor: The Briar Team LLC ("Contractor")

Site CDD Work Contract: *Contractor Agreement*, dated January 24, 2024 ("Contract")

Engineer's Report: *Revised Master and First Supplemental Engineer's Report*, dated August 19, 2022, as updated February 22, 2023 (together, "Engineer's Report")

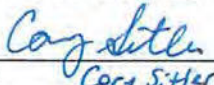
**DEVELOPER CERTIFICATION** - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the Developer and for the purpose of the District acquiring the "CDD Work" described in the Pay Application attached as **Exhibit A**, and in the CDD Eligible Amount set forth above. By executing this certificate, the Developer certifies that: (1) the Developer is the developer of certain lands within District; (2) the Contract includes various improvements, including but not limited to the CDD Work that is part of the "Project" as defined in the Engineer's Report ("CDD Improvements"); (3) any private improvements (if any) under the Contract have been excluded from the CDD Eligible Amount; (4) the Developer agrees to cause all CDD Improvements under the Contract to be completed in a manner consistent with the Contract (regardless of whether the District has sufficient money to reimburse the full cost of the CDD Improvements) and to ensure that no liens are placed on the CDD Improvements; (5) upon completion of all CDD Improvements, the Developer shall transfer by final bill of sale to the District all such CDD Improvements, and shall transfer to the District any permits or similar approvals, as well as any related work product, necessary for the operation of the Project, and shall provide all maintenance bonds or other forms of security in connection with the turnover of any portions of the CDD Improvements to a local general purpose unit of government; (6) the Developer has paid all amounts due under the Pay Application and desires for the District to acquire the CDD Work, as further evidenced by the contractor partial release attached hereto as **Exhibit B**; (7) no money is currently owed to any contractors or subcontractors for any CDD Work performed under the Contract; and (8) no party is in default under the Contract. The Developer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work identified in **Exhibit A**, and funding such CDD Work subject to the terms of that certain *Acquisition Agreement*, between the District and the Developer and dated August 18, 2022.

CRE-KL SEMINOLE WOODS OWNER, LLC

  
Name: James P. Harvey  
Title: Authorized Signatory  
Date: October 20, 2025

**DISTRICT ENGINEER CERTIFICATION** - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the District Engineer and for the benefit of the District as of the date set forth below. By executing this certificate, the District Engineer certifies that: (1) the CDD Work – and specifically the CDD Eligible Amount set forth above – is within the scope of the Engineer's Report and specifically benefits the applicable property within the District; (2) the CDD Work was conducted in accordance with the Contract and design specifications, and the District Engineer is not aware of any defects in the CDD Work; (3) the cost of the CDD Work in the amount of the CDD Eligible Amount is equal to or less than what was actually paid by the Developer for the CDD Work or the reasonable fair market value of the CDD Work; (4) all known plans, permits and specifications necessary for the operation and maintenance of the CDD Work, upon completion, have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities; and (5) it is appropriate at this time for the District to acquire the CDD Work. The District Engineer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work.

KIMLEY-HORN AND ASSOCIATES INC.

  
Name: Cory S. Her  
Title: Associate  
Date: 7/29/25

- Exhibit A: Payment Application, with District Items Identified
- Exhibit B: Contractor Partial Release for Payment Application

**BILL OF SALE FOR PARTIAL PROGRESS PAYMENT**

**[SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT – ENCLAVE AT SEMINOLE WOODS]**

Payment Applications #11-12 (together, "Pay Application")

Total Pay Application Amount: \$112,777.69

CDD Eligible Amount: \$88,294.09

Contractor: The Briar Team LLC ("Contractor")

Site Work Contract: *Contractor Agreement*, dated January 24, 2024 ("Contract")

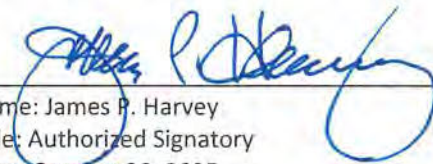
THIS BILL OF SALE is made to be effective as of the 29th day of July, 2025, by and between **CRE-KL Seminole Woods Owner, LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o: 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444 and **Seminole Palms Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District" or "Grantee") whose address is c/o: 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the work (together, "**Property**") as described in **Exhibit A** to have and to hold for Grantee's own use and benefit forever. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

**WHEREFORE**, the foregoing Bill of Sale is hereby executed and delivered on the date below.


Signed, sealed and delivered by:

**CRE-KL SEMINOLE WOODS OWNER, LLC**

  
Name: James P. Harvey  
Title: Authorized Signatory  
Date: October 20, 2025

**Exhibit A:** Pay Application, with District Items Identified

# KOLTER

<i>Check Request</i>				
CRE-KL Seminole Woods Owner LLC				
Vendor Name	The Briar Team LLC			
Vendor Code	BRITEA			
Invoice #	2873/APP11			
Invoice Date	3/31/2025			
APPLY TO PO #	2873			
Special Handling Instructions:	S/H - FedEx overnight			
Additional Information				
Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4278		\$ 55,683.87	\$ 5,568.39	\$ 50,115.47
	Total This Draw	\$ 55,683.87	\$ 5,568.39	\$ 50,115.47
Prepared by: Alexandra Linares		Date: <u>04/09/25</u>		
Approved by: Haley Kiernan				

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	409,089.61	40,908.96	40,908.96	368,180.65
App #2	1,135,020.32			1,135,020.32
App #3	907,272.41	90,727.24	90,727.24	816,545.17
App #4	976,861.69	97,686.17	97,686.17	879,175.52
App #5	669,917.77	66,991.77	66,991.77	602,926.00
App #6	698,817.10	69,881.73	69,881.73	628,935.37
App #7	285,300.63	28,530.06	28,530.06	256,770.57
App #8	1,237,542.36	123,754.24	123,754.24	1,113,788.09
App #9	359,562.85	35,956.29	35,956.29	323,606.55
App #10	937,607.65	93,760.77	93,760.77	843,846.87
App #11	55,683.87	5,568.39	5,568.39	50,115.48
	<b>7,672,676.26</b>	<b>653,765.60</b>	<b>653,765.60</b>	<b>7,018,910.59</b>

Retainage was not held on app2;ap

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 660



To Owner: CRE-KL SEMINOLE WOODS OWNER,  
14025 RIVEREDGE DR., SUITE 175

Project: 1385- ENCLAVE AT SEMINOLE WOODS  
(PO#2873)

Application No.: 11

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

TAMPA, FL 33637

Period To: 3/31/2025

From Contractor: THE BRIAR TEAM LLC  
4570 Orange Blvd  
Sanford, F. 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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.

1. Original Contract Sum .....	\$7,514,129.02
2. Net Change By Change Order .....	\$228,172.04
3. Contract Sum To Date .....	\$7,742,301.06
4. Total Completed and Stored To Date .....	\$7,672,676.36
5. Retainage:	
a. 152% of Completed Work .....	\$653,765.81
b. 100% of Stored Material .....	\$0.00
Total Retainage .....	\$653,765.81
6. Total Earned Less Retainage .....	\$7,018,910.55
7. Less Previous Certificates For Payments .....	\$6,968,795.09
8. Current Payment Due .....	\$50,115.47
9. Balance To Finish, Plus Retainage .....	\$723,390.51

CONTRACTOR: THE BRIAR TEAM LLC

By: [Signature] Date: 3/10/25

State of: Florida County of: Sanford  
 Subscribed and sworn to before me this 10th day of March, 2025.  
 Notary Public: [Signature]  
 My Commission expires: [Signature]

Notary Public State of Florida  
 Melissa Leigh Harley  
 My Commission HH 282425  
 Expires 9/29/2026

### ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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 OPINIONED.

AMOUNT OPINIONED \$50,115.47

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

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$1,278,462.80	\$1,050,290.76
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$1,278,462.80	\$1,050,290.76
Net Changes By Change Order	\$228,172.04	

ENGINEER: [Signature] Date: 3/27/25

This Opinion is not negotiable. The AMOUNT OPINIONED 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.

**Purchase Order: 2873**

**KOLTER**

PO Name: The Briar Team - Enclave Phase 1 & 2 and  
CO #1  
Ordered: 6/8/2024  
Revised:

Community CRE-KL Seminole Woods  
Owner LLC

Vendor: The Briar Team (BRITEA)  
8570 ORANGE B-VD,  
SANFORD, FL 32771  
(p) (407)321-2773

Notes:

Phase 4

Line	Qty	Unit	Resource Description	CO	Price	Total	Invoiced
	0.00	LS	61060 Earthwork - Mobilization - Earthwork CO #1	0	(\$116,759.89)	(\$116,759.89)	\$0.00
	0.00	LS	- Mobilization - Earthwork 4A	0	\$1,681,106.17	\$1,681,106.17	\$1,544,109.93
	0.00	LS	- Mobilization - Earthwork	0	\$5,833,022.85	\$5,833,022.85	\$0.00

**Payment Information**

Draw

Draw Amounts

Subtotal: \$7,397,359.13  
Total Tax: \$0.00  
Purchase Order Total: \$7,397,359.13  
Invoiced To Date: \$1,544,109.93

**Terms and Conditions**

This Purchase Order ("P.O.") is issued in connection with the Contractor Agreement and the scope of work herein becomes a part of the agreement. This P.O. shall constitute a binding agreement between the Contractor and the Owner and shall supersede and replace any and all other P.O.s of the same number. Payment for and all work completed hereunder shall be made in accordance with the terms contained in the Contractor Agreement, and all terms and conditions of the Contractor Agreement are by reference incorporated herein.

AMERICAN IN-LINE INSPECTION  
415 TIMAQUAN TRAIL  
EDGEWATER FL 32132 US  
386.409.5446  
CLAUDETTE GREEN

CONRAD YELVINGTON  
PO BOX 198350  
ATLANTA GA 30374-8350 US  
386.257.5504  
SARAH ALMENGOR

DIXIE LIME & STONE COMPANY  
2441 E FORT KING STREET  
SUITE 201  
OCALA FL 34471-2558 US  
352.512.0180  
HEIKE BORGER

FORTILINE WATERWORKS  
P. O. BOX 744053  
ATLANTA GA 30384-4053 US  
817.437.0751  
NICOLE FLOBECK

NATIONAL TRENCH SAFETY  
PO BOX 51373  
LOS ANGELES CA 90051-5673 US  
LETICIA TAUVASA  
800.821.4478 XT 1069

P & S PAVING INC  
3701 OLSON DRIVE  
DAYTONA BEACH FL 32124 US  
Wende Lee  
386.258.7911

RINKER MATERIALS  
PO BOX 938217  
ATLANTA GA 31193-8217 US  
VERONICA ALFONSO  
786.753.6192

SEMINOLE ASPHALT PAVING INC.  
2283 WEST AIRPORT BLVD.  
SANFORD FL 32771 US  
SARA MYNATT  
407.323.0111

WBE ENVIRO dba FL SILT FENCING  
PO BOX 740215  
ORANGE CITY FL 32774-0215 US  
JOELLE DEVANE  
386.753.0575



# WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 50,115.47 , hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 3/25/2025 to CRE KL Seminole Woods Owner, LLC on the job of Enclave at Seminole Woods to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, T0G W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 3/19/25

Lienor's Name: The Briar Team, LLC

By:

Printed Name: Richard Herbach

Title:

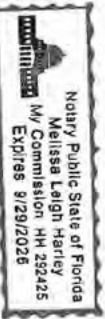
CFO

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 19 day of March, 2025 by Richard Herbach

[Signature]  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not In D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
			<b>A. PH 1 SITE WORK</b>						
	PHASE 1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	SITE WORK	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction entrance	15,936.39	15936.39	0.00	0.00	15,936.39	100.00%	0.00	852.77
	clearing, grub,chip & haul	461,748.15	461,748.15	0.00	0.00	461,748.15	100.00%	0.00	24,795.87
	disking	25,139.94	25,139.94	0.00	0.00	25,139.94	100.00%	0.00	1,350.02
	well abandonment (budgetary price for 6")	21,804.82	21804.82	0.00	0.00	21,804.82	100.00%	0.00	1,675.70
	demucking	13,792.00	13,792.00	0.00	0.00	13,792.00	100.00%	0.00	740.63
	mass excavation (cut)	16,200.00	16,200.00	0.00	0.00	16,200.00	100.00%	0.00	869.94
	mass excavation (fill)	71,722.00	71,722.00	0.00	0.00	71,722.00	100.00%	0.00	5,843.91
	retention pond (cut)	594,826.00	594,826.00	0.00	0.00	594,826.00	100.00%	0.00	48,466.42
	retention pond (fill)	5,568.00	5,568.00	0.00	0.00	5,568.00	100.00%	0.00	299.00
	existing pond dewatering	35,281.51	35,281.51	0.00	0.00	35,281.51	100.00%	0.00	1,894.62
	fine grade lots	43,341.48	43,341.48	0.00	0.00	43,341.48	100.00%	0.00	4,334.15
	sod pond slopes (bahia)	117,555.00	105,799.50	11,755.50	0.00	117,555.00	100.00%	0.00	11,755.50
	sod open tracts (bahia)	16,596.00	8,298.00	0.00	0.00	8,298.00	50.00%	8,298.00	829.80
	sod 4:1 slopes (bahia)	176,102.00	149,686.70	0.00	0.00	149,686.70	85.00%	26,415.30	14,968.67
	seed lots	28,204.00	0.00	0.00	0.00	0.00	0.00%	28,204.00	0.00
	modular block retaining wall (gray in color)	49,501.50	49,501.50	0.00	0.00	49,501.50	100.00%	0.00	4,950.15
	grout wall reinforcement & 42" black aluminum handrail	44,571.20	44,571.20	0.00	0.00	44,571.20	100.00%	0.00	4,457.12
	<b>PH 1 SITE WORK Totals</b>	<b>1,737,889.99</b>	<b>1,663,217.19</b>	<b>11,755.50</b>	<b>0.00</b>	<b>1,674,972.69</b>	<b>96.38%</b>	<b>62,917.30</b>	<b>128,084.27</b>
<b>B. PH 1 SANITARY</b>									
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	lift station ( 22-24' )	520,742.62	520,742.62	0.00	0.00	520,742.62	100.00%	0.00	50,773.15
	manholes 0/6	14,121.10	14,121.10	0.00	0.00	14,121.10	100.00%	0.00	1,035.21
	manholes 6/8	24,678.21	24,678.21	0.00	0.00	24,678.21	100.00%	0.00	1,896.52
	manholes 8/10	27,988.20	27,988.20	0.00	0.00	27,988.20	100.00%	0.00	2,150.89

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D		E This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			Work Completed							
			From Previous Application (D+E)							
	manholes 10/12	47,140.96	47,140.96	0.00	0.00	47,140.96	100.00%	0.00	3,622.79	
	manholes 12/14	26,770.90	26,770.90	0.00	0.00	26,770.90	100.00%	0.00	2,057.34	
	manholes 14/16	29,548.54	29,548.54	0.00	0.00	29,548.54	100.00%	0.00	2,270.80	
	lined manholes 16/16	23,663.36	23,663.36	0.00	0.00	23,663.36	100.00%	0.00	1,818.53	
	drpc connection	1,552.24	1,552.24	0.00	0.00	1,552.24	100.00%	0.00	155.22	
	8" PVC 0/6	7,158.10	7,158.10	0.00	0.00	7,158.10	100.00%	0.00	550.11	
	8" PVC 6/8	20,396.80	20,396.80	0.00	0.00	20,396.80	100.00%	0.00	1,567.49	
	8" PVC 8/10	19,950.40	19,950.40	0.00	0.00	19,950.40	100.00%	0.00	1,533.19	
	8" PVC 10/12	38,087.01	38,087.01	0.00	0.00	38,087.01	100.00%	0.00	2,927.00	
	8" PVC 12/14	23,649.28	23,649.28	0.00	0.00	23,649.28	100.00%	0.00	1,817.44	
	8" PVC 14/16	22,455.52	22,455.52	0.00	0.00	22,455.52	100.00%	0.00	1,725.71	
	8" PVC 16/18	16,251.20	16,251.20	0.00	0.00	16,251.20	100.00%	0.00	1,248.90	
	single laterals	119,948.40	119,948.40	0.00	0.00	119,948.40	100.00%	0.00	9,218.03	
	TV video	60,140.00	60,140.00	0.00	0.00	60,140.00	100.00%	0.00	6,014.00	
	air test	20,845.97	20,845.97	0.00	0.00	20,845.97	100.00%	0.00	2,084.60	
	dewatering	50,258.75	50,258.75	0.00	0.00	50,258.75	100.00%	0.00	4,095.09	
	<b>PH 1 SANITARY Totals</b>	<b>1,115,347.56</b>	<b>1,115,347.56</b>	<b>0.00</b>	<b>0.00</b>	<b>1,115,347.56</b>	<b>100.00%</b>	<b>0.00</b>	<b>98,612.01</b>	
	<b>C. PH 1 FORCE MAIN</b>									
	FORCE MAIN	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	connect to existing	1,915.60	1,915.60	0.00	0.00	1,915.60	100.00%	0.00	191.56	
	6" PVC (DR-18)	15,157.05	15,157.05	0.00	0.00	15,157.05	100.00%	0.00	1,164.82	
	air release valve & vault	7,885.62	7,885.62	0.00	0.00	7,885.62	100.00%	0.00	606.01	
	valves and fittings	10,591.64	10,591.64	0.00	0.00	10,591.64	100.00%	0.00	813.96	
	pressure testing	2,452.48	2,452.48	0.00	0.00	2,452.48	100.00%	0.00	245.25	
	<b>PH 1 FORCE MAIN Totals</b>	<b>38,002.39</b>	<b>38,002.39</b>	<b>0.00</b>	<b>0.00</b>	<b>38,002.39</b>	<b>100.00%</b>	<b>0.00</b>	<b>3,021.60</b>	
	<b>D. PH 1 STORM</b>									
	STORM	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	type "P" manholes 8/10	13,197.32	13,197.32	0.00	0.00	13,197.32	100.00%	0.00	1,014.22	
	type "J" manholes 6/8	40,816.70	40,816.70	0.00	0.00	40,816.70	100.00%	0.00	3,136.76	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
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 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	type "J" manholes 8/10	31,071.36	31,071.36	0.00	0.00	31,071.36	100.00%	0.00	2,387.84
	type "J" manholes 10/12	23,255.48	23,255.48	0.00	0.00	23,255.48	100.00%	0.00	1,787.19
	type "C" inlets 0/6	9,301.46	9,301.46	0.00	0.00	9,301.46	100.00%	0.00	714.82
	type "V" inlets 0/6	50,407.70	50,407.70	0.00	0.00	50,407.70	100.00%	0.00	3,873.84
	type "V" inlets 6/8	15,910.00	15,910.00	0.00	0.00	15,910.00	100.00%	0.00	1,222.68
	type "V" inlets 8/10	4,350.31	4,350.31	0.00	0.00	4,350.31	100.00%	0.00	334.32
	type "V" inlet w/ J bottom 6/8	11,123.90	11,123.90	0.00	0.00	11,123.90	100.00%	0.00	597.36
	type "V" inlet w/ J bottom 8/10	5,973.09	5,973.09	0.00	0.00	5,973.09	100.00%	0.00	459.04
	type "E" inlets 0/6 bubble up	6,517.35	6,517.34	0.00	0.00	6,517.34	100.00%	0.01	349.98
	type "E" control structures	14,599.06	13,869.11	0.00	0.00	13,869.11	95.00%	729.95	1,048.94
	type "D" control structures	15,268.73	14,505.29	0.00	0.00	14,505.29	95.00%	763.44	1,097.06
	18" RCP 0/6	18,651.00	18,651.00	0.00	0.00	18,651.00	100.00%	0.00	1,001.56
	18" RCP 6/8	1,875.90	1,875.90	0.00	0.00	1,875.90	100.00%	0.00	100.74
	18" RCP 8/10	3,885.74	3,885.74	0.00	0.00	3,885.74	100.00%	0.00	208.66
	24" RCP 0/6	10,084.80	10,084.80	0.00	0.00	10,084.80	100.00%	0.00	541.55
	24" RCP 6/8	53,019.69	53,019.69	0.00	0.00	53,019.69	100.00%	0.00	2,847.16
	24" RCP 8/10	84,120.52	84,120.52	0.00	0.00	84,120.52	100.00%	0.00	4,517.27
	30" RCP 6/8	98,682.70	98,682.70	0.00	0.00	98,682.70	100.00%	0.00	5,299.26
	30" RCP 8/10	24,323.20	24,323.20	0.00	0.00	24,323.20	100.00%	0.00	1,306.16
	48" RCP 6/8	8,522.10	8,522.10	0.00	0.00	8,522.10	100.00%	0.00	457.64
	48" RCP 8/10	229,564.92	229,564.92	0.00	0.00	229,564.92	100.00%	0.00	12,327.64
	48" RCP 10/12	85,942.89	85,942.89	0.00	0.00	85,942.89	100.00%	0.00	4,615.13
	18" MES	3,943.70	3,943.70	0.00	0.00	3,943.70	100.00%	0.00	211.78
	30" MES	9,788.22	9,788.22	0.00	0.00	9,788.22	100.00%	0.00	525.63
	48" MES	17,217.34	17,217.34	0.00	0.00	17,217.34	100.00%	0.00	924.57
	cleaning & inspection	29,847.48	29,847.48	0.00	0.00	29,847.48	100.00%	0.00	2,984.75
	dewatering	52,243.16	52,243.16	0.00	0.00	52,243.16	100.00%	0.00	4,256.78
	<b>PH 1 STORM Totals</b>	<b>973,505.82</b>	<b>972,012.42</b>	<b>0.00</b>	<b>0.00</b>	<b>972,012.42</b>	<b>99.85%</b>	<b>1,493.40</b>	<b>60,150.33</b>
	<b>E. PH 1 WATER</b>								
	WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing	1,915.60	1,915.60	0.00	0.00	1,915.60	100.00%	0.00	191.56

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D		E This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			Work Completed							
			From Previous Application (D+E)							
	8" PVC (DR-18)	173,155.32	173,155.32	0.00	0.00	173,155.32	100.00%	0.00	13,306.98	
	fire hydrant assembly	53,519.31	53,519.31	0.00	0.00	53,519.31	100.00%	0.00	4,112.97	
	jumper assembly	1,855.16	1,855.16	0.00	0.00	1,855.16	100.00%	0.00	142.57	
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	3,719.35	100.00%	0.00	285.84	
	single services	88,526.90	88,526.90	0.00	0.00	88,526.90	100.00%	0.00	6,803.30	
	valves and fittings	75,505.85	75,505.85	0.00	0.00	75,505.85	100.00%	0.00	5,802.62	
	testing and chlorination	12,358.29	12,358.29	0.00	0.00	12,358.29	100.00%	0.00	1,235.82	
	<b>PH 1 WATER Totals</b>	<b>410,555.78</b>	<b>410,555.78</b>	<b>0.00</b>	<b>0.00</b>	<b>410,555.78</b>	<b>100.00%</b>	<b>0.00</b>	<b>31,881.66</b>	
	<b>F. PH 1 REUSE</b>									
	REUSE	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	connect to existing	1,915.60	1,915.60	0.00	0.00	1,915.60	100.00%	0.00	191.56	
	6" PVC (DR-18)	111,575.76	111,575.76	0.00	0.00	111,575.76	100.00%	0.00	8,574.60	
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	3,719.35	100.00%	0.00	285.84	
	single services	78,692.90	78,692.90	0.00	0.00	78,692.90	100.00%	0.00	6,047.56	
	3/4" irrigation service	2,379.54	2,379.54	0.00	0.00	2,379.54	100.00%	0.00	182.87	
	1" irrigation service	849.17	849.17	0.00	0.00	849.17	100.00%	0.00	84.92	
	1.5" irrigation service	1,163.70	1,163.70	0.00	0.00	1,163.70	100.00%	0.00	116.37	
	irrigation sleeves	449.46	449.46	0.00	0.00	449.46	100.00%	0.00	44.95	
	valves and fittings	34,753.68	34,753.68	0.00	0.00	34,753.68	100.00%	0.00	2,670.81	
	pressure testing	9,809.88	9,809.88	0.00	0.00	9,809.88	100.00%	0.00	980.99	
	<b>PH 1 REUSE Totals</b>	<b>245,309.04</b>	<b>245,309.04</b>	<b>0.00</b>	<b>0.00</b>	<b>245,309.04</b>	<b>100.00%</b>	<b>0.00</b>	<b>19,180.47</b>	
	<b>G. PH 1 RAW WATER LINE (REUSE)</b>									
	RAW WATER LINE (Reuse)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	12" PVC (DR-18) (labor only)	47,490.15	47,490.15	0.00	0.00	47,490.15	100.00%	0.00	4,749.02	
	demo existing pipe	35,004.20	35,004.20	0.00	0.00	35,004.20	100.00%	0.00	3,500.42	
	10" X 10" wet tap	33,172.80	33,172.80	0.00	0.00	33,172.80	100.00%	0.00	3,317.28	
	10" line stop	17,082.30	17,082.30	0.00	0.00	17,082.30	100.00%	0.00	1,708.23	
	valves and fittings	56,033.43	56,033.43	0.00	0.00	56,033.43	100.00%	0.00	4,306.17	
	pressure testing	10,790.86	10,790.86	0.00	0.00	10,790.86	100.00%	0.00	1,079.09	

# CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D		E This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			Work Completed							
			From Previous Application (D+E)							
	restoration (bahia)	33,653.00	33,653.00	0.00	0.00	33,653.00	100.00%	0.00	3,365.30	
	<b>PH 1 RAW WATER LINE (REUSE) Tot</b>	<b>233,226.74</b>	<b>233,226.74</b>	<b>0.00</b>	<b>0.00</b>	<b>233,226.74</b>	<b>100.00%</b>	<b>0.00</b>	<b>22,025.51</b>	
	<b>H. PH 1 ON SITE PAVING</b>									
	ON SITE PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	12" stabilized subbase (roadways)	120,768.00	120,768.00	0.00	0.00	120,768.00	100.00%	0.00	12,076.80	
	8" crushed concrete (roadways)	289,170.00	289,170.00	0.00	0.00	289,170.00	100.00%	0.00	28,917.00	
	1.5" SP-9.5 asphalt (roadways)	176,715.00	176,715.00	0.00	0.00	176,715.00	100.00%	0.00	17,671.50	
	12" stabilized subbase (emergency access)	37,990.50	37,990.50	0.00	0.00	37,990.50	100.00%	0.00	3,799.05	
	6" limerock (emergency access)	66,845.00	66,845.00	0.00	0.00	66,845.00	100.00%	0.00	6,684.50	
	1.5" asphalt millings (emergency access)	40,455.00	40,455.00	0.00	0.00	40,455.00	100.00%	0.00	4,045.50	
	2' miami curb	147,651.00	147,651.00	0.00	0.00	147,651.00	100.00%	0.00	14,765.10	
	2' curb and gutter (F-curb)	1,917.60	1,917.60	0.00	0.00	1,917.60	100.00%	0.00	191.76	
	type D curb	2,573.00	2,573.00	0.00	0.00	2,573.00	100.00%	0.00	257.30	
	ribbon curb	54,210.00	54,210.00	0.00	0.00	54,210.00	100.00%	0.00	5,421.00	
	5' sidewalk	51,577.50	25,788.75	25,788.75	0.00	51,577.50	100.00%	0.00	5,157.76	
	5' handicap ramps w/truncated domes	10,487.94	5,243.97	5,243.97	0.00	10,487.94	100.00%	0.00	1,048.80	
	8' sidewalk	3,826.40	0.00	3,826.40	0.00	3,826.40	100.00%	0.00	382.64	
	8' handicap ramps w/truncated domes	4,210.50	0.00	4,210.50	0.00	4,210.50	100.00%	0.00	421.05	
	mailbox kiosk	2,933.00	2,933.00	0.00	0.00	2,933.00	100.00%	0.00	293.30	
	fine grade R/W	16,031.00	16,031.00	0.00	0.00	16,031.00	100.00%	0.00	1,603.11	
	sod between curb & sidewalk	6,223.50	6,223.50	0.00	0.00	6,223.50	100.00%	0.00	622.35	
	sod curb line (2 strips wide)	12,447.00	12,447.00	0.00	0.00	12,447.00	100.00%	0.00	1,244.70	
	seed R/W	3,410.00	0.00	0.00	0.00	0.00	0.00%	3,410.00	0.00	
	striping and signage	29,743.59	29,743.59	0.00	0.00	29,743.59	100.00%	0.00	2,974.36	
	<b>PH 1 ON SITE PAVING Totals</b>	<b>1,079,185.53</b>	<b>1,036,705.91</b>	<b>39,069.62</b>	<b>0.00</b>	<b>1,075,775.53</b>	<b>99.68%</b>	<b>3,410.00</b>	<b>107,577.58</b>	
	<b>I. PH 2 SANITARY</b>									
	PHASE 2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
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 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	manholes 0/6	35,302.75	35,302.75	0.00	0.00	35,302.75	100.00%	0.00	2,713.01
	manholes 6/8	16,452.16	16,452.16	0.00	0.00	16,452.16	100.00%	0.00	1,264.35
	8" PVC 0/6	22,357.64	22,357.64	0.00	0.00	22,357.64	100.00%	0.00	1,718.18
	8" PVC 6/8	14,628.33	14,628.33	0.00	0.00	14,628.33	100.00%	0.00	1,124.19
	8" PVC 8/10	13,540.00	13,540.00	0.00	0.00	13,540.00	100.00%	0.00	1,040.55
	single laterals	78,511.68	78,511.68	0.00	0.00	78,511.68	100.00%	0.00	6,033.62
	TV video	32,608.71	32,608.71	0.00	0.00	32,608.71	100.00%	0.00	3,260.88
	air test	11,403.98	11,403.98	0.00	0.00	11,403.98	100.00%	0.00	1,140.40
	dewatering	20,661.21	20,661.21	0.00	0.00	20,661.21	100.00%	0.00	1,683.47
	<b>PH 2 SANITARY Totals</b>	<b>245,466.46</b>	<b>245,466.46</b>	<b>0.00</b>	<b>0.00</b>	<b>245,466.46</b>	<b>100.00%</b>	<b>0.00</b>	<b>19,978.65</b>
	<b>J. PH 2 STORM</b>								
	STORM	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	type "P" manholes 0/12	7,513.90	7,513.90	0.00	0.00	7,513.90	100.00%	0.00	577.45
	type "J" manholes 8/10	31,071.36	31,071.36	0.00	0.00	31,071.36	100.00%	0.00	2,387.84
	type "J" manholes 10/12	46,510.96	46,510.96	0.00	0.00	46,510.96	100.00%	0.00	3,574.37
	type "J" manholes 12/14	26,251.72	26,251.72	0.00	0.00	26,251.72	100.00%	0.00	2,017.45
	type "V" inlets 0/6	7,201.10	7,201.10	0.00	0.00	7,201.10	100.00%	0.00	553.41
	type "V" inlets 6/8	15,910.00	15,910.00	0.00	0.00	15,910.00	100.00%	0.00	1,222.68
	type "V" inlets 8/10	17,401.24	17,401.24	0.00	0.00	17,401.24	100.00%	0.00	1,337.29
	type "D" control structures	15,268.73	15,268.73	0.00	0.00	15,268.73	100.00%	0.00	1,173.41
	18" RCP 0/6	1,802.93	1,802.93	0.00	0.00	1,802.93	100.00%	0.00	96.82
	18" RCP 6/8	1,875.90	1,875.90	0.00	0.00	1,875.90	100.00%	0.00	100.74
	18" RCP 8/10	5,821.20	5,821.20	0.00	0.00	5,821.20	100.00%	0.00	312.60
	24" RCP 0/6	8,251.20	8,251.20	0.00	0.00	8,251.20	100.00%	0.00	443.09
	24" RCP 8/10	42,501.00	42,501.00	0.00	0.00	42,501.00	100.00%	0.00	2,282.30
	24" RCP 10/12	47,589.30	47,589.30	0.00	0.00	47,589.30	100.00%	0.00	2,555.55
	24" RCP 12/14	6,075.50	6,075.50	0.00	0.00	6,075.50	100.00%	0.00	326.25
	30" RCP 10/12	20,302.17	20,302.17	0.00	0.00	20,302.17	100.00%	0.00	1,090.23
	36" RCP 8/10	78,086.80	78,086.80	0.00	0.00	78,086.80	100.00%	0.00	4,193.26
	36" RCP 10/12	47,921.08	47,921.08	0.00	0.00	47,921.08	100.00%	0.00	2,573.36

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Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
	36" RCP 12/14	52,865.00	52,865.99	0.00	0.00	52,865.99	100.00%	0.00	2,838.90	
	24" MES	2,628.13	2,628.13	0.00	0.00	2,628.13	100.00%	0.00	141.13	
	36" MES	24,401.12	24,401.12	0.00	0.00	24,401.12	100.00%	0.00	1,310.34	
	cleaning & inspection	17,852.52	17,852.52	0.00	0.00	17,852.52	100.00%	0.00	1,785.24	
	dewatering	31,205.82	31,205.82	0.00	0.00	31,205.82	100.00%	0.00	2,542.65	
	<b>PH 2 STORM Totals</b>	<b>556,309.67</b>	<b>556,309.67</b>	<b>0.00</b>	<b>0.00</b>	<b>556,309.67</b>	<b>100.00%</b>	<b>0.00</b>	<b>35,436.36</b>	
	<b>K. PH 2 WATER</b>									
	WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	connect to existing	1,915.60	1,915.60	0.00	0.00	1,915.60	100.00%	0.00	191.56	
	8" PVC (DR-18)	83,128.32	83,128.32	0.00	0.00	83,128.32	100.00%	0.00	6,388.41	
	fire hydrant assembly	17,839.77	17,839.77	0.00	0.00	17,839.77	100.00%	0.00	1,370.99	
	jumper assembly	1,855.16	1,855.16	0.00	0.00	1,855.16	100.00%	0.00	142.57	
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	3,719.35	100.00%	0.00	285.84	
	single services	52,561.44	52,561.44	0.00	0.00	52,561.44	100.00%	0.00	4,039.34	
	valves and fittings	23,968.48	23,968.48	0.00	0.00	23,968.48	100.00%	0.00	1,841.97	
	testing and chlorination	6,693.51	6,693.51	0.00	0.00	6,693.51	100.00%	0.00	669.36	
	<b>PH 2 WATER Totals</b>	<b>191,681.63</b>	<b>191,681.63</b>	<b>0.00</b>	<b>0.00</b>	<b>191,681.63</b>	<b>100.00%</b>	<b>0.00</b>	<b>14,930.04</b>	
	<b>L. PH 2 REUSE</b>									
	REUSE	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
	connect to existing	1,915.60	1,915.60	0.00	0.00	1,915.60	100.00%	0.00	191.56	
	6" PVC (DR-18)	51,787.24	51,787.24	0.00	0.00	51,787.24	100.00%	0.00	3,979.85	
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	3,719.35	100.00%	0.00	285.84	
	single services	51,474.24	51,474.24	0.00	0.00	51,474.24	100.00%	0.00	3,955.79	
	1" irrigation service	849.17	849.17	0.00	0.00	849.17	100.00%	0.00	84.92	
	1.5" irrigation service	1,163.70	1,163.70	0.00	0.00	1,163.70	100.00%	0.00	116.37	
	irrigation sleeves	898.92	898.92	0.00	0.00	898.92	100.00%	0.00	89.89	
	valves and fittings	20,078.18	20,078.18	0.00	0.00	20,078.18	100.00%	0.00	1,543.01	
	pressure testing	4,904.92	4,904.92	0.00	0.00	4,904.92	100.00%	0.00	490.49	

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Application No. : 11

Application Date : 03/18/25

To: 03/31/25

Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage	
			From Previous Application (D+E)	This Period In Place						
			<b>PH 2 REUSE Totals</b>							<b>136,791.32</b>
<b>M. PH 2 ON SITE PAVING</b>										
	ON SITE PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
	12" stabilized subbase (roadways)	67,402.50	67,402.50	0.00	0.00	67,402.50	100.00%	0.00	6,740.26	6,740.26
	8" crushed concrete (roadways)	171,360.00	171,360.00	0.00	0.00	171,360.00	100.00%	0.00	17,136.00	17,136.00
	1.5" SP-9.5 asphalt (roadways)	105,336.00	105,336.00	0.00	0.00	105,336.00	100.00%	0.00	10,533.60	10,533.60
	2' miami curb	74,760.00	74,760.00	0.00	0.00	74,760.00	100.00%	0.00	7,476.00	7,476.00
	5' sidewalk	9,717.50	4,858.75	4,858.75	0.00	9,717.50	100.00%	0.00	971.76	971.76
	fine grade R/W	7,995.00	7,995.00	0.00	0.00	7,995.00	100.00%	0.00	799.51	799.51
	sod between curb & sidewalk	1,152.50	1,152.50	0.00	0.00	1,152.50	100.00%	0.00	115.25	115.25
	sod curb line (2 strips wide)	5,993.00	5,993.00	0.00	0.00	5,993.00	100.00%	0.00	599.30	599.30
	seed R/W	1,804.00	0.00	0.00	0.00	0.00	0.00%	1,804.00	0.00	0.00
	striping and signage	8,080.61	8,080.61	0.00	0.00	8,080.61	100.00%	0.00	808.06	808.06
	<b>PH 2 ON SITE PAVING Totals</b>	<b>453,601.11</b>	<b>446,938.36</b>	<b>4,858.75</b>	<b>0.00</b>	<b>451,797.11</b>	<b>99.60%</b>	<b>1,804.00</b>	<b>45,179.74</b>	<b>45,179.74</b>
<b>N. PH 2 ADMINISTRATION</b>										
	ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
	construction staking	6,813.10	6,813.10	0.00	0.00	6,813.10	100.00%	0.00	649.77	649.77
	traffic control	8,139.70	8,139.70	0.00	0.00	8,139.70	100.00%	0.00	813.97	813.97
	mobilization	82,303.18	82,303.18	0.00	0.00	82,303.18	100.00%	0.00	7,849.25	7,849.25
	<b>PH 2 ADMINISTRATION Totals</b>	<b>97,255.98</b>	<b>97,255.98</b>	<b>0.00</b>	<b>0.00</b>	<b>97,255.98</b>	<b>100.00%</b>	<b>0.00</b>	<b>9,312.99</b>	<b>9,312.99</b>
<b>O. ZERO DOLLAR AMOUNTS</b>										
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 11  
 Application Date : 03/18/25  
 To: 03/31/25  
 Engineer's Project No.:

Invoice # : 6690 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	<b>ZERO DOLLAR AMOUNTS Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>
	<b>P. CHANGE ORDERS</b>								
	Change Order #1 (Briar C/O 1)	-928,219.69	-928,219.69	0.00	0.00	-928,219.69	100.00%	0.00	-49,845.40
	Change Order #1 (Briar C/O 2)	797,760.83	797,760.83	0.00	0.00	797,760.83	100.00%	0.00	61,307.92
	Change Order #1 (Briar C/O 3)	41,687.34	41,687.34	0.00	0.00	41,687.34	100.00%	0.00	3,203.68
	Change Order #1 (Briar C/O 4)	-27,998.37	-27,998.37	0.00	0.00	-27,998.37	100.00%	0.00	-1,503.51
	Change Order #8	299,502.33	299,502.33	0.00	0.00	299,502.33	100.00%	0.00	29,950.23
	Change Order #9	14,683.58	14,683.58	0.00	0.00	14,683.58	100.00%	0.00	1,468.36
	Change Order #10	58,856.00	58,856.00	0.00	0.00	58,856.00	100.00%	0.00	5,885.60
	Change Order #11	65,972.72	65,972.72	0.00	0.00	65,972.72	100.00%	0.00	6,597.27
	Change Order #12	-94,072.70	-94,072.70	0.00	0.00	-94,072.70	100.00%	0.00	-9,407.27
	<b>CHANGE ORDERS Totals</b>	<b>228,172.04</b>	<b>228,172.04</b>	<b>0.00</b>	<b>0.00</b>	<b>228,172.04</b>	<b>100.00%</b>	<b>0.00</b>	<b>47,656.88</b>
	<b>Grand Totals</b>	<b>7,742,301.06</b>	<b>7,516,992.49</b>	<b>55,683.87</b>	<b>0.00</b>	<b>7,672,676.36</b>	<b>99.10%</b>	<b>69,624.70</b>	<b>653,765.81</b>



WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST
THAT POR OF N/2 OF SEC 20, T0G W A FOR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 12, 2025

Lienor's Name: American In-Line
By: [Signature]
Printed Name: Robin J. Wallace
Title: President

STATE OF Florida
COUNTY OF Volusia

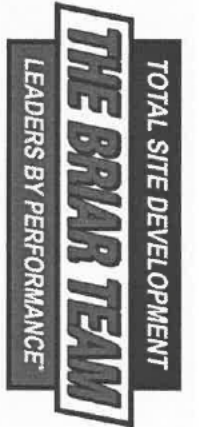
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 12th day of February, 2025 by Robin J. Wallace.

[Signature]
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.




## WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE, KL, Seminole Woods Owner LLC to the following described property:

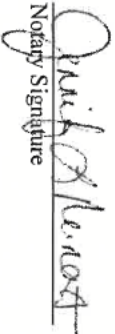
Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, T06 W A POR OF NW/4 OF SEC 21, ALL IN  
TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 2/11/25

Lienor's Name: Conrad Yelvington  
By:   
Printed Name: Sarah Almengor  
Title: Assistant to Credit Manager

STATE OF FLORIDA  
COUNTY OF VOLUNSA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of FEBRUARY, 2025 by Sarah Almengor.

  
Notary Signature

Notary Stamp  


NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 12, 2025

Lienor's Name: Dixie Lime and Stone  
By: Clare Smart  
Printed Name: Clare Smart  
Title: Contract Administrator

STATE OF Florida  
COUNTY OF Marion

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12th day of February, 2025 by Clare Smart.

[Signature]  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a wavier or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

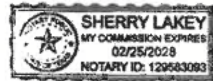
Dated On: February 12, 2025

Lienor's Name: Fortiline  
By: Nicole Flobeck  
Printed Name: Nicole Flobeck  
Title: Admin Assistant

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12 day of February, 2025 by Nicole Flobeck.

Sherry Lakey  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a wavier or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20, TOW W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 2-11-2025

Lienor's Name: National Trench Safety  
By: [Signature]  
Printed Name: Leticia Tanuyasa  
Title: COLLECTION ASSIST

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of Feb, 2025 by [Signature]

[Signature]  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996), Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

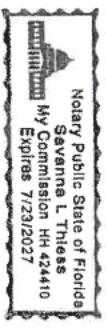
Dated On: February 11th, 2025

Lienor's Name: P&S Paving
By: Diana L. West
Printed Name: Diana L. West
Title: Corporate Secretary

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this 11th day of February, 2025 by Diana L. West.

Notary Signature



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

REF #902083

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, T06 W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 11, 2025

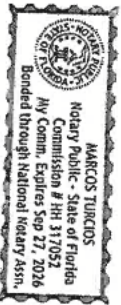
Lienor's Name: Rinke Materials  
By: *Veronica Alfonso*  
Printed Name: Veronica Alfonso  
Title: Credit Manager

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of February, 2025 by Veronica Alfonso

Notary Signature: *Marcos Turcios*

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 11, 2025

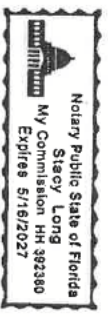
Lienor's Name: WBE Environmental dba Florida Silt Fencing  
By: [Signature]  
Printed Name: Joelle R DeVane  
Title: Vice President

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11th day of February, 2025 by Joelle R DeVane


[Signature]  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

# KOLTER

<i>Check Request</i>				
CRE-KL Seminole Woods Owner LLC				
Vendor Name	The Briar Team LLC			
Vendor Code	BRITEA			
Invoice #	2873/APP12			
Invoice Date	4/30/2025			
APPLY TO PO #	2873			
Special Handling Instructions:	S/H - FedEx overnight			
Additional Information				
Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4278		\$ 69,624.69	\$ 6,962.47	\$ 62,662.22
	Total This Draw	\$ 69,624.69	\$ 6,962.47	\$ 62,662.22
Prepared by: Alexandra Linares		Date: <u>04/30/25</u>		
Approved by: Haley Kiernan				

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	409,089.61	40,908.96	40,908.96	368,180.65
App #2	1,135,020.32			1,135,020.32
App #3	907,272.41	90,727.24	90,727.24	816,545.17
App #4	976,861.69	97,686.17	97,686.17	879,175.52
App #5	669,917.77	66,991.77	66,991.77	602,926.00
App #6	698,817.10	69,881.73	69,881.73	628,935.37
App #7	285,300.63	28,530.06	28,530.06	256,770.57
App #8	1,237,542.36	123,754.24	123,754.24	1,113,788.09
App #9	359,562.85	35,956.29	35,956.29	323,606.55
App #10	937,607.65	93,760.77	93,760.77	843,846.87
App #11	55,683.87	5,568.39	5,568.39	50,115.48
App #11	69,624.69	6,962.47	6,962.47	62,662.22
App #12				
App #13				
App #14				
App #15				
App #16				
App #17				
App #18				
App #19				
	<b>7,742,300.95</b>	<b>660,728.07</b>	<b>660,728.07</b>	<b>7,081,572.81</b>

Retainage was not held on app2;ap

# APPLICATION AND CERTIFICATE FOR PAYMENT



Invoice #: 6771

To Owner: CRE-KL SEMINOLE WOODS OWNER, Project: 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)  
14025 RIVEREDGE DR., SUITE 175

Application No.: 12  
Period To: 4/30/2025  
Project Nos:  
Contract Date:

Distribution to:  
Owner   
Engineer   
Contractor

TAMPA, FL 33637

From Contractor: THE BRIAR TEAM LLC  
4570 Orange Blvd  
Sanford, FL 32771

Via Engineer:  
Contract For:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

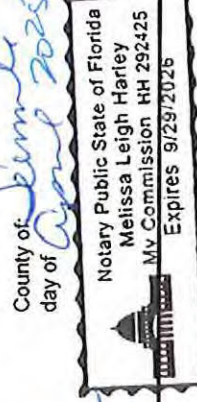
- 1. Original Contract Sum ..... \$7,514,129.02
- 2. Net Change By Change Order ..... \$228,172.04
- 3. Contract Sum To Date ..... \$7,742,301.06
- 4. Total Completed and Stored To Date ..... \$7,742,301.05
- 5. Retainage:
  - a. 8.53% of Completed Work ..... \$660,728.28
  - b. 0.00% of Stored Material ..... \$0.00
- Total Retainage ..... \$660,728.28
- 6. Total Earned Less Retainage ..... \$7,081,572.77
- 7. Less Previous Certificates For Payments ..... \$7,018,910.55
- 8. Current Payment Due ..... \$62,662.22
- 9. Balance To Finish, Plus Retainage ..... \$660,728.29

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: THE BRIAR TEAM LLC

By: [Signature] Date: 4/28/25

State of: Florida  
Subscribed and sworn to before me this 28th day of April 2025  
Notary Public: [Signature]  
My Commission expires: 9/29/2025



### ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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 OPINIONED.

AMOUNT OPINIONED \$62,662.22

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

ENGINEER: [Signature] Date: 4/28/25

This Opinion is not negotiable. The AMOUNT OPINIONED 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.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$1,278,462.80	\$1,050,290.76
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$1,278,462.80	\$1,050,290.76
Net Changes By Change Order	\$228,172.04	

**Purchase Order: 2873**

**KOLTER**

PO Name: The Briar Team - Enclave Phase 1 & 2 and  
 CO #1  
 Ordered: 6/8/2024  
 Revised:

Community: CRE-KL Seminole Woods  
 Owner LLC

Vendor: The Briar Team (BRITEA)  
 1570 ORANGE BLVD.  
 SANFORD, FL 32771  
 (P) (407)321-2773

Notes:

Phase 4

Line	Qty	Unit	Resource Description	CO	Price	Total	Invoiced
	0.00	LS	61060 Earthwork - Mobilization - Earthwork CO #1	0	(\$116,769.89)	(\$116,769.89)	\$0.00
	0.00	LS	- Mobilization - Earthwork 4A	0	\$1,681,106.17	\$1,681,106.17	\$1,544,109.93
	0.00	LS	- Mobilization - Earthwork	0	\$5,833,022.85	\$5,833,022.85	\$0.00

**Payment Information**

Subtotal: \$7,397,359.13  
 Total Tax: \$0.00  
 Purchase Order Total: \$7,397,359.13  
 Invoiced To Date: \$1,544,109.93

**Draw Amounts**

Draw

**Terms and Conditions**

This Purchase Order ("P.O.") is issued in connection with the Contractor Agreement and the scope of work herein becomes a part of the agreement. This P.O. shall constitute a binding agreement between the Contractor and the Owner and shall supersede and replace any and all other P.O.s of the same number. Payment for and all work completed hereunder shall be made in accordance with the terms contained in the Contractor Agreement, and all terms and conditions of the Contractor Agreement are by reference incorporated herein.



# WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 62,662.22, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 4/25/2025 to CRE KL Seminole Woods Owner, LLC on the job of Enclave at Seminole Woods to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

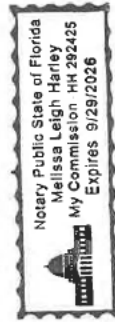
Dated On: 4/22/25

Lienor's Name: The Briar Team, LLC  
By: Richard Herbach  
Printed Name: Richard Herbach  
Title: CFO

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 22nd day of April, 2025 by Richard Herbach

[Signature]  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

# CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No. : 12

Application Date : 04/18/25

To: 04/30/25

Engineer's Project No.:

Invoice #: 6771 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	Work Completed This Period In Place					
<b>A. PH 1 SITE WORK</b>									
	PHASE 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SITE WORK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	construction entrance	15,936.39	15,936.39	0.00	0.00	0.00	15,936.39	0.00	852.77
	clearing, grub,chip & haul	461,748.15	461,748.15	0.00	0.00	0.00	461,748.15	0.00	24,795.87
	disking	25,139.94	25,139.94	0.00	0.00	0.00	25,139.94	0.00	1,350.02
	well abandonment (budgetary price for 6")	21,804.82	21,804.82	0.00	0.00	0.00	21,804.82	0.00	1,675.70
	demucking	13,792.00	13,792.00	0.00	0.00	0.00	13,792.00	0.00	740.63
	mass excavation (cut)	16,200.00	16,200.00	0.00	0.00	0.00	16,200.00	0.00	869.94
	mass excavation (fill)	71,722.00	71,722.00	0.00	0.00	0.00	71,722.00	0.00	5,843.91
	retention pond (cut)	594,826.00	594,826.00	0.00	0.00	0.00	594,826.00	0.00	48,466.42
	retention pond (fill)	5,568.00	5,568.00	0.00	0.00	0.00	5,568.00	0.00	299.00
	existing pond dewatering	35,281.51	35,281.51	0.00	0.00	0.00	35,281.51	0.00	1,894.62
	fine grade lots	43,341.48	43,341.48	0.00	0.00	0.00	43,341.48	0.00	4,334.15
	sod pond slopes (bahia)	117,555.00	117,555.00	0.00	0.00	0.00	117,555.00	0.00	11,755.50
	sod open tracts (bahia)	16,596.00	8,298.00	8,298.00	0.00	0.00	16,596.00	0.00	1,659.60
	sod 4:1 slopes (bahia)	176,102.00	149,686.70	26,415.30	0.00	0.00	176,102.00	0.00	17,610.20
	seed lots	28,204.00	0.00	28,204.00	0.00	0.00	28,204.00	0.00	2,820.40
	modular block retaining wall (gray in color)	49,501.50	49,501.50	0.00	0.00	0.00	49,501.50	0.00	4,950.15
	grout wall reinforcement & 42" black aluminum handrail	44,571.20	44,571.20	0.00	0.00	0.00	44,571.20	0.00	4,457.12
	<b>PH 1 SITE WORK Totals</b>	<b>1,737,889.99</b>	<b>1,674,972.69</b>	<b>62,917.30</b>	<b>0.00</b>	<b>0.00</b>	<b>1,737,889.99</b>	<b>0.00</b>	<b>134,376.00</b>
<b>B. PH 1 SANITARY</b>									
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	lift station ( 22-24' )	520,742.62	520,742.62	0.00	0.00	0.00	520,742.62	0.00	50,773.15
	manholes 0/6	14,121.10	14,121.10	0.00	0.00	0.00	14,121.10	0.00	1,085.21
	manholes 6/8	24,678.21	24,678.21	0.00	0.00	0.00	24,678.21	0.00	1,896.52
	manholes 8/10	27,988.20	27,988.20	0.00	0.00	0.00	27,988.20	0.00	2,150.89

# CONTINUATION SHEET

Application and Certification for Payment, containing

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

Application No. : 12

Application Date : 04/18/25

To: 04/30/25

Engineer's Project No.:

Invoice #: 6771 Contract : 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D		E Work Completed This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	% (G / C)					
	manholes 10/12	47,140.96	47,140.96	0.00	0.00	0.00	47,140.96	0.00	3,622.79
	manholes 12/14	26,770.90	26,770.90	0.00	0.00	0.00	26,770.90	0.00	2,057.34
	manholes 14/16	29,548.54	29,548.54	0.00	0.00	0.00	29,548.54	0.00	2,270.80
	lined manholes 16/18	23,663.36	23,663.36	0.00	0.00	0.00	23,663.36	0.00	1,818.53
	drop connection	1,552.24	1,552.24	0.00	0.00	0.00	1,552.24	0.00	155.22
	8" PVC 0/6	7,158.10	7,158.10	0.00	0.00	0.00	7,158.10	0.00	550.11
	8" PVC 6/8	20,396.80	20,396.80	0.00	0.00	0.00	20,396.80	0.00	1,567.49
	8" PVC 8/10	19,950.40	19,950.40	0.00	0.00	0.00	19,950.40	0.00	1,533.19
	8" PVC 10/12	38,087.01	38,087.01	0.00	0.00	0.00	38,087.01	0.00	2,927.00
	8" PVC 12/14	23,649.28	23,649.28	0.00	0.00	0.00	23,649.28	0.00	1,817.44
	8" PVC 14/16	22,455.52	22,455.52	0.00	0.00	0.00	22,455.52	0.00	1,725.71
	8" PVC 16/18	16,251.20	16,251.20	0.00	0.00	0.00	16,251.20	0.00	1,248.90
	single laterals	119,948.40	119,948.40	0.00	0.00	0.00	119,948.40	0.00	9,218.03
	TV video	60,140.00	60,140.00	0.00	0.00	0.00	60,140.00	0.00	6,014.00
	air test	20,845.97	20,845.97	0.00	0.00	0.00	20,845.97	0.00	2,084.60
	dewatering	50,258.75	50,258.75	0.00	0.00	0.00	50,258.75	0.00	4,095.09
	<b>PH 1 SANITARY Totals</b>	<b>1,115,347.56</b>	<b>1,115,347.56</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,115,347.56</b>	<b>0.00</b>	<b>98,612.01</b>
	<b>C. PH 1 FORCE MAIN</b>								
	FORCE MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	connect to existing	1,915.60	1,915.60	0.00	0.00	0.00	1,915.60	0.00	191.56
	6" PVC (DR-18)	15,157.05	15,157.05	0.00	0.00	0.00	15,157.05	0.00	1,164.82
	air release valve & vault	7,885.62	7,885.62	0.00	0.00	0.00	7,885.62	0.00	606.01
	valves and fittings	10,591.64	10,591.64	0.00	0.00	0.00	10,591.64	0.00	813.96
	pressure testing	2,452.48	2,452.48	0.00	0.00	0.00	2,452.48	0.00	245.25
	<b>PH 1 FORCE MAIN Totals</b>	<b>38,002.39</b>	<b>38,002.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>38,002.39</b>	<b>0.00</b>	<b>3,021.60</b>
	<b>D. PH 1 STORM</b>								
	STORM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	type "P" manholes 8/10	13,197.32	13,197.32	0.00	0.00	0.00	13,197.32	0.00	1,014.22
	type "J" manholes 6/8	40,816.70	40,816.70	0.00	0.00	0.00	40,816.70	0.00	3,136.76

# CONTINUATION SHEET

**Application and Certification for Payment**, containing Contractor's signed certification is attached.  
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 Use Column I on Contracts where variable retainage for line items may apply.

**Application No. :** 12  
**Application Date :** 04/18/25  
**To:** 04/30/25  
**Engineer's Project No.:**

**Invoice # :** 6771      **Contract :** 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	% (G / C)					
	type "J" manholes 8/10	31,071.36	31,071.36	0.00	0.00	0.00	31,071.36	0.00	2,387.84
	type "J" manholes 10/12	23,255.48	23,255.48	0.00	0.00	0.00	23,255.48	0.00	1,787.19
	type "C" inlets 0/6	9,301.46	9,301.46	0.00	0.00	0.00	9,301.46	0.00	714.82
	type "V" inlets 0/6	50,407.70	50,407.70	0.00	0.00	0.00	50,407.70	0.00	3,873.84
	type "V" inlets 6/8	15,910.00	15,910.00	0.00	0.00	0.00	15,910.00	0.00	1,222.68
	type "V" inlets 8/10	4,350.31	4,350.31	0.00	0.00	0.00	4,350.31	0.00	334.32
	type "V" inlet w/ J bottom 6/8	11,123.90	11,123.90	0.00	0.00	0.00	11,123.90	0.00	597.36
	type "V" inlet w/ J bottom 8/10	5,973.09	5,973.09	0.00	0.00	0.00	5,973.09	0.00	459.04
	type "E" inlets 0/6 bubble up	6,517.35	6,517.34	0.00	0.00	0.00	6,517.34	0.01	349.98
	type "E" control structures	14,599.06	13,869.11	729.95	0.00	0.00	14,599.06	0.00	1,121.94
	type "D" control structures	15,268.73	14,505.29	763.44	0.00	0.00	15,268.73	0.00	1,173.40
	18" RCP 0/6	18,651.00	18,651.00	0.00	0.00	0.00	18,651.00	0.00	1,001.56
	18" RCP 6/8	1,875.90	1,875.90	0.00	0.00	0.00	1,875.90	0.00	100.74
	18" RCP 8/10	3,885.74	3,885.74	0.00	0.00	0.00	3,885.74	0.00	208.66
	24" RCP 0/6	10,084.80	10,084.80	0.00	0.00	0.00	10,084.80	0.00	541.55
	24" RCP 6/8	53,019.69	53,019.69	0.00	0.00	0.00	53,019.69	0.00	2,847.16
	24" RCP 8/10	84,120.52	84,120.52	0.00	0.00	0.00	84,120.52	0.00	4,517.27
	30" RCP 6/8	98,682.70	98,682.70	0.00	0.00	0.00	98,682.70	0.00	5,299.26
	30" RCP 8/10	24,323.20	24,323.20	0.00	0.00	0.00	24,323.20	0.00	1,306.16
	48" RCP 6/8	8,522.10	8,522.10	0.00	0.00	0.00	8,522.10	0.00	457.64
	48" RCP 8/10	229,564.92	229,564.92	0.00	0.00	0.00	229,564.92	0.00	12,327.64
	48" RCP 10/12	85,942.89	85,942.89	0.00	0.00	0.00	85,942.89	0.00	4,615.13
	18" MES	3,943.70	3,943.70	0.00	0.00	0.00	3,943.70	0.00	211.78
	30" MES	9,788.22	9,788.22	0.00	0.00	0.00	9,788.22	0.00	525.63
	48" MES	17,217.34	17,217.34	0.00	0.00	0.00	17,217.34	0.00	924.57
	cleaning & inspection dewatering	29,847.48	29,847.48	0.00	0.00	0.00	29,847.48	0.00	2,984.75
		52,243.16	52,243.16	0.00	0.00	0.00	52,243.16	0.00	4,256.78
	<b>PH 1 STORM Totals</b>	<b>973,505.82</b>	<b>972,012.42</b>	<b>1,493.39</b>	<b>0.00</b>	<b>0.00</b>	<b>973,505.81</b>	<b>0.01</b>	<b>60,299.67</b>
	<b>E. PH 1 WATER</b>								
	WATER connect to existing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		1,915.60	1,915.60	0.00	0.00	0.00	1,915.60	0.00	191.56

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 12  
 Application Date: 04/18/25  
 To: 04/30/25  
 Engineer's Project No.:

Invoice #: 6771 Contract: 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)						
	8" PVC (DR-18) fire hydrant assembly jumper assembly	173,155.32	173,155.32	0.00	0.00	0.00	173,155.32	0.00	13,306.98
	2" B/O assembly single services valves and fittings testing and chlorination	53,519.31	53,519.31	0.00	0.00	0.00	53,519.31	0.00	4,112.97
		1,855.16	1,855.16	0.00	0.00	0.00	1,855.16	0.00	142.57
		3,719.35	3,719.35	0.00	0.00	0.00	3,719.35	0.00	285.84
		88,526.90	88,526.90	0.00	0.00	0.00	88,526.90	0.00	6,803.30
		75,505.85	75,505.85	0.00	0.00	0.00	75,505.85	0.00	5,802.62
		12,358.29	12,358.29	0.00	0.00	0.00	12,358.29	0.00	1,235.82
	<b>PH 1 WATER Totals</b>	<b>410,555.78</b>	<b>410,555.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>410,555.78</b>	<b>0.00</b>	<b>31,881.66</b>
	<b>F. PH 1 REUSE</b>								
	REUSE connect to existing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6" PVC (DR-18)	1,915.60	1,915.60	0.00	0.00	0.00	1,915.60	0.00	191.56
	2" B/O assembly single services	111,575.76	111,575.76	0.00	0.00	0.00	111,575.76	0.00	8,574.60
	3/4" irrigation service	3,719.35	3,719.35	0.00	0.00	0.00	3,719.35	0.00	285.84
	1" irrigation service	78,692.90	78,692.90	0.00	0.00	0.00	78,692.90	0.00	6,047.56
	1.5" irrigation service	2,379.54	2,379.54	0.00	0.00	0.00	2,379.54	0.00	182.87
	irrigation sleeves valves and fittings pressure testing	849.17	849.17	0.00	0.00	0.00	849.17	0.00	84.92
		1,163.70	1,163.70	0.00	0.00	0.00	1,163.70	0.00	116.37
		449.46	449.46	0.00	0.00	0.00	449.46	0.00	44.95
		34,753.68	34,753.68	0.00	0.00	0.00	34,753.68	0.00	2,670.81
		9,809.88	9,809.88	0.00	0.00	0.00	9,809.88	0.00	980.99
	<b>PH 1 REUSE Totals</b>	<b>245,309.04</b>	<b>245,309.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>245,309.04</b>	<b>0.00</b>	<b>19,180.47</b>
	<b>G. PH 1 RAW WATER LINE (REUSE)</b>								
	RAW WATER LINE (Reuse)								
	12" PVC (DR-18) (labor only) demo existing pipe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	10" X 10" wet tap	47,490.15	47,490.15	0.00	0.00	0.00	47,490.15	0.00	4,749.02
	10" line stop valves and fittings pressure testing	35,004.20	35,004.20	0.00	0.00	0.00	35,004.20	0.00	3,500.42
		33,172.80	33,172.80	0.00	0.00	0.00	33,172.80	0.00	3,317.28
		17,082.30	17,082.30	0.00	0.00	0.00	17,082.30	0.00	1,708.23
		56,033.43	56,033.43	0.00	0.00	0.00	56,033.43	0.00	4,306.17
		10,790.86	10,790.86	0.00	0.00	0.00	10,790.86	0.00	1,079.09



# CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No.: 12

Application Date: 04/18/25

To: 04/30/25

Engineer's Project No.:

Invoice #: 6771 Contract: 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D		E Work Completed This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	% (G / C)					
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	manholes 0/6	35,302.75	35,302.75	0.00	0.00	0.00	35,302.75	0.00	2,713.01
	manholes 6/8	16,452.16	16,452.16	0.00	0.00	0.00	16,452.16	0.00	1,264.35
	8" PVC 0/6	22,357.64	22,357.64	0.00	0.00	0.00	22,357.64	0.00	1,718.18
	8" PVC 6/8	14,628.33	14,628.33	0.00	0.00	0.00	14,628.33	0.00	1,124.19
	8" PVC 8/10	13,540.00	13,540.00	0.00	0.00	0.00	13,540.00	0.00	1,040.55
	single laterals	78,511.68	78,511.68	0.00	0.00	0.00	78,511.68	0.00	6,033.62
	TV video	32,608.71	32,608.71	0.00	0.00	0.00	32,608.71	0.00	3,260.88
	air test	11,403.98	11,403.98	0.00	0.00	0.00	11,403.98	0.00	1,140.40
	dewatering	20,661.21	20,661.21	0.00	0.00	0.00	20,661.21	0.00	1,683.47
	<b>PH 2 SANITARY Totals</b>	<b>245,466.46</b>	<b>245,466.46</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>245,466.46</b>	<b>0.00</b>	<b>19,978.65</b>
	<b>J. PH 2 STORM</b>								
	STORM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	type "P" manholes 0/12	7,513.90	7,513.90	0.00	0.00	0.00	7,513.90	0.00	577.45
	type "J" manholes 8/10	31,071.36	31,071.36	0.00	0.00	0.00	31,071.36	0.00	2,387.84
	type "J" manholes 10/12	46,510.96	46,510.96	0.00	0.00	0.00	46,510.96	0.00	3,574.37
	type "J" manholes 12/14	26,251.72	26,251.72	0.00	0.00	0.00	26,251.72	0.00	2,017.45
	type "V" inlets 0/6	7,201.10	7,201.10	0.00	0.00	0.00	7,201.10	0.00	553.41
	type "V" inlets 6/8	15,910.00	15,910.00	0.00	0.00	0.00	15,910.00	0.00	1,222.68
	type "V" inlets 8/10	17,401.24	17,401.24	0.00	0.00	0.00	17,401.24	0.00	1,337.29
	type "D" control structures	15,268.73	15,268.73	0.00	0.00	0.00	15,268.73	0.00	1,173.41
	18" RCP 0/6	1,802.93	1,802.93	0.00	0.00	0.00	1,802.93	0.00	96.82
	18" RCP 6/8	1,875.90	1,875.90	0.00	0.00	0.00	1,875.90	0.00	100.74
	18" RCP 8/10	5,821.20	5,821.20	0.00	0.00	0.00	5,821.20	0.00	312.60
	24" RCP 0/6	8,251.20	8,251.20	0.00	0.00	0.00	8,251.20	0.00	443.09
	24" RCP 8/10	42,501.00	42,501.00	0.00	0.00	0.00	42,501.00	0.00	2,282.30
	24" RCP 10/12	47,589.30	47,589.30	0.00	0.00	0.00	47,589.30	0.00	2,555.55
	24" RCP 12/14	6,075.50	6,075.50	0.00	0.00	0.00	6,075.50	0.00	326.25
	30" RCP 10/12	20,302.17	20,302.17	0.00	0.00	0.00	20,302.17	0.00	1,090.23
	36" RCP 8/10	78,086.80	78,086.80	0.00	0.00	0.00	78,086.80	0.00	4,193.26
	36" RCP 10/12	47,921.08	47,921.08	0.00	0.00	0.00	47,921.08	0.00	2,573.36

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No.: 12

Application Date: 04/18/25

To: 04/30/25

Engineer's Project No.:

Invoice #: 6771 Contract: 1985- ENCLAVE AT SEMINOLE WOODS (PO#2873)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	Work Completed This Period					
	36" RCP 12/14	52,865.99	52,865.99	0.00	0.00	0.00	52,865.99	0.00	2,838.90
	24" MES	2,628.13	2,628.13	0.00	0.00	0.00	2,628.13	0.00	141.13
	36" MES	24,401.12	24,401.12	0.00	0.00	0.00	24,401.12	0.00	1,310.34
	cleaning & inspection	17,852.52	17,852.52	0.00	0.00	0.00	17,852.52	0.00	1,785.24
	dewatering	31,205.82	31,205.82	0.00	0.00	0.00	31,205.82	0.00	2,542.65
	<b>PH 2 STORM Totals</b>	<b>556,309.67</b>	<b>556,309.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>556,309.67</b>	<b>0.00</b>	<b>35,436.36</b>
	<b>K. PH 2 WATER</b>								
	WATER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	connect to existing	1,915.60	1,915.60	0.00	0.00	0.00	1,915.60	0.00	191.56
	8" PVC (DR-18)	83,128.32	83,128.32	0.00	0.00	0.00	83,128.32	0.00	6,388.41
	fire hydrant assembly	17,839.77	17,839.77	0.00	0.00	0.00	17,839.77	0.00	1,370.99
	jumper assembly	1,855.16	1,855.16	0.00	0.00	0.00	1,855.16	0.00	142.57
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	0.00	3,719.35	0.00	285.84
	single services	52,561.44	52,561.44	0.00	0.00	0.00	52,561.44	0.00	4,039.34
	valves and fittings	23,968.48	23,968.48	0.00	0.00	0.00	23,968.48	0.00	1,841.97
	testing and chlorination	6,693.51	6,693.51	0.00	0.00	0.00	6,693.51	0.00	669.36
	<b>PH 2 WATER Totals</b>	<b>191,681.63</b>	<b>191,681.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>191,681.63</b>	<b>0.00</b>	<b>14,930.04</b>
	<b>L. PH 2 REUSE</b>								
	REUSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	connect to existing	1,915.60	1,915.60	0.00	0.00	0.00	1,915.60	0.00	191.56
	6" PVC (DR-18)	51,787.24	51,787.24	0.00	0.00	0.00	51,787.24	0.00	3,979.85
	2" B/O assembly	3,719.35	3,719.35	0.00	0.00	0.00	3,719.35	0.00	285.84
	single services	51,474.24	51,474.24	0.00	0.00	0.00	51,474.24	0.00	3,955.79
	1" irrigation service	849.17	849.17	0.00	0.00	0.00	849.17	0.00	84.92
	1.5" irrigation service	1,163.70	1,163.70	0.00	0.00	0.00	1,163.70	0.00	116.37
	irrigation sleeves	898.92	898.92	0.00	0.00	0.00	898.92	0.00	89.89
	valves and fittings	20,078.18	20,078.18	0.00	0.00	0.00	20,078.18	0.00	1,543.01
	pressure testing	4,904.92	4,904.92	0.00	0.00	0.00	4,904.92	0.00	490.49





AMERICAN IN-LINE INSPECTION  
415 TIMOQUAN TRAIL  
EDGEWATER FL 32132 US  
388.408.5448  
CLAUDETTE GREEN

104

CONRAD YELVINGTON  
PO BOX 198360  
ATLANTA GA 30374-8360 US  
388.257.5504  
SARAH ALMENGOR

DIXIE LIME & STONE COMPANY  
2441 E FORT KING STREET  
SUITE 201  
OCALA FL 34471-2558 US  
352.512.0180  
HEIKE BORGER

FORTLINE WATERWORKS  
P. O. BOX 744063  
ATLANTA GA 30384-4063 US  
817.437.0751  
NICOLE FLOBECK

NATIONAL TRENCH SAFETY  
PO BOX 51373  
LOS ANGELES CA 90051-6873 US  
LETITIA TAUWASA  
800.821.4478 XT 1089

P & S PAVING INC  
3701 OLSON DRIVE  
DAYTONA BEACH FL 32124 US  
Wendie Lee  
388.256.7911

RINKER MATERIALS  
PO BOX 98217  
ATLANTA GA 31198-8217 US  
VERONICA ALFONSO  
786.753.6192

SEMINOLE ASPHALT PAVING INC.  
2283 WEST AIRPORT BLVD.  
SANFORD FL 32771 US  
SARA MYNATT  
407.323.0111

WBE ENVIRO dba FL SILT FENCING  
PO BOX 740215  
ORANGE CITY FL 32774-0215 US  
JOELLE DEVANE  
388.753.0975



**WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

**Project Name:** Enclave at Seminole Woods  
**Location:** CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
 SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
 THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

**Dated On:** February 12, 2025

**Lienor's Name:** American In-Line  
**By:** [Signature]  
**Printed Name:** Robin J. Vallance  
**Title:** President

STATE OF Florida  
 COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12th day of February, 2025 by Robin J. Vallance.

[Signature]  
 Notary Signature



Notary Stamp

*NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.*



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

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Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 2/11/25

Lienor's Name: Conrad Yelvington  
By: *[Signature]*  
Printed Name: Sarah Almengor  
Title: Assistant to Credit Manager

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of FEBRUARY, 2025 by Sarah Almengor.

*[Signature]*  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

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Project Name: Enclave at Seminole Woods  
Location: CITATION BLYD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 12, 2025

Lienor's Name: Dixie Lime and Stone  
By: *Clare Smart*  
Printed Name: Clare Smart  
Title: Contract Administrator

STATE OF Florida  
COUNTY OF Marion

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12th day of February, 2025 by Clare Smart

*Heike Borger*  
Notary Signature



Notary Stamp

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WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

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Project Name: Enclave at Seminole Woods  
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SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 12, 2025

Lienor's Name: Fortiline  
By: Nicole Flobeck  
Printed Name: Nicole Flobeck  
Title: Admin Assistant

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12 day of February, 2025 by Nicole Flobeck.



Sherry Lahey  
Notary Signature

Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC, on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN  
TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

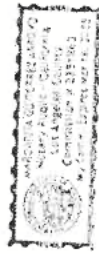
Dated On: 2-11-2025

Lienor's Name: National Trench Safety  
By: [Signature]  
Printed Name: Letioa Tanuyasa  
Title: COLLECTION ASSIST

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of Feb, 2025 by Letioa Tanuyasa

[Signature]  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



# WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

**Project Name:** Enclave at Seminole Woods  
**Location:** CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 11<sup>th</sup>, 2025

**Lienor's Name:** P&S Paving  
**By:** Diana L. West  
**Printed Name:** Diana L. West  
**Title:** Corporate Secretary

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11<sup>th</sup> day of February, 2025 by Diana L. West.

[Signature] Notary Signature  
Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

REF #902083

The undersigned lienor, in consideration of the final payment in the amount of \$10,000 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT FOR N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 11, 2025

Lienor's Name: Rinker Materials

By:

*Veronica Alfonso*

Printed Name: Veronica Alfonso

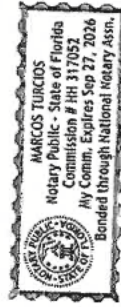
Title:

Credit Manager

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11 day of February, 2025 by Veronica Alfonso.

*Marcos Turicids*  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$10.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to The Briar Team, LLC, on the job of CRE KL Seminole Woods Owner LLC to the following described property:

Project Name: Enclave at Seminole Woods  
Location: CITATION BLVD WEST OF SEMINOLE WOODS BLVD, PALM COAST, FLORIDA  
SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST  
THAT POR OF N/2 OF SEC 20, TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E.  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: February 11, 2025

Lienor's Name: WBE Environmental dba  
Florida Silt Fencing

By: *Joelle R DeVane*

Printed Name: Joelle R DeVane

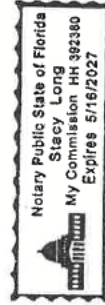
Title: Vice President

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11th day of February, 2025 by Joelle R DeVane

*Stacy Long*  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2024  
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Seminole Palms Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the “Trustee”), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2024-24**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: ***Kimley-Horn and Associates, Inc.***
- (D) Amount Payable: ***\$46,242***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Invoice 249438002-1225 services through December 31, 2025 – Construction phase services – Enclave, Phase 1A, Phase 2 & Amenity Center***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District 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 District is at the date of such certificate entitled to retain.

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

**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 3/3/26

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) to the best of the Consulting Engineer's knowledge and belief, all currently required environmental and other regulatory approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained, from all applicable regulatory bodies (notwithstanding the foregoing the Consulting Engineer makes no guarantee or warranty that approvals and/or permits will be obtained); and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

 2/27/26  
Consulting Engineer

<b>Please remit payment electronically to:</b> Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com		<b>If paying by check, please remit to:</b> KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
---	--	--

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Federal Tax Id: 56-0885615  
 For Services Rendered through Dec 31, 2025

**Invoice Amount: \$46,242.00**

Invoice No: 249438002-1225  
 Invoice Date: Dec 31, 2025

Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

Client Reference: WORK AUTHORIZATION 2

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#2 TASK 01 AGENCY PERMITTING	4,250.00	100.00%	4,250.00	4,250.00	0.00
WA#2 TASK 02 FINAL PLAT ASSISTANCE AND COORDINATION	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#2 TASK 03 WETLAND AND ENVIRONMENTAL PERMITTING ASSISTANCE	5,000.00	0.00%	0.00	0.00	0.00
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	81,904.71	99.98%	81,885.00	73,962.50	7,922.50
WA#2 TASK 05 CITY OF FLAGLER BEACH RECLAIMED WATER MAIN RELO	15,000.00	100.00%	15,000.00	15,000.00	0.00
WA#2 TASK 06 TOWNHOME AND AMENITY PERMITTING	14,750.00	100.00%	14,750.00	14,750.00	0.00
WA#4 TASK 01 FINAL PLAT ASSISTANCE & COORD- PHASE 1A	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 02 FINAL PLAT ASSISTANCE & COORD- PHASE 1B	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 03 FINAL PLAT ASSISTANCE & COORD- PHASE 2	7,000.00	100.00%	7,000.00	7,000.00	0.00
WA#4 TASK 04 FINAL PLAT ASSISTANCE & COORD- PHASE 3	7,000.00	0.00%	0.00	0.00	0.00
WA#4 TASK 05, WA#6 TASK 01, WA#7, WA#8 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	38,095.22	99.94%	38,072.50	33,517.50	4,555.00
WA#4 TASK 06 & WA#6 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 1B	78,619.05	99.97%	78,592.50	78,592.50	0.00
WA#4 TASK 07, WA#7, WA#8 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	80,952.33	99.97%	80,925.00	50,455.00	30,470.00
WA#4 TASK 08 CONSTRUCTION PHASE SERVICES - PHASE 3	29,238.10	0.00%	0.00	0.00	0.00
WA#7 TASK 04, WA#8 TASK 03 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	88.13%	20,145.00	19,052.50	1,092.50
REIMBURSBABLE EXPENSES	0.00	HOURLY	51,740.52	51,740.52	0.00
OFFICE EXPENSE	16,583.49	HOURLY	14,968.77	12,766.77	2,202.00
<b>Subtotal</b>	<b>422,250.00</b>		<b>428,329.29</b>	<b>382,087.29</b>	<b>46,242.00</b>
<b>Total</b>					<b>46,242.00</b>

**Total Invoice: \$46,242.00**

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
 SUITE 208  
 LAKE MARY, FL 32746

Invoice No: 249438002-1225  
 Invoice Date: Dec 31, 2025  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY

**HOURLY NOT TO EXCEED**

KH Ref # 249438002.3-34610867

Task	Description	Qty Hours	Billing Rate	Current Amount Due
WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES	ANALYST	16.5	220.00	3,630.00
	PROFESSIONAL	4.5	285.00	1,282.50
	SENIOR PROFESSIONAL I	9.0	310.00	2,790.00
	SUPPORT STAFF	1.0	145.00	145.00
	TECHNICAL SUPPORT	0.5	150.00	75.00
<b>TOTAL WA#2 TASK 04, WA #6 TASK 03, WA #07 TASK 03 ENCLAVE CONSTRUCTION PHASE SERVICES</b>		<b>31.5</b>		<b>7,922.50</b>
WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	ANALYST	8.5	220.00	1,870.00
	PROFESSIONAL	1.0	230.00	230.00
		3.0	250.00	750.00
	SENIOR PROFESSIONAL I	5.5	310.00	1,705.00
<b>TOTAL WA#4 TASK 05, WA#6 TASK 01, WA#7 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A</b>		<b>18.0</b>		<b>4,555.00</b>
WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	ANALYST	1.0	205.00	205.00
		47.5	235.00	11,162.50
	PROFESSIONAL	1.0	245.00	245.00
		3.0	300.00	900.00
	SENIOR PROFESSIONAL I	55.0	325.00	17,875.00
	SUPPORT STAFF	0.5	165.00	82.50
<b>TOTAL WA#4 TASK 07, WA#7 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2</b>		<b>108.0</b>		<b>30,470.00</b>
WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	ANALYST	0.5	235.00	117.50
	SENIOR PROFESSIONAL I	3.0	325.00	975.00
<b>TOTAL WA#7 TASK 04 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER</b>		<b>3.5</b>		<b>1,092.50</b>
OFFICE EXPENSE	ALLOCATION			2,202.00
<b>TOTAL OFFICE EXPENSE</b>				<b>2,202.00</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>				<b>46,242.00</b>



**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2024  
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Seminole Palms Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2024-25
- (B) Identify Acquisition Agreement, if applicable; *Acquisition Agreement, dated August 18, 2022*
- (C) Name of Payee: *CRE-KL Seminole Woods Owner, LLC*
- (D) Amount Payable: *\$1,832,793.40\**  
  
*(The actual cost of the improvements acquired is \$2,088,282.33, but the prior requisition resulted in an overpayment of \$255,488.93. This requisition is reduced to correct the prior overpayment.)*
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of partial progress for Assessment Area Two improvements (Phase 2 Infrastructure & Phase 3 Mass Grade, Pay Apps #5-6)**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District 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 District is at the date of such certificate entitled to retain.

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

**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

By: *William Sife*  
Responsible Officer

Date: *3/3/26*

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) to the best of the Consulting Engineer's knowledge and belief, all currently required environmental and other regulatory approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained, from all applicable regulatory bodies (notwithstanding the foregoing the Consulting Engineer makes no guarantee or warranty that approvals and/or permits will be obtained); and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

*Cory Suter 11/3/25*  
Consulting Engineer

**WIRE TRANSFER INSTRUCTIONS**

**WELLS FARGO BANK N.A.  
420 Montgomery  
San Francisco, CA 94104**



**FOR CREDIT TO:  
CRE-KL SEMINOLE WOODS OWNER, LLC**



ACQUISITION CERTIFICATE FOR PARTIAL PROGRESS PAYMENT

[SEMINOLE PALMS CDD – PH. 2 INFRASTRUCTURE & PH 3 MASS GRADE- SEMINOLE WOODS PROJECT]

Payment Applications #5-6 (together, "Pay Application")

Total Pay Application Amount: \$2,369,047.69

CDD Eligible Amount: \$2,088,282.33

Developer: CRE-KL Seminole Woods Owner, LLC ("Developer")

Contractor: The Briar Team LLC ("Contractor")

Site CDD Work Contract: *Contractor Agreement*, dated January 24, 2024 ("Contract")

Engineer's Report: *Revised Master and First Supplemental Engineer's Report*, dated August 19, 2022, as updated February 22, 2023 (together, "Engineer's Report")

**DEVELOPER CERTIFICATION** - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the Developer and for the purpose of the District acquiring the "CDD Work" described in the Pay Application attached as **Exhibit A**, and in the CDD Eligible Amount set forth above. By executing this certificate, the Developer certifies that: (1) the Developer is the developer of certain lands within District; (2) the Contract includes various improvements, including but not limited to the CDD Work that is part of the "Project" as defined in the Engineer's Report ("CDD Improvements"); (3) any private improvements (if any) under the Contract have been excluded from the CDD Eligible Amount; (4) the Developer agrees to cause all CDD Improvements under the Contract to be completed in a manner consistent with the Contract (regardless of whether the District has sufficient money to reimburse the full cost of the CDD Improvements) and to ensure that no liens are placed on the CDD Improvements; (5) upon completion of all CDD Improvements, the Developer shall transfer by final bill of sale to the District all such CDD Improvements, and shall transfer to the District any permits or similar approvals, as well as any related work product, necessary for the operation of the Project, and shall provide all maintenance bonds or other forms of security in connection with the turnover of any portions of the CDD Improvements to a local general purpose unit of government; (6) the Developer has paid all amounts due under the Pay Application and desires for the District to acquire the CDD Work, as further evidenced by the contractor partial release attached hereto as **Exhibit B**; (7) no money is currently owed to any contractors or subcontractors for any CDD Work performed under the Contract; and (8) no party is in default under the Contract. The Developer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work identified in **Exhibit A**, and funding such CDD Work subject to the terms of that certain *Acquisition Agreement*, between the District and the Developer and dated August 18, 2022.

CRE-KL SEMINOLE WOODS OWNER, LLC

  
Name: James P. Harvey

Title: Authorized Signatory

Date: February 20, 2026

**DISTRICT ENGINEER CERTIFICATION** - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the District Engineer and for the benefit of the District as of the date set forth below. By executing this certificate, the District Engineer certifies that: (1) the CDD Work – and specifically the CDD Eligible Amount set forth above – is within the scope of the Engineer's Report and specifically benefits the applicable property within the District; (2) the CDD Work was conducted in accordance with the Contract and design specifications, and the District Engineer is not aware of any defects in the CDD Work; (3) the cost of the CDD Work in the amount of the CDD Eligible Amount is equal to or less than what was actually paid by the Developer for the CDD Work or the reasonable fair market value of the CDD Work; (4) all known plans, permits and specifications necessary for the operation and maintenance of the CDD Work, upon completion, have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities; and (5) it is appropriate at this time for the District to acquire the CDD Work. The District Engineer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work.

KIMLEY-HORN AND ASSOCIATES INC.

  
Name: Cory Sitler

Title: Associate

Date: 11/3/25

Exhibit A: Payment Application, with District Items Identified

Exhibit B: Contractor Partial Release for Payment Application

**CORRECTIVE BILL OF SALE FOR PARTIAL PROGRESS PAYMENT<sup>1</sup>**

**[SEMINOLE PALMS CDD – PH. 2 INFRASTRUCTURE & PH 3 MASS GRADE- SEMINOLE WOODS PROJECT]**

**Payment Applications #1-4 (together, "Pay Application")**

**Total Pay Application Amount: \$2,215,130.25**

**CDD Eligible Amount: \$1,764,081.09**

**Contractor: The Briar Team LLC ("Contractor")**

**Site Work Contract: *Contractor Agreement*, dated January 24, 2024 ("Contract")**

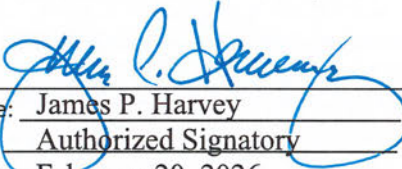
**THIS BILL OF SALE** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **CRE-KL Seminole Woods Owner, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o: 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444 and **Seminole Palms Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o: 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the work (together, "**Property**") as described in **Exhibit A** to have and to hold for Grantee's own use and benefit forever. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

**WHEREFORE**, the foregoing Bill of Sale is hereby executed and delivered on the date below.

Signed, sealed and delivered by:


**CRE-KL SEMINOLE WOODS OWNER, LLC**

  
Name: James P. Harvey  
Title: Authorized Signatory  
Date: February 20, 2026

**Exhibit A:** Pay Application, with District Items Identified

<sup>1</sup> The previously executed Acquisition Certificate dated July 29, 2025 had an error in the cost of the improvements. This Corrective Acquisition Certificate is intended to restate and supersede the prior certificate.

# KOLTER

<i>Check Request</i>				
CRE-KL Seminole Woods Owner LLC				
Vendor Name	The Briar Team LLC			
Vendor Code	BRITEA			
Invoice #	3520/APP5			
Invoice Date	6/30/2025			
APPLY TO PO #	3520			
Special Handling Instructions:				
Additional Information				
Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4278		\$ 1,199,462.32	\$ 119,946.26	\$ 1,079,516.06
	Total This Draw	\$ 1,199,462.32	\$ 119,946.26	\$ 1,079,516.06
Prepared by: Alexandra Linares		Date: <u>08/13/25</u>		
Approved by: Haley Kiernan				

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	82,084.20	8,208.42	8,208.42	73,875.78
App #2	359,420.44	35,942.04	35,942.04	323,478.40
App #3	310,806.37	31,080.64	31,080.64	279,725.73
App #4	1,462,819.24	146,281.97	146,281.97	1,316,537.27
App #5	1,199,462.32	119,946.26	119,946.26	1,079,516.06
App #6			-	-
App #7			-	-
App #8			-	-
App #9			-	-
App #10			-	-
App #11			-	-
	<b>3,414,592.57</b>	<b>341,459.34</b>	<b>341,459.34</b>	<b>3,073,133.23</b>

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 6893



To Owner: CRE-KL SEMINOLE WOODS OWNER,  
14025 RIVEREDGE DR., SUITE 175

Project: 2004- SEMINOLE PALMS PHASE 2  
INFRASTRUCTURE & PH 3 MG (PO# 3520)

Application No.: 5

Distribution to:

Owner

Engineer

Contractor

TAMPA, FL 33637

Period To: 6/30/2025

From Contractor: THE BRIAR TEAM LLC  
4570 Orange Blvd  
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum .....	\$7,335,355.00
2. Net Change By Change Order .....	\$0.00
3. Contract Sum To Date .....	\$7,335,355.00
4. Total Completed and Stored To Date .....	\$3,414,592.57
5. Retainage:	
a. 10.00% of Completed Work	\$341,459.34
b. 0.00% of Stored Material	\$0.00
Total Retainage .....	\$341,459.34
6. Total Earned Less Retainage .....	\$3,073,133.23
7. Less Previous Certificates For Payments .....	\$1,993,617.17
8. Current Payment Due .....	\$1,079,516.06
9. Balance To Finish, Plus Retainage .....	\$4,262,221.77

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: THE BRIAR TEAM LLC

By: \_\_\_\_\_ Date: 6/25/25

State of: Florida  
Subscribed and sworn to before me this 25th  
Notary Public: Melissa Leigh Harley  
My Commission expires: \_\_\_\_\_



### ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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 OPINIONED.

AMOUNT OPINIONED \$1,079,516.06

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

ENGINEER: Cory Little  
By: \_\_\_\_\_ Date: 7/29/25

This Opinion is not negotiable. The AMOUNT OPINIONED 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.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

**Purchase Order: 3520**

**KOLTER**

PO Name: Briar Team - Phase 2 Infrastructure & 3  
 Mass Grade  
 Ordered: 3/7/2025  
 Revised:

Community: CRE-KL Seminole Woods  
 Owner LLC

Vendor: The Briar Team (BRITEA)  
4570 ORANGE BLVD.  
 SANFORD, FL 32771  
 (p) (407)321-2773

Notes:

Phase 2

Line	Qty	Unit	Resource Description	CO	Price	Total	Invoiced
	0.00	LS	61060 Earthwork - Mobilization - Earthwork Ph 2 Infra. & 3 Mass	0	\$7,335,335.00	\$7,335,335.00	\$0.00

**Payment Information**

Draw                      Draw Amounts

Subtotal: \$7,335,335.00  
 Total Tax: \$0.00  
 Purchase Order Total: \$7,335,335.00  
 Invoiced To Date: \$0.00

**Terms and Conditions**

This Purchase Order ("P.O.") is issued in connection with the Contractor Agreement and the scope of work herein becomes a part of the agreement. This P.O. shall constitute a binding agreement between the Contractor and the Owner and shall supersede and replace any and all other P.O.s of the same number. Payment for and all work completed hereunder shall be made in accordance with the terms contained in the Contractor Agreement, and all terms and conditions of the Contractor Agreement are by reference incorporated herein.



## WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 1,079,516.06, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 6/25/2025 to CRE KL Seminole Woods Owner, LLC on the job of Seminole Palms Ph 2 to the following described property:

Project Name: Seminole Palms Ph 2  
Location: CITATION BLVD AT SERENOA ROAD, PALM COAST, FLORIDA PERMIT # 172928-2 (SJRWMD) SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20 TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 6/25/25

Lienor's Name: The Briar Team, LLC  
By: *Richard Herbach*  
Printed Name: Richard Herbach  
Title: CFO

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 25<sup>th</sup> day of June, 2025 by *Richard Herbach*.

*Melissa Leigh Harley*  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 5  
 Application Date : 06/18/25  
 To: 06/30/25

Engineer's Project No.:

Invoice # : 6893 Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
<b>A. SITE WORK</b>									
	SITE WORK	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction entrance	15,879.79	15,879.79	0.00	0.00	15,879.79	100.00%	0.00	1,587.98
	clearing & grubbing phase 2	338,361.87	287,607.59	50,754.28	0.00	338,361.87	100.00%	0.00	33,836.20
	mowing and disking phase 2	16,917.78	7,613.00	9,304.78	0.00	16,917.78	100.00%	0.00	1,691.78
	clearing & grubbing phase 3	461,402.55	346,051.91	115,350.64	0.00	461,402.55	100.00%	0.00	46,140.25
	mowing and disking phase 3	23,069.70	9,227.88	13,841.82	0.00	23,069.70	100.00%	0.00	2,306.97
	silt fence phase 2	13,568.00	13,568.00	0.00	0.00	13,568.00	100.00%	0.00	1,356.80
	silt fence phase 3	9,646.00	9,646.00	0.00	0.00	9,646.00	100.00%	0.00	964.60
	mass excavation phase 2 (cut)	6,768.00	0.00	0.00	0.00	0.00	0.00%	6,768.00	0.00
	mass excavation phase 2 (fill)	60,256.35	9,038.45	9,038.46	0.00	18,076.91	30.00%	42,179.44	1,807.70
	retention pond phase 2 (cut)	58,926.00	0.00	0.00	0.00	0.00	0.00%	58,926.00	0.00
	retention pond phase 2 (fill)	770.00	0.00	0.00	0.00	0.00	0.00%	770.00	0.00
	mass excavation phase 3 (cut)	13,536.00	0.00	0.00	0.00	0.00	0.00%	13,536.00	0.00
	mass excavation phase 3 (fill)	57,150.90	8,572.64	11,430.18	0.00	20,002.82	35.00%	37,148.08	2,000.28
	retention pond phase 3 (cut)	712,968.00	106,945.20	178,242.00	0.00	285,187.20	40.00%	427,780.80	28,518.72
	retention pond phase 3 (fill)	2,090.00	0.00	0.00	0.00	0.00	0.00%	2,090.00	0.00
	import fill from Cline pit (haul only)	520,064.00	182,022.40	338,041.60	0.00	520,064.00	100.00%	0.00	52,006.40
	fine grade lots	30,668.47	0.00	0.00	0.00	0.00	0.00%	30,668.47	0.00
	sod pond slopes (bahia)	190,575.00	0.00	19,057.50	0.00	19,057.50	10.00%	171,517.50	1,905.75
	sod open tracts (bahia)	56,133.00	0.00	5,613.30	0.00	5,613.30	10.00%	50,519.70	561.33
	seed lots	23,760.00	0.00	0.00	0.00	0.00	0.00%	23,760.00	0.00
	conservation signs	18,482.32	0.00	0.00	0.00	0.00	0.00%	18,482.32	0.00
	<b>SITE WORK Totals</b>	<b>2,630,993.73</b>	<b>996,172.86</b>	<b>750,674.56</b>	<b>0.00</b>	<b>1,746,847.42</b>	<b>66.39%</b>	<b>884,146.31</b>	<b>174,684.76</b>
<b>B. SANITARY</b>									
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to manhole ( 18' )	7,762.33	7,762.33	0.00	0.00	7,762.33	100.00%	0.00	776.23
	manholes 0/6	70,360.84	35,180.42	17,590.21	0.00	52,770.63	75.00%	17,590.21	5,277.06
	manholes 6/8	52,661.98	26,330.99	0.00	0.00	26,330.99	50.00%	26,330.99	2,633.10

# CONTINUATION SHEET

**Application and Certification for Payment**, containing Contractor's signed certification is attached.  
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 Use Column I on Contracts where variable retainage for line items may apply.

**Application No. :** 5

**Application Date :** 06/18/25

**To:** 06/30/25

**Engineer's Project No.:**

**Invoice # :** 6893      **Contract :** 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
	manholes 8/10	78,007.68	39,003.84	7,800.77	0.00	46,804.61	60.00%	31,203.07	4,680.46
	manholes 10/12	33,644.88	16,822.44	3,364.49	0.00	20,186.93	60.00%	13,457.95	2,018.69
	manholes 12/14	25,180.44	12,590.22	7,554.13	0.00	20,144.35	80.00%	5,036.09	2,014.43
	manholes 14/16	119,574.09	59,787.05	11,957.40	0.00	71,744.45	60.00%	47,829.64	7,174.45
	manholes 16/18	31,834.36	31,834.36	0.00	0.00	31,834.36	100.00%	0.00	3,183.44
	drop connection	4,574.46	1,601.06	0.00	0.00	1,601.06	35.00%	2,973.40	160.11
	8" PVC 0/6	17,803.31	12,462.32	0.00	0.00	12,462.32	70.00%	5,340.99	1,246.23
	8" PVC 6/8	22,587.84	14,682.10	3,388.17	0.00	18,070.27	80.00%	4,517.57	1,807.03
	8" PVC 8/10	24,799.44	12,399.72	7,439.83	0.00	19,839.55	80.00%	4,959.89	1,983.95
	8" PVC 10/12	14,319.24	7,159.62	4,295.77	0.00	11,455.39	80.00%	2,863.85	1,145.54
	8" PVC 12/14	6,879.60	3,439.80	2,063.88	0.00	5,503.68	80.00%	1,375.92	550.37
	8" PVC 14/16	4,020.13	2,010.07	2,010.06	0.00	4,020.13	100.00%	0.00	402.02
	8" PVC 16/18	6,707.12	3,353.56	3,353.56	0.00	6,707.12	100.00%	0.00	670.72
	10" PVC 10/12	17,449.16	8,724.58	5,234.75	0.00	13,959.33	80.00%	3,489.83	1,395.94
	10" PVC 12/14	14,380.64	7,190.32	4,314.19	0.00	11,504.51	80.00%	2,876.13	1,150.45
	10" PVC 14/16	46,877.58	32,814.31	14,063.27	0.00	46,877.58	100.00%	0.00	4,687.76
	10" PVC 16/18	40,312.60	40,312.60	0.00	0.00	40,312.60	100.00%	0.00	4,031.26
	single laterals	146,550.38	0.00	43,965.11	0.00	43,965.11	30.00%	102,585.27	4,396.51
	TV video	71,687.99	0.00	0.00	0.00	0.00	0.00%	71,687.99	0.00
	air test	25,337.02	0.00	0.00	0.00	0.00	0.00%	25,337.02	0.00
	dewatering	86,482.26	51,889.36	17,296.45	0.00	69,185.81	80.00%	17,296.45	6,918.59
	<b>SANITARY Totals</b>	<b>969,795.37</b>	<b>427,351.07</b>	<b>155,692.04</b>	<b>0.00</b>	<b>583,043.11</b>	<b>60.12%</b>	<b>386,752.26</b>	<b>58,304.34</b>
	<b>C. STORM</b>								
	STORM	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing structure	14,487.40	0.00	7,243.70	0.00	7,243.70	50.00%	7,243.70	724.37
	type "P" manholes 0/6	24,038.65	12,019.33	0.00	0.00	12,019.33	50.00%	12,019.32	1,201.93
	type "P" manholes 6/8	15,636.75	7,818.38	0.00	0.00	7,818.38	50.00%	7,818.37	781.84
	type "P" manholes 8/10	6,106.10	3,053.05	0.00	0.00	3,053.05	50.00%	3,053.05	305.31
	type "J" manholes 0/6	5,914.49	2,957.25	0.00	0.00	2,957.25	50.00%	2,957.24	295.73
	type "J" manholes 8/10	77,385.12	38,692.56	0.00	0.00	38,692.56	50.00%	38,692.56	3,869.26
	type "J" manholes 10/12	46,713.25	23,356.63	0.00	0.00	23,356.63	50.00%	23,356.62	2,335.66

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 To: 06/30/25  
 Engineer's Project No.:

Invoice # : 6893 Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
	type "J" manholes 12/14	9,134.50	4,567.25	0.00	0.00	4,567.25	50.00%	4,567.25	456.73
	type "C" inlets 0/6	68,283.36	34,141.68	0.00	0.00	34,141.68	50.00%	34,141.68	3,414.17
	type "C" inlets 8/10	5,669.73	2,834.87	0.00	0.00	2,834.87	50.00%	2,834.86	283.49
	type "C" inlet w/ J bottom 0/6	55,502.46	27,751.23	0.00	0.00	27,751.23	50.00%	27,751.23	2,775.12
	type "C" inlet w/ J bottom 6/8	6,809.35	3,404.68	0.00	0.00	3,404.68	50.00%	3,404.67	340.47
	type "C" inlet w/ J bottom 8/10	16,028.82	8,014.41	0.00	0.00	8,014.41	50.00%	8,014.41	801.44
	type "C" inlet w/ J bottom 10/12	16,305.14	8,152.57	0.00	0.00	8,152.57	50.00%	8,152.57	815.26
	type "D" inlets 0/6	15,468.96	7,734.48	0.00	0.00	7,734.48	50.00%	7,734.48	773.45
	type "D" inlets 6/8	12,358.16	6,179.08	0.00	0.00	6,179.08	50.00%	6,179.08	617.91
	type "D" inlet w/ J bottom 0/6	6,856.62	3,428.31	0.00	0.00	3,428.31	50.00%	3,428.31	342.83
	type "E" control structures	11,574.58	5,787.29	0.00	0.00	5,787.29	50.00%	5,787.29	578.73
	type "H" control structures	17,414.92	8,707.46	0.00	0.00	8,707.46	50.00%	8,707.46	870.75
	18" HDPE 0/6	41,632.20	20,816.10	0.00	0.00	20,816.10	50.00%	20,816.10	2,081.61
	18" HDPE 6/8	13,695.92	6,847.96	2,054.39	0.00	8,902.35	65.00%	4,793.57	890.24
	18" HDPE 8/10	10,786.32	5,393.16	3,235.90	0.00	8,629.06	80.00%	2,157.26	862.91
	24" HDPE 0/6	35,998.45	17,999.23	3,599.84	0.00	21,599.07	60.00%	14,399.38	2,159.90
	24" HDPE 6/8	9,246.00	4,623.00	1,386.90	0.00	6,009.90	65.00%	3,236.10	600.99
	24" HDPE 8/10	51,796.51	25,898.26	10,359.30	0.00	36,257.56	70.00%	15,538.95	3,625.76
	24" HDPE 10/12	25,472.48	12,736.24	5,094.50	0.00	17,830.74	70.00%	7,641.74	1,783.07
	30" HDPE 0/6	15,063.00	7,531.50	1,506.30	0.00	9,037.80	60.00%	6,025.20	903.78
	30" HDPE 8/10	31,251.20	15,625.60	3,125.12	0.00	18,750.72	60.00%	12,500.48	1,875.07
	30" HDPE 10/12	54,151.80	27,075.90	8,122.77	0.00	35,198.67	65.00%	18,953.13	3,519.87
	30" HDPE 12/14	23,295.30	11,647.65	0.00	0.00	11,647.65	50.00%	11,647.65	1,164.77
	36" HDPE 6/8	80,976.00	40,488.00	4,048.80	0.00	44,536.80	55.00%	36,439.20	4,453.68
	36" HDPE 8/10	14,075.14	7,037.57	2,111.27	0.00	9,148.84	65.00%	4,926.30	914.89
	36" HDPE 10/12	32,091.26	16,045.63	0.00	0.00	16,045.63	50.00%	16,045.63	1,604.56
	48" HDPE 8/10	145,844.93	72,922.47	29,168.98	0.00	102,091.45	70.00%	43,753.48	10,209.15
	48" HDPE 10/12	56,813.90	28,406.95	0.00	0.00	28,406.95	50.00%	28,406.95	2,840.70
	24" MES	2,485.60	0.00	0.00	0.00	0.00	0.00%	2,485.60	0.00
	30" MES	18,142.16	0.00	0.00	0.00	0.00	0.00%	18,142.16	0.00
	36" MES	11,260.72	0.00	0.00	0.00	0.00	0.00%	11,260.72	0.00
	48" MES	31,603.32	0.00	7,900.83	0.00	7,900.83	25.00%	23,702.49	790.08
	cleaning & inspection	72,044.49	0.00	0.00	0.00	0.00	0.00%	72,044.49	0.00
	dewatering	83,890.08	50,334.05	8,389.01	0.00	58,723.06	70.00%	25,167.02	5,872.30

# CONTINUATION SHEET

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 Application Date : 06/18/25  
 To: 06/30/25  
 Engineer's Project No.:

Invoice # : 6893 Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
<b>STORM Totals</b>		<b>1,293,305.14</b>	<b>580,029.78</b>	<b>97,347.61</b>	<b>0.00</b>	<b>677,377.39</b>	<b>52.38%</b>	<b>615,927.75</b>	<b>67,737.78</b>
<b>D. WATER</b>									
	WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing	5,542.56	0.00	0.00	0.00	0.00	0.00%	5,542.56	0.00
	8" PVC (DR-18)	170,720.06	85,360.03	25,608.01	0.00	110,968.04	65.00%	59,752.02	11,096.80
	6" PVC (DR-18)	35,139.62	17,569.81	0.00	0.00	17,569.81	50.00%	17,569.81	1,756.98
	fire hydrant assembly	103,392.84	0.00	15,508.93	0.00	15,508.93	15.00%	87,883.91	1,550.89
	jumper assembly	6,348.51	0.00	0.00	0.00	0.00	0.00%	6,348.51	0.00
	2" B/O assembly	4,969.51	0.00	0.00	0.00	0.00	0.00%	4,969.51	0.00
	single services	95,493.84	0.00	9,549.38	0.00	9,549.38	10.00%	85,944.46	954.94
	valves and fittings	124,342.29	0.00	62,171.15	0.00	62,171.15	50.00%	62,171.14	6,217.12
	testing and chlorination	15,508.30	0.00	0.00	0.00	0.00	0.00%	15,508.30	0.00
	<b>WATER Totals</b>	<b>561,457.53</b>	<b>102,929.84</b>	<b>112,837.47</b>	<b>0.00</b>	<b>215,767.31</b>	<b>38.43%</b>	<b>345,690.22</b>	<b>21,576.73</b>
<b>E. REUSE</b>									
	REUSE	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing	5,542.56	0.00	0.00	0.00	0.00	0.00%	5,542.56	0.00
	6" PVC (DR-18)	64,083.20	32,041.60	6,408.32	0.00	38,449.92	60.00%	25,633.28	3,844.99
	4" PVC (DR-18)	50,754.45	25,377.23	2,537.72	0.00	27,914.95	55.00%	22,839.50	2,791.49
	2" B/O assembly	9,939.00	0.00	0.00	0.00	0.00	0.00%	9,939.00	0.00
	1-1/2" reuse service	1,634.19	0.00	0.00	0.00	0.00	0.00%	1,634.19	0.00
	2" reuse service	1,890.41	0.00	0.00	0.00	0.00	0.00%	1,890.41	0.00
	single services	93,981.27	0.00	9,398.13	0.00	9,398.13	10.00%	84,583.14	939.81
	air release valve & meter box	226,109.88	0.00	0.00	0.00	0.00	0.00%	226,109.88	0.00
	valves and fittings	77,806.02	0.00	38,903.01	0.00	38,903.01	50.00%	38,903.01	3,890.30
	pressure testing	12,547.85	0.00	0.00	0.00	0.00	0.00%	12,547.85	0.00
	<b>REUSE Totals</b>	<b>544,288.83</b>	<b>57,418.83</b>	<b>57,247.18</b>	<b>0.00</b>	<b>114,666.01</b>	<b>21.07%</b>	<b>429,622.82</b>	<b>11,466.59</b>

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 To: 06/30/25  
 Engineer's Project No.:

Invoice # : 6893 Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

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			From Previous Application (D+E)	This Period In Place					
<b>F. ON SITE PAVING</b>									
	ON SITE PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	12" stabilized subbase	134,480.00	0.00	0.00	0.00	0.00	0.00%	134,480.00	0.00
	8" limerock	404,595.00	0.00	0.00	0.00	0.00	0.00%	404,595.00	0.00
	1.5" SP-9.5 asphalt	251,505.00	0.00	0.00	0.00	0.00	0.00%	251,505.00	0.00
	2' miami curb	196,245.00	0.00	0.00	0.00	0.00	0.00%	196,245.00	0.00
	5' sidewalk	34,155.00	0.00	0.00	0.00	0.00	0.00%	34,155.00	0.00
	5' handicap ramps w/truncated domes	22,709.44	0.00	0.00	0.00	0.00	0.00%	22,709.44	0.00
	fine grade R/W	20,303.00	0.00	0.00	0.00	0.00	0.00%	20,303.00	0.00
	sod between curb & sidewalk	4,158.00	0.00	0.00	0.00	0.00	0.00%	4,158.00	0.00
	sod curb line (2' wide)	16,170.00	0.00	0.00	0.00	0.00	0.00%	16,170.00	0.00
	seed R/W	4,686.00	0.00	0.00	0.00	0.00	0.00%	4,686.00	0.00
	striping and signage	25,120.84	0.00	0.00	0.00	0.00	0.00%	25,120.84	0.00
	<b>ON SITE PAVING Totals</b>	<b>1,114,127.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>1,114,127.28</b>	<b>0.00</b>
<b>G. ADMINISTRATION</b>									
	ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction staking	60,043.77	18,013.13	6,004.38	0.00	24,017.51	40.00%	36,026.26	2,401.76
	mot/traffic control	7,690.05	0.00	0.00	0.00	0.00	0.00%	7,690.05	0.00
	mobilization	67,778.31	20,333.49	6,777.83	0.00	27,111.32	40.00%	40,666.99	2,711.12
	certified "as-builts"	85,874.99	12,881.25	12,881.25	0.00	25,762.50	30.00%	60,112.49	2,576.26
	<b>ADMINISTRATION Totals</b>	<b>221,387.12</b>	<b>51,227.87</b>	<b>25,663.46</b>	<b>0.00</b>	<b>76,891.33</b>	<b>34.73%</b>	<b>144,495.79</b>	<b>7,689.14</b>
<b>I. ZERO DOLLAR AMOUNTS</b>									
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
133		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

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			From Previous Application (D+E)	This Period In Place					
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	<b>ZERO DOLLAR AMOUNTS Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>
<hr/>									
	<b>Grand Totals</b>	<b>7,335,355.00</b>	<b>2,215,130.25</b>	<b>1,199,462.32</b>	<b>0.00</b>	<b>3,414,592.57</b>	<b>46.55%</b>	<b>3,920,762.43</b>	<b>341,459.34</b>

# KOLTER

<i>Check Request</i>				
CRE-KL Seminole Woods Owner LLC				
Vendor Name	The Briar Team LLC			
Vendor Code	BRITEA			
Invoice #	3520/APP6			
Invoice Date	7/31/2025			
APPLY TO PO #	3520			
Special Handling Instructions:				
Additional Information				
Division	Job Cost Code	Amount This Period	Retainage	Amount Due
4278		\$ 1,432,812.97	\$ 143,281.34	\$ 1,289,531.63
	Total This Draw	\$ 1,432,812.97	\$ 143,281.34	\$ 1,289,531.63
Prepared by: Alexandra Linares		Date: <u>08/28/25</u>		
Approved by: Haley Kiernan				

Paid				
	Payment Amount	LandDev Retention	Total Retention	Total Payment
App #1	82,084.20	8,208.42	8,208.42	73,875.78
App #2	359,420.44	35,942.04	35,942.04	323,478.40
App #3	310,806.37	31,080.64	31,080.64	279,725.73
App #4	1,462,819.24	146,281.97	146,281.97	1,316,537.27
App #5	1,199,462.32	119,946.26	119,946.26	1,079,516.06
App #6	1,432,812.97	143,281.34	143,281.34	1,289,531.63
App #7			-	-
App #8			-	-
App #9			-	-
App #10			-	-
App #11			-	-
	<b>4,847,405.54</b>	<b>484,740.67</b>	<b>484,740.67</b>	<b>4,362,664.87</b>

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 6934



To Owner: CRE-KL SEMINOLE WOODS OWNER,  
14025 RIVEREDGE DR., SUITE 175

Project: 2004- SEMINOLE PALMS PHASE 2  
INFRASTRUCTURE & PH 3 MG (PO#  
3520)

Application No.: 6

Distribution to:

Owner

Engineer

Contractor

TAMPA, FL 33637

Period To: 7/31/2025

From Contractor: THE BRIAR TEAM LLC  
4570 Orange Blvd  
Sanford, FL 32771

Via Engineer:

Project Nos:

Contract For:

Contract Date:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

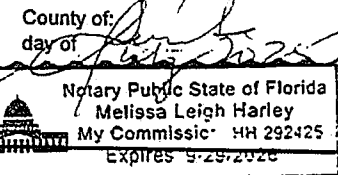
1. Original Contract Sum .....	\$7,335,355.00
2. Net Change By Change Order .....	\$0.00
3. Contract Sum To Date .....	\$7,335,355.00
4. Total Completed and Stored To Date .....	\$4,847,405.54
5. Retainage:	
a. 10.00% of Completed Work	\$484,740.68
b. 0.00% of Stored Material	\$0.00
Total Retainage .....	\$484,740.68
6. Total Earned Less Retainage .....	\$4,362,664.86
7. Less Previous Certificates For Payments .....	\$3,073,133.23
8. Current Payment Due .....	\$1,289,531.63
9. Balance To Finish, Plus Retainage .....	\$2,972,690.14

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: THE BRIAR TEAM LLC

By: \_\_\_\_\_ Date: 7/24/25

State of: Florida  
Subscribed and sworn to before me this 24th  
Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



## ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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 OPINIONED.

AMOUNT OPINIONED \$1,289,531.63

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

ENGINEER: Cory Smith  
By: \_\_\_\_\_ Date: 8/11/25

This Opinion is not negotiable. The AMOUNT OPINIONED 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.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net Changes By Change Order	<b>\$0.00</b>	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

Application No. : 6

In tabulations below, amounts are stated to the nearest dollar.

Application Date : 07/23/25

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

To: 07/31/25

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

Engineer's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
<b>A. SITE WORK</b>									
	SITE WORK	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction entrance	15,879.79	15,879.79	0.00	0.00	15,879.79	100.00%	0.00	1,587.98
	clearing & grubbing phase 2	338,361.87	338,361.87	0.00	0.00	338,361.87	100.00%	0.00	33,836.20
	mowing and disking phase 2	16,917.78	16,917.78	0.00	0.00	16,917.78	100.00%	0.00	1,691.78
	clearing & grubbing phase 3	461,402.55	461,402.55	0.00	0.00	461,402.55	100.00%	0.00	46,140.25
	mowing and disking phase 3	23,069.70	23,069.70	0.00	0.00	23,069.70	100.00%	0.00	2,306.97
	silt fence phase 2	13,568.00	13,568.00	0.00	0.00	13,568.00	100.00%	0.00	1,356.80
	silt fence phase 3	9,646.00	9,646.00	0.00	0.00	9,646.00	100.00%	0.00	964.60
	mass excavation phase 2 (cut)	6,768.00	0.00	3,384.00	0.00	3,384.00	50.00%	3,384.00	338.40
	mass excavation phase 2 (fill)	60,256.35	18,076.91	12,051.27	0.00	30,128.18	50.00%	30,128.17	3,012.83
	retention pond phase 2 (cut)	58,926.00	0.00	50,087.10	0.00	50,087.10	85.00%	8,838.90	5,008.71
	retention pond phase 2 (fill)	770.00	0.00	616.00	0.00	616.00	80.00%	154.00	61.60
	mass excavation phase 3 (cut)	13,536.00	0.00	8,121.60	0.00	8,121.60	60.00%	5,414.40	812.16
	mass excavation phase 3 (fill)	57,150.90	20,002.82	25,717.90	0.00	45,720.72	80.00%	11,430.18	4,572.07
	retention pond phase 3 (cut)	712,968.00	285,187.20	213,890.40	0.00	499,077.60	70.00%	213,890.40	49,907.76
	retention pond phase 3 (fill)	2,090.00	0.00	0.00	0.00	0.00	0.00%	2,090.00	0.00
	import fill from Cline pit (haul only)	520,064.00	520,064.00	0.00	0.00	520,064.00	100.00%	0.00	52,006.40
	fine grade lots	30,668.47	0.00	0.00	0.00	0.00	0.00%	30,668.47	0.00
	sod pond slopes (bahia)	190,575.00	19,057.50	0.00	0.00	19,057.50	10.00%	171,517.50	1,905.75
	sod open tracts (bahia)	56,133.00	5,613.30	0.00	0.00	5,613.30	10.00%	50,519.70	561.33
	seed lots	23,760.00	0.00	0.00	0.00	0.00	0.00%	23,760.00	0.00
	conservation signs	18,482.32	0.00	0.00	0.00	0.00	0.00%	18,482.32	0.00
	<b>SITE WORK Totals</b>	<b>2,630,993.73</b>	<b>1,746,847.42</b>	<b>313,868.27</b>	<b>0.00</b>	<b>2,060,715.69</b>	<b>78.32%</b>	<b>570,278.04</b>	<b>206,071.59</b>
<b>B. SANITARY</b>									
	SANITARY	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to manhole ( 18' )	7,762.33	7,762.33	0.00	0.00	7,762.33	100.00%	0.00	776.23
	manholes 0/6	70,360.84	52,770.63	3,518.04	0.00	56,288.67	80.00%	14,072.17	5,628.86
	manholes 6/8	52,661.98	26,330.99	15,798.59	0.00	42,129.58	80.00%	10,532.40	4,212.96

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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

Application No. : 6

Application Date : 07/23/25

To: 07/31/25

Engineer's Project No.:

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			E Work Completed						
			From Previous Application (D+E)	This Period In Place					
	manholes 8/10	78,007.68	46,804.61	15,601.53	0.00	62,406.14	80.00%	15,601.54	6,240.61
	manholes 10/12	33,644.88	20,186.93	6,728.97	0.00	26,915.90	80.00%	6,728.98	2,691.59
	manholes 12/14	25,180.44	20,144.35	0.00	0.00	20,144.35	80.00%	5,036.09	2,014.43
	manholes 14/16	119,574.09	71,744.45	23,914.82	0.00	95,659.27	80.00%	23,914.82	9,565.93
	manholes 16/18	31,834.36	31,834.36	0.00	0.00	31,834.36	100.00%	0.00	3,183.44
	drop connection	4,574.46	1,601.06	2,973.40	0.00	4,574.46	100.00%	0.00	457.45
	8" PVC 0/6	17,803.31	12,462.32	5,340.99	0.00	17,803.31	100.00%	0.00	1,780.33
	8" PVC 6/8	22,587.84	18,070.27	4,517.57	0.00	22,587.84	100.00%	0.00	2,258.79
	8" PVC 8/10	24,799.44	19,839.55	4,959.89	0.00	24,799.44	100.00%	0.00	2,479.94
	8" PVC 10/12	14,319.24	11,455.39	2,863.85	0.00	14,319.24	100.00%	0.00	1,431.93
	8" PVC 12/14	6,879.60	5,503.68	1,375.92	0.00	6,879.60	100.00%	0.00	687.96
	8" PVC 14/16	4,020.13	4,020.13	0.00	0.00	4,020.13	100.00%	0.00	402.02
	8" PVC 16/18	6,707.12	6,707.12	0.00	0.00	6,707.12	100.00%	0.00	670.72
	10" PVC 10/12	17,449.16	13,959.33	3,489.83	0.00	17,449.16	100.00%	0.00	1,744.92
	10" PVC 12/14	14,380.64	11,504.51	2,876.13	0.00	14,380.64	100.00%	0.00	1,438.06
	10" PVC 14/16	46,877.58	46,877.58	0.00	0.00	46,877.58	100.00%	0.00	4,687.76
	10" PVC 16/18	40,312.60	40,312.60	0.00	0.00	40,312.60	100.00%	0.00	4,031.26
	single laterals	146,550.38	43,965.11	73,275.19	0.00	117,240.30	80.00%	29,310.08	11,724.03
	TV video	71,687.99	0.00	14,337.60	0.00	14,337.60	20.00%	57,350.39	1,433.76
	air test	25,337.02	0.00	5,067.40	0.00	5,067.40	20.00%	20,269.62	506.74
	dewatering	86,482.26	69,185.81	17,296.45	0.00	86,482.26	100.00%	0.00	8,648.24
	<b>SANITARY Totals</b>	<b>969,795.37</b>	<b>583,043.11</b>	<b>203,936.17</b>	<b>0.00</b>	<b>786,979.28</b>	<b>81.15%</b>	<b>182,816.09</b>	<b>78,697.96</b>
	<b>C. STORM</b>								
	STORM	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing structure	14,487.40	7,243.70	7,243.70	0.00	14,487.40	100.00%	0.00	1,448.74
	type "P" manholes 0/6	24,038.65	12,019.33	7,211.59	0.00	19,230.92	80.00%	4,807.73	1,923.09
	type "P" manholes 6/8	15,636.75	7,818.38	4,691.02	0.00	12,509.40	80.00%	3,127.35	1,250.94
	type "P" manholes 8/10	6,106.10	3,053.05	1,831.83	0.00	4,884.88	80.00%	1,221.22	488.49
	type "J" manholes 0/6	5,914.49	2,957.25	1,774.34	0.00	4,731.59	80.00%	1,182.90	473.16
	type "J" manholes 8/10	77,385.12	38,692.56	23,215.54	0.00	61,908.10	80.00%	15,477.02	6,190.81
	type "J" manholes 10/12	46,713.25	23,356.63	14,013.97	0.00	37,370.60	80.00%	9,342.65	3,737.06

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To: 07/31/25

Engineer's Project No.:

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not In D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			E From Previous Application (D+E)	F This Period In Place					
	type "J" manholes 12/14	9,134.50	4,567.25	2,740.35	0.00	7,307.60	80.00%	1,826.90	730.77
	type "C" inlets 0/6	68,283.36	34,141.68	20,485.01	0.00	54,626.69	80.00%	13,656.67	5,462.67
	type "C" inlets 8/10	5,669.73	2,834.87	1,700.91	0.00	4,535.78	80.00%	1,133.95	453.58
	type "C" inlet w/ J bottom 0/6	55,502.46	27,751.23	16,650.74	0.00	44,401.97	80.00%	11,100.49	4,440.19
	type "C" inlet w/ J bottom 6/8	6,809.35	3,404.68	2,042.80	0.00	5,447.48	80.00%	1,361.87	544.75
	type "C" inlet w/ J bottom 8/10	16,028.82	8,014.41	4,808.65	0.00	12,823.06	80.00%	3,205.76	1,282.31
	type "C" inlet w/ J bottom 10/12	16,305.14	8,152.57	4,891.54	0.00	13,044.11	80.00%	3,261.03	1,304.41
	type "D" inlets 0/6	15,468.96	7,734.48	4,640.69	0.00	12,375.17	80.00%	3,093.79	1,237.52
	type "D" inlets 6/8	12,358.16	6,179.08	3,707.45	0.00	9,886.53	80.00%	2,471.63	988.66
	type "D" inlet w/ J bottom 0/6	6,856.62	3,428.31	2,056.99	0.00	5,485.30	80.00%	1,371.32	548.53
	type "E" control structures	11,574.58	5,787.29	3,472.37	0.00	9,259.66	80.00%	2,314.92	925.97
	type "H" control structures	17,414.92	8,707.46	5,224.48	0.00	13,931.94	80.00%	3,482.98	1,393.20
	18" HDPE 0/6	41,632.20	20,816.10	20,816.10	0.00	41,632.20	100.00%	0.00	4,163.22
	18" HDPE 6/8	13,695.92	8,902.35	4,793.57	0.00	13,695.92	100.00%	0.00	1,369.60
	18" HDPE 8/10	10,786.32	8,629.06	2,157.26	0.00	10,786.32	100.00%	0.00	1,078.64
	24" HDPE 0/6	35,998.45	21,599.07	14,399.38	0.00	35,998.45	100.00%	0.00	3,599.84
	24" HDPE 6/8	9,246.00	6,009.90	3,236.10	0.00	9,246.00	100.00%	0.00	924.60
	24" HDPE 8/10	51,796.51	36,257.56	15,538.95	0.00	51,796.51	100.00%	0.00	5,179.66
	24" HDPE 10/12	25,472.48	17,830.74	7,641.74	0.00	25,472.48	100.00%	0.00	2,547.24
	30" HDPE 0/6	15,063.00	9,037.80	6,025.20	0.00	15,063.00	100.00%	0.00	1,506.30
	30" HDPE 8/10	31,251.20	18,750.72	12,500.48	0.00	31,251.20	100.00%	0.00	3,125.12
	30" HDPE 10/12	54,151.80	35,198.67	18,953.13	0.00	54,151.80	100.00%	0.00	5,415.18
	30" HDPE 12/14	23,295.30	11,647.65	11,647.65	0.00	23,295.30	100.00%	0.00	2,329.54
	36" HDPE 6/8	80,976.00	44,536.80	36,439.20	0.00	80,976.00	100.00%	0.00	8,097.60
	36" HDPE 8/10	14,075.14	9,148.84	4,926.30	0.00	14,075.14	100.00%	0.00	1,407.52
	36" HDPE 10/12	32,091.26	16,045.63	16,045.63	0.00	32,091.26	100.00%	0.00	3,209.12
	48" HDPE 8/10	145,844.93	102,091.45	43,753.48	0.00	145,844.93	100.00%	0.00	14,584.50
	48" HDPE 10/12	56,813.90	28,406.95	28,406.95	0.00	56,813.90	100.00%	0.00	5,681.40
	24" MES	2,485.60	0.00	0.00	0.00	0.00	0.00%	2,485.60	0.00
	30" MES	18,142.16	0.00	9,071.08	0.00	9,071.08	50.00%	9,071.08	907.11
	36" MES	11,260.72	0.00	5,630.36	0.00	5,630.36	50.00%	5,630.36	563.04
	48" MES	31,603.32	7,900.83	15,801.66	0.00	23,702.49	75.00%	7,900.83	2,370.25
	cleaning & inspection	72,044.49	0.00	0.00	0.00	0.00	0.00%	72,044.49	0.00
	dewatering	83,890.08	58,723.06	16,778.01	0.00	75,501.07	90.00%	8,389.01	7,550.10

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

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

To: 07/31/25

Engineer's Project No.:

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
<b>STORM Totals</b>		<b>1,293,305.14</b>	<b>677,377.39</b>	<b>426,966.20</b>	<b>0.00</b>	<b>1,104,343.59</b>	<b>85.39%</b>	<b>188,961.55</b>	<b>110,434.43</b>
<b>D. WATER</b>									
	WATER	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing	5,542.56	0.00	1,662.77	0.00	1,662.77	30.00%	3,879.79	166.28
	8" PVC (DR-18)	170,720.06	110,968.04	34,144.01	0.00	145,112.05	85.00%	25,608.01	14,511.20
	6" PVC (DR-18)	35,139.62	17,569.81	0.00	0.00	17,569.81	50.00%	17,569.81	1,756.98
	fire hydrant assembly	103,392.84	15,508.93	36,187.49	0.00	51,696.42	50.00%	51,696.42	5,169.64
	jumper assembly	6,348.51	0.00	0.00	0.00	0.00	0.00%	6,348.51	0.00
	2" B/O assembly	4,969.51	0.00	0.00	0.00	0.00	0.00%	4,969.51	0.00
	single services	95,493.84	9,549.38	52,521.62	0.00	62,071.00	65.00%	33,422.84	6,207.10
	valves and fittings	124,342.29	62,171.15	55,954.03	0.00	118,125.18	95.00%	6,217.11	11,812.52
	testing and chlorination	15,508.30	0.00	0.00	0.00	0.00	0.00%	15,508.30	0.00
	<b>WATER Totals</b>	<b>561,457.53</b>	<b>215,767.31</b>	<b>180,469.92</b>	<b>0.00</b>	<b>396,237.23</b>	<b>70.57%</b>	<b>165,220.30</b>	<b>39,623.72</b>
<b>E. REUSE</b>									
	REUSE	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	connect to existing	5,542.56	0.00	1,662.77	0.00	1,662.77	30.00%	3,879.79	166.28
	6" PVC (DR-18)	64,083.20	38,449.92	16,020.80	0.00	54,470.72	85.00%	9,612.48	5,447.07
	4" PVC (DR-18)	50,754.45	27,914.95	5,075.44	0.00	32,990.39	65.00%	17,764.06	3,299.03
	2" B/O assembly	9,939.00	0.00	0.00	0.00	0.00	0.00%	9,939.00	0.00
	1-1/2" reuse service	1,634.19	0.00	0.00	0.00	0.00	0.00%	1,634.19	0.00
	2" reuse service	1,890.41	0.00	0.00	0.00	0.00	0.00%	1,890.41	0.00
	single services	93,981.27	9,398.13	51,689.70	0.00	61,087.83	65.00%	32,893.44	6,108.78
	air release valve & meter box	226,109.88	0.00	56,527.47	0.00	56,527.47	25.00%	169,582.41	5,652.75
	valves and fittings	77,806.02	38,903.01	31,122.41	0.00	70,025.42	90.00%	7,780.60	7,002.54
	pressure testing	12,547.85	0.00	12,547.85	0.00	12,547.85	100.00%	0.00	1,254.79
	<b>REUSE Totals</b>	<b>544,288.83</b>	<b>114,666.01</b>	<b>174,646.44</b>	<b>0.00</b>	<b>289,312.45</b>	<b>53.15%</b>	<b>254,976.38</b>	<b>28,931.24</b>

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Application and Certification for Payment, containing Contractor's signed certification is attached.

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In tabulations below, amounts are stated to the nearest dollar.

Application Date : 07/23/25

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

To: 07/31/25

Engineer's Project No.:

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
<b>F. ON SITE PAVING</b>									
	ON SITE PAVING	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	12" stabilized subbase	134,480.00	0.00	13,448.00	0.00	13,448.00	10.00%	121,032.00	1,344.80
	8" limerock	404,595.00	0.00	40,459.50	0.00	40,459.50	10.00%	364,135.50	4,045.95
	1.5" SP-9.5 asphalt	251,505.00	0.00	0.00	0.00	0.00	0.00%	251,505.00	0.00
	2' miami curb	196,245.00	0.00	49,061.25	0.00	49,061.25	25.00%	147,183.75	4,906.13
	5' sidewalk	34,155.00	0.00	0.00	0.00	0.00	0.00%	34,155.00	0.00
	5' handicap ramps w/truncated domes	22,709.44	0.00	0.00	0.00	0.00	0.00%	22,709.44	0.00
	fine grade R/W	20,303.00	0.00	0.00	0.00	0.00	0.00%	20,303.00	0.00
	sod between curb & sidewalk	4,158.00	0.00	0.00	0.00	0.00	0.00%	4,158.00	0.00
	sod curb line (2' wide)	16,170.00	0.00	0.00	0.00	0.00	0.00%	16,170.00	0.00
	seed R/W	4,686.00	0.00	0.00	0.00	0.00	0.00%	4,686.00	0.00
	striping and signage	25,120.84	0.00	0.00	0.00	0.00	0.00%	25,120.84	0.00
	<b>ON SITE PAVING Totals</b>	<b>1,114,127.28</b>	<b>0.00</b>	<b>102,968.75</b>	<b>0.00</b>	<b>102,968.75</b>	<b>9.24%</b>	<b>1,011,158.53</b>	<b>10,296.88</b>
<b>G. ADMINISTRATION</b>									
	ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	construction staking	60,043.77	24,017.51	6,004.38	0.00	30,021.89	50.00%	30,021.88	3,002.20
	mot/traffic control	7,690.05	0.00	0.00	0.00	0.00	0.00%	7,690.05	0.00
	mobilization	67,778.31	27,111.32	6,777.84	0.00	33,889.16	50.00%	33,889.15	3,388.90
	certified "as-builts"	85,874.99	25,762.50	17,175.00	0.00	42,937.50	50.00%	42,937.49	4,293.76
	<b>ADMINISTRATION Totals</b>	<b>221,387.12</b>	<b>76,891.33</b>	<b>29,957.22</b>	<b>0.00</b>	<b>106,848.55</b>	<b>48.26%</b>	<b>114,538.57</b>	<b>10,684.86</b>
<b>I. ZERO DOLLAR AMOUNTS</b>									
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

Application No. : 6

In tabulations below, amounts are stated to the nearest dollar.

Application Date : 07/23/25

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

To: 07/31/25

Engineer's Project No.:

Invoice # : 6934

Contract : 2004- SEMINOLE PALMS PHASE 2 INFRASTRUCTURE & PH 3 MG (PO# 3520)

A Item No.	B Description of Work	C Scheduled Value	D		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			E Work Completed						
			D From Previous Application (D+E)	E This Period In Place					
	ZERO DOLLAR AMOUNTS Totals	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
<b>Grand Totals</b>		<b>7,335,355.00</b>	<b>3,414,592.57</b>	<b>1,432,812.97</b>	<b>0.00</b>	<b>4,847,405.54</b>	<b>66.08%</b>	<b>2,487,949.46</b>	<b>484,740.68</b>

**Purchase Order: 3520**

<b>KOLTER</b>	Community: CRE-KL Seminole Woods Owner LLC	Vendor: The Briar Team (BRITEA) 4570 ORANGE BLVD. SANFORD, FL 32771 (p) (407)321-2773
	PO Name: Briar Team - Phase 2 Infrastructure & 3 Mass Grade Ordered: 3/7/2025 Revised:	

Notes:

Phase 2

Line	Qty	Unit	Resource Description	CO	Price	Total	Invoiced
	0.00	LS	61060 Earthwork - Mobilization - Earthwork Ph 2 Infra. & 3 Mass	0	\$7,335,335.00	\$7,335,335.00	\$0.00

**Payment Information**

<u>Draw</u>	<u>Draw Amounts</u>	Subtotal: \$7,335,335.00 Total Tax: \$0.00 Purchase Order Total: \$7,335,335.00 Invoiced To Date: \$0.00
-------------	---------------------	---

**Terms and Conditions**

This Purchase Order ("P.O.") is issued in connection with the Contractor Agreement and the scope of work herein becomes a part of the agreement. This P.O. shall constitute a binding agreement between the Contractor and the Owner and shall supersede and replace any and all other P.O.s of the same number. Payment for and all work completed hereunder shall be made in accordance with the terms contained in the Contractor Agreement, and all terms and conditions of the Contractor Agreement are by reference incorporated herein.



# WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 1,289,531.63, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 7/25/2025 to CRE KL Seminole Woods Owner, LLC on the job of Seminole Palms Ph 2 to the following described property:

Project Name: Seminole Palms Ph 2  
Location: CITATION BLVD AT SERENOA ROAD, PALM COAST, FLORIDA PERMIT # 172928-2 (SJRWMD) SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20 TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 7/24/25

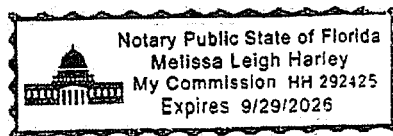
Lienor's Name: The Briar Team, LLC  
By: *Richard Herbach*  
Printed Name: Richard Herbach  
Title: CFO

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 24th day of July, 2025 by Richard Herbach

*Melissa Leigh Harley*  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 10.00, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 6/25/2025 to The Briar Team, LLC on the job of Seminole Palms Ph 2 to the following described property:

Project Name: Seminole Palms Ph 2  
Location: CITATION BLVD AT SERENOA ROAD, PALM COAST, FLORIDA PERMIT # 172928-2 (SJRWMD) SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20 TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: July 17, 2025

Lienor's Name: Coast to Coast Dewatering, LLC

By:

Melony D. Rivard

Printed Name:

Melony D. Rivard

Title:

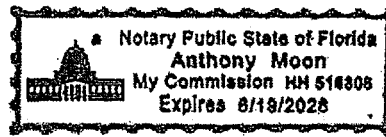
Office Manager

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 17 day of July, 2025 by Melony Rivard.

[Signature]  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a wavier or release of lien that is different from the statutory form.



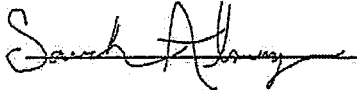
## WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 10.00, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 6/25/2025 to The Briar Team, LLC on the job of Seminole Palms Ph 2 to the following described property:

Project Name: Seminole Palms Ph 2  
Location: CITATION BLVD AT SERENOA ROAD, PALM COAST, FLORIDA PERMIT # 172928-2 (SJRWMD) SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20 TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 7/15/25

Lienor's Name: Conrad Yelvington


By: 

Printed Name: Sarah Almengor

Title: ASSISTANT TO CREDIT MANAGER

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 15 day of JULY, 2025 by Sarah Almengor.

  
Notary Signature

Notary Stamp



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a wavier or release of lien that is different from the statutory form.



WAIVER AND RELEASE OF LIEN  
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 10.00, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 6/25/2025 to The Briar Team, LLC on the job of Seminole Palms Ph 2 to the following described property:

Project Name: Seminole Palms Ph 2  
Location: CITATION BLVD AT SERENOA ROAD, PALM COAST, FLORIDA PERMIT # 172928-2 (SJRWMD) SECTION 20 & 21 TOWNSHIP 12 SOUTH RANGE 31 EAST THAT POR OF N/2 OF SEC 20 TOG W A POR OF NW/4 OF SEC 21, ALL IN TOWNSHIP 12S-31E PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Dated On: 07/17/2025

Lienor's Name: Fortiline

By: Nicole Flobeck

Printed Name: NICOLE FLOBECK

Title: ADMIN ASSISTANT

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 17 day of JULY, 2025 by NICOLE FLOBECK.

[Signature]  
Notary Signature



Notary Stamp

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996) Effective October 1, 1996, a person may not require a lienor to furnish a wavier or release of lien that is differrent from the statutory form.

# SECTION F

March 14, 2025

Seminole Palms Community Development District  
City of Palm Coast, Florida

Subject: **Work Authorization Number 7**  
**Seminole Palms Community Development District**

Dear Chairman, Board of Supervisors:

Kimley-Horn and Associates Inc. (“**Engineer**”) is pleased to submit this work authorization to amend the previous fee amount authorized in Work Authorization 4 to provide engineering services for the Seminole Palms Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated August 7, 2023 (“**Engineering Agreement**”) as follows:

**I. Scope of Work**

**Task 1 – Construction Phase Services – Phase 1A - Hourly NTE \$35,300 (Previous NTE - \$27,800)**

Kimley-Horn will be available to continue providing construction phase services as requested to support the construction of the Townhomes at Seminole Palms (Phase 1A). A fee estimate has been provided for this Task and assumes up to an additional 30 hours throughout the remaining construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor’s request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of “as-built” documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor’s means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant’s visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor’s failure to perform their work in accordance with the contract documents.

**Task 2 – Construction Phase Services – Phase 2 - Hourly NTE \$53,000 (Previous NTE - \$24,100)**

Kimley-Horn will be available to continue providing construction phase services as requested to support the construction of Seminole Palms (Phase 2). A fee estimate has been provided for this

Task and assumes up to an additional 115 hours throughout the remaining construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor's request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of "as-built" documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform their work in accordance with the contract documents.

**Task 3 – Enclave Construction Phase Services - Hourly NTE \$77,700 (Previous NTE \$53,000)**

Kimley-Horn will be available to continue providing construction phase services as requested to support the construction of Enclave at Seminole Palms. A fee estimate has been provided for this Task and assumes an additional 98 hours throughout the remaining construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor's request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of "as-built" documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the

Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor’s failure to perform their work in accordance with the contract documents.

**Task 4 – Construction Phase Services – Amenity Center - Hourly NTE \$24,000**

Kimley-Horn will be available to provide construction phase services as requested to support the construction of the Seminole Palms Amenity Center. A fee estimate has been provided for this Task and assumes up to 4 manhour per week (96 hours total) throughout the estimated remainder 6-month construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor’s request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of “as-built” documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor’s means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant’s visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor’s failure to perform their work in accordance with the contract documents.


This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

**KIMLEY-HORN AND ASSOCIATES INC.**

Signed by:   
 By: \_\_\_\_\_  
 Authorized Representative  
 Date: 4/7/2025

\_\_\_\_\_  
 By: \_\_\_\_\_  
 Date: \_\_\_\_\_

# SECTION G

December 11, 2025

Seminole Palms Community Development District  
City of Palm Coast, Florida

Subject: **Work Authorization Number 8**  
**Seminole Palms Community Development District**

Dear Chairman, Board of Supervisors:

Kimley-Horn and Associates Inc. (“**Engineer**”) is pleased to submit this work authorization to amend the previous fee amount authorized in Work Authorization 4 to provide engineering services for the Seminole Palms Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated August 7, 2023 (“**Engineering Agreement**”) as follows:

**I. Scope of Work**

**Task 1 – Construction Phase Services – Phase 1A - Hourly NTE \$40,000 (Previous NTE - \$35,300)**

Kimley-Horn will be available to continue providing construction phase services as requested to support the construction of the Townhomes at Seminole Palms (Phase 1A). A fee estimate has been provided for this Task and assumes up to an additional 30 hours throughout the remaining construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor’s request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of “as-built” documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor’s means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant’s visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor’s failure to perform their work in accordance with the contract documents.

**Task 2 – Construction Phase Services – Phase 2 Hourly NTE \$85,000 (Previous NTE - \$53,000)**

Kimley-Horn will be available to provide construction phase services as requested to support the development of Phase 2A and 2B throughout the remaining construction schedule. A fee estimate

has been provided for this Task and assumes an additional 125 hours total. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor’s request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of “as-built” documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor’s means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant’s visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor’s failure to perform their work in accordance with the contract documents.

**Task 3 – Enclave Construction Phase Services - Hourly NTE \$86,000 (Previous NTE \$77,700)**

Kimley-Horn will be available to continue providing construction phase services as requested to support the construction of Enclave at Seminole Palms. A fee estimate has been provided for this Task and assumes an additional 56 hours throughout the remaining construction schedule. These services may include, but are not limited to:

- Attend construction meetings
- Review and approval of shop drawings and submittals required for the site improvements controlled by our design of documents.
- Review and reply to Contractor’s request for information during construction phase.
- Site visits shall be coordinated with the Client and General Contractor to include: Pre-construction meeting with General Contractor; punch list inspection; and close-out review.
- Review of “as-built” documents, submitted by the General Contractor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Coordination of bond releases and maintenance bonds.
- Submit Certifications of Completion as required to appropriate agencies.

If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor’s means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant’s visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the

Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform their work in accordance with the contract documents.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

**KIMLEY-HORN AND ASSOCIATES INC.**

By:  \_\_\_\_\_  
Authorized Representative  
Date: 1/6/2026

\_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

# SECTION H

March 18, 2026

Seminole Palms Community Development District  
City of Palm Coast, Florida

Subject: **Work Authorization Number 9**  
**Seminole Palms Community Development District**

Dear Chairman, Board of Supervisors:

Kimley-Horn and Associates Inc. ("**Engineer**") is pleased to submit this work authorization to provide engineering services for the Seminole Palms Community Development District ("**District**"). We will provide these services pursuant to our current agreement dated July 20, 2023 ("**Engineering Agreement**") as follows:

**I. Scope of Work**

**Task 1 – TH Preliminary Plat Revision – (\$8,000)**

Kimley-Horn will prepare and submit, on the District's behalf, the required Preliminary Plat Revision application package for review by the City of Palm Coast. Kimley-Horn will monitor and respond to up to two (2) rounds of agency comments, and revise plans and design documents accordingly. Additional rounds of comments, responding to requests for additional information beyond what is normal and customary, and responding to permitting issues beyond our control are outside of this scope of services and will be provided, as needed, as an Additional Service only after prior written authorization by Owner. Efforts to respond to issues raised during the permitting process, which cannot currently be anticipated, shall be considered Additional Services.

Kimley-Horn does not guarantee the issuance of permits or approvals. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the Client. Kimley-Horn is not responsible for extending time limited entitlements or permits. Kimley-Horn can provide services to file for extensions, if applicable, provided the Client issues a direct written request for each requested entitlement, prior to the dates of expiration.

**Task 2 – TH Final Plat Revision – (\$4,500)**

Kimley-Horn will coordinate with the District's Surveyor in preparation of the Final Plat Revision application package for submittal to City of Palm Coast. The Surveyor will coordinate with the District on the dedication and consents for the plat. Kimley-Horn will remain available to provide assistance in obtaining the necessary documents required for processing the plat; submitting and processing the plat through the City of Palm Coast; receiving and assistance in making revisions per staff's review; and submittal of documents relative to Final Plat process. This scope does not include attendance at any public hearings.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept

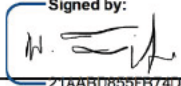
this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

**KIMLEY-HORN AND ASSOCIATES INC.**

Signed by:   
By: \_\_\_\_\_  
Authorized Representative  
Date: 3/18/2026

*Kasey Wagner*  
By: \_\_\_\_\_  
Kasey Wagner, Regional Contract Attorney  
Date: 3/22/2026

# SECTION V

# SECTION C

# SECTION 1



**YELLOWSTONE**  
LANDSCAPE

# Seminole Palms of Flagler CDD - Amenity Center

# LANDSCAPE MAINTENANCE 2026-2027

**Prepared By:**

Samuel Ruiz  
Yellowstone Landscape

**Prepared For:**

Richard Gray  
GMS-NF, LLC

*Excellence*

IN COMMERCIAL LANDSCAPING

# EXECUTIVE SUMMARY

## *Understanding Your Needs*

The landscape at **Seminole Palms of Flagler CDD - Amenity Center** demands peak performance from your landscape and 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 **\$19,140.00** 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 **05 / 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 CEO

04 / 27 / 2026

Richard Gray  
GMS-NF, LLC

**RE: Seminole Palms of Flagler CDD - Amenity  
Center**



On behalf of the thousands of Yellowstone Landscape Professionals across the United States, I 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,

*Harry Lamberton*

Harry Lamberton  
*President & Chief Executive Officer*  
Yellowstone Landscape



**YELLOWSTONE**  
LANDSCAPE


# OUR APPROACH



# Seminole Palms of Flagler CDD - Amenity Center'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.



	Meet with Property 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 Property Manager to identify areas for improvement and prepare proposals for enhancement



# Seminole Palms of Flagler CDD - Amenity Center'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 Property 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



# Seminole Palms of Flagler CDD - Amenity Center'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 Property 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 Property Manager



# QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from 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 attention from 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	Weekly (growing season)	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 Management	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)

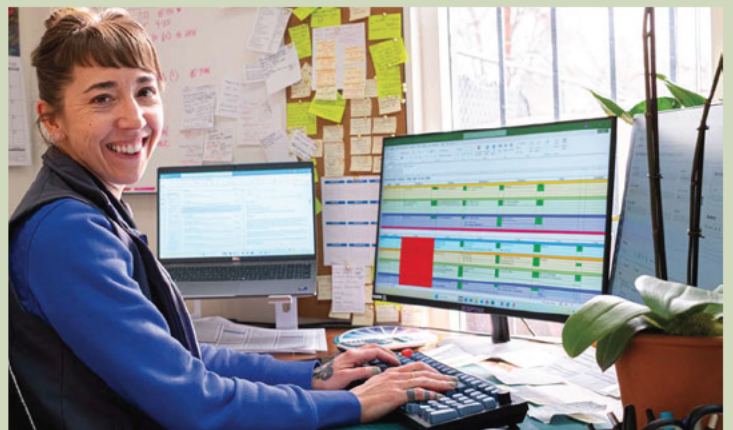
## Quality Assurance

- 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



# INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
<b>\$19,140.00</b>	<b>\$1,595.00</b>

## *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: **\$19,140.00** billed in equal monthly installments of **\$1,595.00**
- Payment terms: Due upon receipt of monthly invoice
- 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*

**Seminole Palms of Flagler CDD - Amenity Center** agrees to pay Yellowstone Landscape \$19,140.00 in equal monthly installments billed in the amount of \$1,595.00 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.

**Richard Gray**

*Rob Tetrault*

Rob Tetrault

*Regional Vice President, Yellowstone Landscape*



**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, Yellowstone also reserves the right to charge Client additional charges for additional services provided by 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 reflecting such 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.

**Payment Terms:** Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within 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.

**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.

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

**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.

# TERMS AND CONDITIONS

**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.

**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 charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any 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 and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in 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 this section may be applied singularly 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 are not represented to be 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**  
LANDSCAPE

*Excellence*

IN COMMERCIAL LANDSCAPING

**THANK  
YOU**

**Prepared By:**  
Samuel Ruiz  
Yellowstone Landscape

# SECTION 2



# Governmental Management Services

*Serving Florida's New Communities*

May 7, 2026

Jeremy Lebrun  
Seminole Palms Community Development District  
219 E Livingston Street  
Orlando, FL 32801

Re: Field Operations Management, Amenity Management, Pool Maintenance and Janitorial Services

Dear Marilee:

Please consider this proposal for Governmental Management Services to provide the following services for the Seminole Palms Community Development District:

<u>Services</u>	<u>FY 2026 Budget</u>	<u>FY 2026 Fee</u>	<u>FY 2027 Proposed Fee</u>
Field Operations Management	\$46,000	\$11,250	\$30,000
Amenity Management	\$0	\$0	\$20,000
Pool Maintenance	\$0	\$0	\$16,800
Janitorial Service	\$0	\$0	\$15,000
Facility Maintenance			\$45/Hour

See Exhibit A for Scope of Services

Pool maintenance services will be provided three(3) times per week during the summer months and twice(2) per week during the winter months. Janitorial services will be provided three(3) times per week. All janitorial supplies will be billed separately.

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide these services to your community.

Sincerely,

*Alison Mossing*

Alison Mossing

Director of Amenity Management Services

Orlando  
219 E. Livingston St.  
Orlando, FL 32801

Jacksonville  
9655 Florida Mining Blvd.  
W  
Suite 305  
Jacksonville, FL 32257

St. Augustine  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Ft. Lauderdale  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

Tampa  
18842 N. Dale Mabry Hwy  
Lutz, FL 33548

Knoxville  
1001 Bradford Way  
Kingston, TN 37763



# Governmental Management Services

*Serving Florida's New Communities*

## Exhibit A

### Scope of Services

#### Field Operations Management

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

#### Amenity Management

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Issue access cards to eligible residents and non-resident users after collecting all necessary paperwork and resident information
- Send email blast notifications to residents to keep them informed on community updates
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Plan and host special events that cater to resident needs

**Orlando**  
219 E. Livingston St.  
Orlando, FL 32801

**Jacksonville**  
9655 Florida Mining Blvd.  
W  
Suite 305  
Jacksonville, FL 32257

**St. Augustine**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

**Ft. Lauderdale**  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

**Tampa**  
18842 N. Dale Mabry Hwy  
Lutz, FL 33548

**Knoxville**  
1001 Bradford Way  
Kingston, TN 37763



# Governmental Management Services

*Serving Florida's New Communities*

## Pool Maintenance

- Check water quality and fill out log sheet as required by FL Code Chapter 64E-9 per visit
- Manually skim, brush, vacuum and clean tiles as necessary
- Conduct tests for Free Available Chlorine, combined chlorine, total chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium hardness, Cyanuric Acid and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation index with +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates and equipment in clean condition

## Janitorial

- Empty and replace liners in all clubhouse garbage cans
- Clean all clubhouse restrooms and restock all paper products and soap as needed
  - Sanitize all counter tops and diaper changing stations
  - Sanitize all toilets, urinals and sinks
  - Sweep and sanitize floors
  - Clean all mirrors
  - Wipe down and disinfect partition doors
- Clean entrance doors inside and out
- Clean all interior windows
- Dust all light fixtures, fans, vents and door frames
- Sweep and mop all clubhouse floors
- Wipe down all tables and countertops
- Clean and sanitize all water fountains

**Orlando**  
219 E. Livingston St.  
Orlando, FL 32801

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W  
Suite 305  
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Lutz, FL 33548

**Knoxville**  
1001 Bradford Way  
Kingston, TN 37763

# SECTION D

# SECTION 1

# Seminole Palms Community Development District

Check Register Summary

December 1, 2025 to March 31, 2026

Bank	Date	Check No.'s	Amount
General Fund - Truist	12/29/25	1-7	\$ 60,513.56
	1/15/26	8-10	\$ 19,284.02
	2/3/26	11-14	\$ 8,037.65
	2/4/26	15-16	\$ 180,647.36
	2/9/26	17	\$ 1,767.00
	2/23/26	18	\$ 130,427.32
	2/24/26	19-23	\$ 21,647.95
	3/19/26	24-28	\$ 27,787.86
General Fund - Bank United	1/12/26	1172	\$ 567.03
			<b>\$ 450,679.75</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/26	00022	1/12/26 01122026	202601 300-10100-10100	CLOSE BANK UNITED ACCOUNT SEMINOLE PALMS CDD	*	567.03	567.03 001172
TOTAL FOR BANK A						567.03	

SMPL SEMINOLE PALMS SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/29/25	00020	11/17/25	1	202511	310	51300	34000		NOV MANAGEMENT FEES	*	1,555.68		
		11/17/25	1	202511	310	51300	35300		NOV INFO TECH	*	70.00		
		11/17/25	1	202511	310	51300	35200		NOV WEBSITE ADMIN	*	46.76		
		11/17/25	1	202511	310	51300	31300		NOV DISSEMINATION AGENT	*	291.76		
		12/01/25	3	202512	310	51300	34000		DEC MANAGEMENT FEES	*	3,333.33		
		12/01/25	3	202512	310	51300	35200		DEC WEBSITE ADMIN	*	100.00		
		12/01/25	3	202512	310	51300	35300		DEC INFO TECH	*	150.00		
		12/01/25	3	202512	310	51300	31300		DEC DISSEMINATION AGENT	*	625.00		
		12/01/25	3	202512	310	51300	49000		PALM CO OBSERV/ROOM RENT	*	310.00		
		12/01/25	3	202512	310	51300	51000		OFFICE SUPPLIES	*	.18		
		12/01/25	3	202512	310	51300	42000		POSTAGE	*	4.44		
		12/01/25	3	202512	310	51300	42500		COPIES	*	87.30		
GOVERNMENTAL MANAGEMENT SERVICES-CF											6,574.45	000001	
12/29/25	00006	11/30/25	34127212	202511	310	51300	31100		NOV ENGINEERING	*	682.51		
KIMLEY-HORN AND ASSOCIATES, INC.											682.51	000002	
12/29/25	00003	11/24/25	3658086	202510	310	51300	31500		OCT LEGAL SERVICES	*	2,096.60		
KUTAK ROCK LLP											2,096.60	000003	
12/29/25	00004	10/01/25	3605	202510	320	53800	47000		OCT LAKE MAINTENANCE	*	1,755.00		
		11/01/25	3730	202511	320	53800	47000		NOV LAKE MAINTENANCE	*	1,755.00		
		12/02/25	3886	202512	320	53800	47000		DEC LAKE MAINTENANCE	*	1,755.00		
LAKE PROS LLC											5,265.00	000004	
12/29/25	00005	10/01/25	1006954	202510	320	53800	46300		COQUINA BOULDER INSTALL	*	5,050.00		
YELLOWSTONE LANDSCAPE											5,050.00	000005	
SMPL SEMINOLE PALMS SRICE													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/29/25	00005	12/09/25 1054345	202512 320-53800-46400	DEC IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	945.00	945.00 000006
12/29/25	00005	10/01/25 998859	202510 320-53800-46200	OCT LANDSCAPE MAINTENANCE	*	13,300.00	
		11/01/25 1018031	202511 320-53800-46200	NOV LANDSCAPE MAINTENANCE	*	13,300.00	
		12/01/25 1037601	202512 320-53800-46200	DEC LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	13,300.00	39,900.00 000007
1/15/26	00020	1/01/26 4	202601 310-51300-34000	JAN26 MANAGEMENT FEES	*	3,333.33	
		1/01/26 4	202601 310-51300-35200	JAN26 WEBSITE ADMIN	*	100.00	
		1/01/26 4	202601 310-51300-35300	JAN26 INFO TECH	*	150.00	
		1/01/26 4	202601 310-51300-31300	JAN26 DISSEM AGENT SRVCS	*	625.00	
		1/01/26 4	202601 310-51300-42000	POSTAGE	*	19.94	
		1/01/26 4	202601 310-51300-42500	COPIES GOVERNMENTAL MANAGEMENT SERVICES-CF	*	.75	4,229.02 000008
1/15/26	00004	1/05/26 4047	202601 320-53800-47000	JAN LAKE MAINTENANCE LAKE PROS LLC	*	1,755.00	1,755.00 000009
1/15/26	00005	1/01/26 1063949	202601 320-53800-46200	JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	13,300.00	13,300.00 000010
2/03/26	00003	1/23/26 3688869	202511 310-51300-31500	NOV25 LEGAL SERVICES	*	776.50	
		1/28/26 3689523	202512 310-51300-31500	DEC25 LEGAL SERVICES KUTAK ROCK LLP	*	128.00	904.50 000011
2/03/26	00004	2/02/26 4215	202602 320-53800-47000	FEB LAKE MAINTENANCE LAKE PROS LLC	*	1,755.00	1,755.00 000012
2/03/26	00009	11/30/25 429888	202511 310-51300-42000	WORLDWIDE EXP REIMB	*	13.64	

SMPL SEMINOLE PALMS SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/25		429888	202511	310	-51300	-49000			HILTON GARDEN INN - NOV25	*	127.00		
11/30/25		429888	202511	310	-51300	-42000			WORLDWIDE EXP REIMB	*	13.64		
11/30/25		429888	202511	310	-51300	-42000			WORLDWIDE EXP REIMB	*	13.61		
11/30/25		429888	202511	310	-51300	-42000			WORLDWIDE EXP REIMB	*	40.26		
VESTA DISTRICT SERVICES												208.15	000013
2/03/26	00005	1/19/26	1085056	202601	320	-53800	-46400		IRRIGATION REPAIRS	*	2,298.00		
		1/19/26	1085057	202601	320	-53800	-46300		LANDSCAPE ENHANCEMENT	*	1,395.00		
		1/20/26	1085260	202601	320	-53800	-46400		VALVE REPLACEMENT	*	791.00		
		2/02/26	1094355	202601	320	-53800	-46300		TREE CARE SERVICE	*	286.00		
		2/02/26	1094356	202601	320	-53800	-46400		VALVE REPAIR	*	400.00		
YELLOWSTONE LANDSCAPE												5,170.00	000014
2/04/26	00019	12/15/25	12152025	202602	300	-20700	-10000		11.17 FY26 ASSESSMENTS	*	5,255.80		
		12/15/25	12152025	202602	300	-20700	-10000		11.26 FY26 ASSESSMENTS	*	2,001.84		
		12/15/25	12152025	202602	300	-20700	-10000		12.15 FY26 ASSESSMENTS	*	120,835.25		
SEMINOLE PALMS CDD												128,092.89	000015
2/04/26	00021	12/15/25	12152025	202602	300	-20700	-10000		11.17 FY26 ASSESSMENTS	*	2,156.37		
		12/15/25	12152025	202602	300	-20700	-10000		11.26 FY26 ASSESSMENTS	*	821.32		
		12/15/25	12152025	202602	300	-20700	-10000		12.15 FY26 ASSESSMENTS	*	49,576.78		
SEMINOLE PALMS CDD												52,554.47	000016
2/09/26	00002	11/03/25	30942	202511	320	-53800	-45000		ADD FITNESS EQUIPMENT	*	1,767.00		
EGIS INSURANCE ADVISORS												1,767.00	000017
2/23/26	00025	10/15/25	RETAINAG	202510	300	-20700	-10200		RETAINAGE	*	130,427.32		
PIPELINE CONSTRUCTORS INC.												130,427.32	000018
SMPL SEMINOLE PALMS SRICE													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/26	00008	10/27/25	10272025	202510	310	51300	11000			*	200.00		
			10/27/25						SUPERVISOR FEE				
									CHARLES FAULKNER			200.00	000019
2/24/26	00024	1/27/26	1	202601	310	51300	31300			*	250.00		
									SRS 2023 AMORT SCHEDULE				
		1/27/26	1	202601	310	51300	31300			*	250.00		
									SRS 2024 AMORT SCHEDULE				
									DISCLOSURE SERVICES LLC			500.00	000020
2/24/26	00020	2/01/26	10	202602	320	53800	34100			*	1,250.00		
									FEB26 FIELD MANAGEMENT				
		2/01/26	10	202602	320	53800	34100			*	1,250.00		
									JAN26 FIELD MANAGEMENT				
		2/01/26	8	202602	310	51300	34000			*	3,333.33		
									FEB26 MANAGEMENT FEES				
		2/01/26	8	202602	310	51300	35200			*	100.00		
									FEB26 WEBSITE ADMIN				
		2/01/26	8	202602	310	51300	35300			*	150.00		
									FEB26 INFO TECH				
		2/01/26	8	202602	310	51300	31300			*	625.00		
									FEB26 DISSEM AGENT SRVCS				
		2/01/26	8	202602	310	51300	49000			*	.18		
									OFFICE SUPPLIES				
		2/01/26	8	202602	310	51300	51000			*	4.44		
									POSTAGE				
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,712.95	000021
2/24/26	00003	2/20/26	3702127	202601	310	51300	31500			*	285.00		
									JAN26 LEGAL SERVICES				
									KUTAK ROCK LLP			285.00	000022
2/24/26	00005	2/15/26	1106261	202602	320	53800	46200			*	13,300.00		
									FEB26 MONTHLY LANDSCAPE				
		2/17/26	1110845	202602	320	53800	46300			*	650.00		
									LANDSCAPE ENHANCEMENT				
									YELLOWSTONE LANDSCAPE			13,950.00	000023
3/19/26	00010	10/31/25	1610	202510	310	51300	31300			*	5,000.00		
									DTS MUNI CDA SAAS 2026				
									DISCLOSURE TECHNOLOGY SERVICES LLC			5,000.00	000024
3/19/26	00020	3/01/26	11	202603	310	51300	34000			*	3,333.33		
									MAR26 MANAGEMENT FEES				
		3/01/26	11	202603	310	51300	35200			*	100.00		
									MAR26 WEBSITE ADMIN				
									SMPL SEMINOLE PALMS SRICE				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26	11	MAR26	11	202603	310-51300	35300		INFO TECH	*	150.00		
3/01/26	11	MAR26	11	202603	310-51300	31300		DISSEM AGENT SRVCS	*	625.00		
3/01/26	11		11	202603	310-51300	49000		OFFICE SUPPLIES	*	.27		
3/01/26	11		11	202603	310-51300	51000		POSTAGE	*	34.26		
3/01/26	13	MAR26	13	202603	320-53800	34100		FIELD MANAGEMENT	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,492.86	000025
3/19/26	00004	3/01/26	4383	202603	320-53800	47000		MARCH LAKE MAINTENANCE	*	1,755.00		
LAKE PROS LLC											1,755.00	000026
3/19/26	00011	10/20/25	INV-SN-1	202510	310-51300	49500		CCD WEBSITE HOSTING FY26	*	1,515.00		
INNERSYNC STUDIO, LTD											1,515.00	000027
3/19/26	00005	2/24/26	1113837	202602	320-53800	46400		FEB26 IRRIGATION REPAIRS	*	725.00		
		3/01/26	1113770	202603	320-53800	46200		MAR26 MONTHLY LANDSCAPE	*	13,300.00		
YELLOWSTONE LANDSCAPE											14,025.00	000028
TOTAL FOR BANK B										450,112.72		
TOTAL FOR REGISTER										450,679.75		

SMPL SEMINOLE PALMS SRICE

# SECTION 2

***Seminole Palms***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



# Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund</u>
3	<hr/> <u>Debt Service Fund - Series 2023</u>
4	<hr/> <u>Debt Service Fund - Series 2024</u>
5	<hr/> <u>Capital Projects Fund</u>
5	<hr/> <u>Month to Month</u>
6	<hr/> <u>Long Term Debt Schedule</u>
7	<hr/> <u>Assessment Receipt Schedule</u>

**Seminole Palms**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account - Bank United	\$ -	\$ -	\$ -	\$ -
Operating Account - Truist	\$ 146,823	\$ -	\$ -	\$ 146,823
Due from Other	\$ 100	\$ -	\$ 158,414	\$ 158,514
Due from Developer	\$ 42	\$ -	\$ -	\$ 42
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
<b>Investments:</b>				
<u>Series 2023</u>				
Reserve	\$ -	\$ 403,435	\$ -	\$ 403,435
Interest	\$ -	\$ 5	\$ -	\$ 5
Revenue	\$ -	\$ 199,778	\$ -	\$ 199,778
Prepayment	\$ -	\$ 84,554	\$ -	\$ 84,554
Sinking Fund	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ 105,915	\$ 105,915
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 47,078	\$ -	\$ 47,078
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,340,712	\$ -	\$ 1,340,712
Interest	\$ -	\$ 3	\$ -	\$ 3
Revenue	\$ -	\$ 143,158	\$ -	\$ 143,158
Prepayment	\$ -	\$ 801,385	\$ -	\$ 801,385
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 6,499,527	\$ 6,499,527
Cost of Issuance	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 19,315	\$ -	\$ 19,315
<b>Total Assets</b>	<b>\$ 146,965</b>	<b>\$ 3,039,423</b>	<b>\$ 6,763,856</b>	<b>\$ 9,950,244</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 14,167	\$ -	\$ -	\$ 14,167
Due to Debt Service	\$ 66,394	\$ -	\$ -	\$ 66,394
Due to Developer	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Retainage Payable	\$ -	\$ -	\$ 469,209	\$ 469,209
Due to Other	\$ -	\$ 125	\$ 251,511	\$ 251,636
<b>Total Liabilities</b>	<b>\$ 80,561</b>	<b>\$ 125</b>	<b>\$ 720,720</b>	<b>\$ 801,406</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
<b>Assigned For:</b>				
Debt Service - Series 2023	\$ -	\$ 734,726	\$ -	\$ 734,726
Debt Service - Series 2024	\$ -	\$ 2,304,572	\$ -	\$ 2,304,572
<b>Restricted For:</b>				
Capital Projects - Series 2023	\$ -	\$ -	\$ (456,391)	\$ (456,391)
Capital Projects - Series 2024	\$ -	\$ -	\$ 6,499,527	\$ 6,499,527
Capital Projects	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 66,404	\$ -	\$ -	\$ 66,404
<b>Total Fund Balances</b>	<b>\$ 66,404</b>	<b>\$ 3,039,298</b>	<b>\$ 6,043,136</b>	<b>\$ 9,148,839</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 146,965</b>	<b>\$ 3,039,423</b>	<b>\$ 6,763,856</b>	<b>\$ 9,950,244</b>

# Seminole Palms

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 407,079	\$ 99,397	\$ 99,397	\$ -
Developer Contributions	\$ -	\$ -	\$ 40,792	\$ 40,792
Assessments - Lot Closings	\$ -	\$ 54,817	\$ 54,817	\$ -
<b>Total Revenues</b>	<b>\$ 407,079</b>	<b>\$ 154,214</b>	<b>\$ 195,006</b>	<b>\$ 40,792</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 2,400	\$ 1,200	\$ 200	\$ 1,000
Engineering	\$ 30,000	\$ 15,000	\$ 683	\$ 14,317
Dissemination Agent	\$ 2,000	\$ 1,000	\$ 10,292	\$ (9,292)
Assessment Administration	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Attorney	\$ 20,000	\$ 10,000	\$ 3,694	\$ 6,306
Annual Audit	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 3,750	\$ (3,750)
Management Fees	\$ 20,000	\$ 10,000	\$ 20,889	\$ (10,889)
Administrative Services	\$ 12,750	\$ 6,375	\$ -	\$ 6,375
Accounting Services	\$ 12,750	\$ 6,375	\$ -	\$ 6,375
Website Administration	\$ 1,515	\$ 758	\$ 1,962	\$ (1,204)
Information Technology	\$ -	\$ -	\$ 670	\$ (670)
Postage	\$ 500	\$ 250	\$ 121	\$ 129
Copies	\$ -	\$ -	\$ 88	\$ (88)
Insurance	\$ 6,000	\$ 6,000	\$ 5,732	\$ 268
Printing & Binding	\$ 500	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Other Current Charges	\$ 500	\$ 250	\$ 959	\$ (709)
Office Supplies	\$ -	\$ -	\$ 39	\$ (39)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 1,500	\$ 750	\$ -	\$ 750
<b>Total General &amp; Administrative:</b>	<b>\$ 119,590</b>	<b>\$ 62,883</b>	<b>\$ 49,252</b>	<b>\$ 13,630</b>

**Seminole Palms**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><i>Operations and Maintenance</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 46,000	\$ 23,000	\$ 3,750	\$ 19,250
Streetlights - Electric	\$ 13,050	\$ 6,525	\$ 13,254	\$ (6,729)
Irrigation - Water	\$ -	\$ -	\$ 27,429	\$ (27,429)
Property Insurance	\$ -	\$ -	\$ 1,767	\$ (1,767)
Landscape Maintenance	\$ 150,000	\$ 75,000	\$ 79,800	\$ (4,800)
Landscape Contingency	\$ 15,000	\$ 7,500	\$ 19,141	\$ (11,641)
Irrigation Repairs	\$ -	\$ -	\$ 7,159	\$ (7,159)
Landscape Inspections	\$ 13,500	\$ 6,750	\$ -	\$ 6,750
Lake Maintenance	\$ 15,939	\$ 7,970	\$ 10,530	\$ (2,561)
Contingency	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
<b>Subtotal</b>	<b>\$ 273,489</b>	<b>\$ 136,745</b>	<b>\$ 162,830</b>	<b>\$ (26,085)</b>
<b>Amenity Expenses</b>				
Dues, License, Permits	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Pest Control	\$ 1,000	\$ 500	\$ -	\$ 500
Pool Chemicals	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenity Contingency	\$ 1,000	\$ 500	\$ -	\$ 500
Fitness Equipment	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 14,000</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ 7,000</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 287,489</b>	<b>\$ 143,745</b>	<b>\$ 162,830</b>	<b>\$ (19,085)</b>
<b>Total Expenditures</b>	<b>\$ 407,079</b>	<b>\$ 206,627</b>	<b>\$ 212,082</b>	<b>\$ (5,455)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (17,076)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 83,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 66,404</b>	

# Seminole Palms

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 406,058	\$ 218,133	\$ 218,133	\$ -
Prepayments	\$ -	\$ -	\$ 279,889	\$ 279,889
Assessments - Lot Closing	\$ -	\$ -	\$ 65,420	\$ 65,420
Interest	\$ -	\$ -	\$ 12,744	\$ 12,744
<b>Total Revenues</b>	<b>\$ 406,058</b>	<b>\$ 218,133</b>	<b>\$576,187</b>	<b>\$ 358,054</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 155,580	\$ 155,580	\$ 147,930	\$ 7,650
Special Call 11/1	\$ -	\$ -	\$ 305,000	\$ (305,000)
Special Call 2/1	\$ -	\$ -	\$ 220,000	\$ (220,000)
Interest Expense 2/1	\$ -	\$ -	\$ 3,048	\$ (3,048)
Principal Expense 5/1	\$ 90,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 157,718	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 403,299</b>	<b>\$ 155,580</b>	<b>\$ 675,978</b>	<b>\$ (520,398)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,759</b>		<b>\$ (99,791)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 834,517</b>	
<b>Fund Balance - Ending</b>	<b>\$ 2,759</b>		<b>\$ 734,726</b>	

# Seminole Palms

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,316,510	\$ 479,116	\$ 479,116	\$ -
Prepayments	\$ -	\$ -	\$ 908,605	\$ 908,605
Assessments - Lot Closing	\$ -	\$ -	\$ 72,000	\$ 72,000
Interest	\$ -	\$ -	\$ 30,815	\$ 30,815
<b>Total Revenues</b>	<b>\$ 1,316,510</b>	<b>\$ 479,116</b>	<b>\$1,490,536</b>	<b>\$ 1,011,420</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 511,053	\$ 511,053	\$ 504,031	\$ 7,022
Special Call 11/1	\$ -	\$ -	\$ 405,000	\$ (405,000)
Special Call 2/1	\$ -	\$ -	\$ 95,000	\$ (95,000)
Interest Expense 2/1	\$ -	\$ -	\$ 1,254	\$ (1,254)
Principal Expense 5/1	\$ 285,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 517,394	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,313,448</b>	<b>\$ 511,053</b>	<b>\$ 1,005,285</b>	<b>\$ (494,232)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (27,312)	\$ (27,312)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (27,312)</b>	<b>\$ (27,312)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,062</b>		<b>\$ 457,939</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 266,799</b>		<b>\$ 1,846,633</b>	
<b>Fund Balance - Ending</b>	<b>\$ 269,861</b>		<b>\$ 2,304,572</b>	

# Seminole Palms

## Community Development District

### Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Series 2023	Series 2024	Capital Projects
<b>Revenues:</b>			
Interest	\$ 1,872	\$ 152,697	\$ -
Developer Contributions	\$ -	\$ -	\$ 130,427
<b>Total Revenues</b>	<b>\$ 1,872</b>	<b>\$ 152,697</b>	<b>\$ 130,427</b>
<b>Expenditures:</b>			
Capital Outlay - Construction	\$ -	\$ 2,007,068	\$ 130,427
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 2,007,068</b>	<b>\$ 130,427</b>
<b>Other Financing Sources:</b>			
Transfer In/(Out)	\$ -	\$ 27,312	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 27,312</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,872</b>	<b>\$ (1,827,059)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ (458,262)</b>	<b>\$ 8,326,586</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ (456,391)</b>	<b>\$ 6,499,527</b>	<b>\$ -</b>

**Seminole Palms**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ 18	\$ 129	\$ 4,112	\$ 68,464	\$ 19,843	\$ 6,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,397
Developer Contributions	\$ 6,234	\$ -	\$ 34,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,792
Assessments - Lot Closings	\$ 4,592	\$ 2,356	\$ 14,233	\$ 12,935	\$ 17,696	\$ 3,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,817
<b>Total Revenues</b>	<b>\$ 10,844</b>	<b>\$ 2,485</b>	<b>\$ 52,903</b>	<b>\$ 81,399</b>	<b>\$ 37,540</b>	<b>\$ 9,836</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195,006</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Engineering	\$ -	\$ 683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 683
Dissemination Agent	\$ 7,000	\$ 292	\$ 625	\$ 1,125	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,292
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,097	\$ 777	\$ 128	\$ 285	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,694
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Management Fees	\$ 4,000	\$ 3,556	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,889
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,515	\$ 47	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,962
Information Technology	\$ -	\$ 70	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670
Postage	\$ 15	\$ 81	\$ 4	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Copies	\$ -	\$ -	\$ 87	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 127	\$ 127	\$ 345	\$ 134	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 959
Office Supplies	\$ -	\$ -	\$ 0	\$ -	\$ 4	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 24,436</b>	<b>\$ 5,631</b>	<b>\$ 4,948</b>	<b>\$ 5,148</b>	<b>\$ 4,733</b>	<b>\$ 4,356</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,252</b>
<b>Operation and Maintenance</b>													
<b>Field Expenses</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Streetlights - Electric	\$ 1,138	\$ 1,890	\$ 1,890	\$ 4,039	\$ 2,148	\$ 2,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,254
Irrigation - Water	\$ 5,007	\$ 4,700	\$ 6,911	\$ -	\$ 3,698	\$ 7,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,429
Property Insurance	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Landscape Maintenance	\$ 13,300	\$ 13,300	\$ 13,300	\$ 13,300	\$ 13,300	\$ 13,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,800
Landscape Contingency	\$ 6,685	\$ 10,125	\$ -	\$ 1,681	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,141
Irrigation Repairs	\$ -	\$ 2,000	\$ 945	\$ 3,489	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,159
Lake Maintenance	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,530
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 27,885</b>	<b>\$ 35,537</b>	<b>\$ 24,801</b>	<b>\$ 24,264</b>	<b>\$ 24,776</b>	<b>\$ 25,566</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 162,830</b>

**Seminole Palms**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenses</b>													
Dues, License, Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total O&amp;M Expenses:</b>	\$ 27,885	\$ 35,537	\$ 24,801	\$ 24,264	\$ 24,776	\$ 25,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,830
<b>Total Expenditures</b>	\$ 52,321	\$ 41,169	\$ 29,750	\$ 29,412	\$ 29,509	\$ 29,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,082
<b>Excess Revenues (Expenditures)</b>	\$ (41,477)	\$ (38,684)	\$ 23,153	\$ 51,987	\$ 8,031	\$ (20,086)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (17,076)

**Seminole Palms**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2023, Special Assessment Bonds</b>		
Interest Rates:	4.750%, 5.500%, 5.700%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$340,953	
Reserve Fund Balance	\$403,435	
Bonds Outstanding - 06/15/23		\$6,020,000
Principal Payment - 5/1/24		(\$85,000)
Special Call - 11/01/24		(\$40,000)
Special Call - 02/01/24		(\$120,000)
Principal Payment - 5/1/25		(\$270,000)
Special Call - 8/1/25		(\$170,000)
Special Call - 11/01/25		(\$305,000)
Special Call - 2/1/26		(\$220,000)
<b>Current Bonds Outstanding</b>		<b>\$4,810,000</b>

<b>Series 2024, Special Assessment Bonds</b>		
Interest Rates:	4.450%, 5.200%, 5.500%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,196,600	
Reserve Fund Balance	\$1,340,712	
Bonds Outstanding - 09/03/24		\$19,550,000
Special Call - 8/01/25		(\$505,000)
Special Call - 11/01/25		(\$405,000)
Special Call - 02/01/26		(\$95,000)
<b>Current Bonds Outstanding</b>		<b>\$18,545,000</b>

**Seminole Palms**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments	\$	110,183.52	\$	194,467.68	\$	79,787.00	\$	384,438.20
Net Assessments	\$	103,572.51	\$	182,799.62	\$	74,999.78	\$	361,371.91

Date	Dist.	Gross Amount	Discount	Commision	Interest	Net Receipts	%				Total
							29%	51%	21%	100%	
						General Fund	Series 2023	Series 2024			
10/16/25	Check 69611	\$ 18.09	\$ -	\$ -	\$ -	\$ 18.09	\$ 18.09	\$ -	\$ -	\$ 18.09	
10/30/25	Check 8222	\$ 128.69	\$ -	\$ -	\$ -	\$ 128.69	\$ 128.69	\$ -	\$ -	\$ 128.69	
11/17/25	Check 69724	\$ 10,602.09	\$ -	\$ (212.04)	\$ -	\$ 10,390.05	\$ 2,977.88	\$ 5,255.80	\$ 2,156.37	\$ 10,390.05	
11/26/25	Check 69777	\$ 4,206.40	\$ (168.26)	\$ (80.76)	\$ -	\$ 3,957.38	\$ 1,134.22	\$ 2,001.84	\$ 821.32	\$ 3,957.38	
12/15/25	Check 69924	\$ 243,751.15	\$ -	\$ (4,875.03)	\$ -	\$ 238,876.12	\$ 68,464.09	\$ 120,835.25	\$ 49,576.78	\$ 238,876.12	
1/28/26	Check 70158	\$ 69,235.30	\$ -	\$ -	\$ -	\$ 69,235.30	\$ 19,843.47	\$ 35,022.61	\$ 14,369.22	\$ 69,235.30	
3/3/26	Check 70366	\$ 24,586.76	\$ (268.20)	\$ (486.37)	\$ -	\$ 23,832.19	\$ 6,830.52	\$ 12,055.49	\$ 4,946.18	\$ 23,832.19	
						\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>		<b>\$ 352,528.48</b>	<b>\$(436.46)</b>	<b>\$(5,654.20)</b>	<b>\$ -</b>	<b>\$ 346,437.82</b>	<b>\$ 99,396.96</b>	<b>\$ 175,170.99</b>	<b>\$ 71,869.87</b>	<b>\$ 346,437.82</b>	

96%	Net Percentage Collected
\$ 14,934.09	Balance Remaining To Collect

**DIRECT BILL ASSESSMENTS**

CRE-KL Seminole Woods Owner LLC											
2026-01											
		Net Assessment:		\$	1,556,581.33	\$	282,349.33	\$	112,298.00	\$	1,161,934.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2023 Debt Service	2024 Debt Service				
	4/1/26		\$ 919,297.76	\$	141,174.67	\$	68,289.45	\$	709,833.64		
	9/1/26		\$ 637,283.58	\$	141,174.67	\$	44,008.55	\$	452,100.36		
			<b>\$1,556,581.34</b>	<b>\$ -</b>	<b>\$ 282,349.34</b>	<b>\$ 112,298.00</b>	<b>\$ 1,161,934.00</b>				

Lot Closings		
Date Received	Amount Received	Address
10/1/25	\$1,755.07	80, 84, 131, 263, 276, 284 Montgomery Ct
10/7/25	\$601.05	81, 282 Montgomery Ct
10/24/25	\$601.05	
10/24/25	\$1,779.11	157, 158, 159 Seminole Palms Phase 2
10/30/25	\$1,634.84	63-66, 26, 28, 30, 32 Alexander Lane
11/5/25	\$2,356.12	78, 79, 83, 139, 278, 288, 283, 286 Montgomery Ct
11/14/25	\$601.05	81 Enclave at Seminole Palms
11/15/25	\$10,049.57	5-13, 32-381 153 Seminole Palms Phase 1
11/19/25	\$1,803.15	76, 77, 138, 292, 290, 281 Montgomery Ct
12/5/25	\$6,010.50	Enclave at Seminole Palms
12/16/25	\$577.01	85, 274 Montgomery Ct
12/23/25	\$2,356.12	90, 93, 132, 136, 129, 135 Sago Ct, 269, 277 Montgomery Ct
1/5/26	\$1,634.84	59-62, 36, 38, 40, 42 Alexander Lane
1/5/26	\$2,356.12	86, 88, 92, 94, 272, 268 Montgomery Ct; 131, 127 Sago Ct
1/26/26	\$17,696.20	
3/6/26	\$2,404.20	63, 145, 78, 79 Enclave at Seminole Palms
3/16/26	\$601.05	137, 279 Montgomery Court
<b>\$54,817.05</b>		

# SECTION 3

# Seminole Palms CDD

Community Development District

Construction Funding Request - #CF2026-01

January 13, 2026

Bill To:

Kolter Group Acquisitions LLC

Construction Funding

FY2026

Payee

	Payee		Construction Funding FY2026
1	<b>Pipeline Constructors, Inc.</b> Invoice # Retainage - Citation Boulevard Project	\$	130,427.32

**\$ 130,427.32**

Please make check payable to:

**Seminole Palms CDD**

6200 Lee Vista Boulevard, Suite 300

Orlando, FL 32822

Wire Instructions Available Upon Request

# PIPELINE Constructors, Inc.

License # CUC057285 & CBC1254712  
Class V Fire # 77475900012006

2117 North Temple Avenue ♦ P.O. Box 189, Starke, FL 32091  
Phone (904) 964-2019 ♦ Fax (904) 964-2916

## Invoice

10/15/2025

Invoice No. Retainage

Seminole Palms Community Development District  
C/O DPFPG, 250 International Parkway St 280  
Lake Mary, FL 32746

Project:  
The Seminole Palms Community Development Distr  
The Citation Boulevard Project  
Palm Coast, FL

### Description:

Current Gross Retainage Billing \$ 130,427.32

Current Net Retainage Billing \$ 130,427.32

Payment Due Net Thirty

### ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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.

Engineer Certification \_\_\_\_\_ 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.



**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 213,467.32, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 10/15/2025 to The Seminole Palms Community Development District on the job of The Seminole Palms Community Development District - The Citation Boulevard Project, to the following described property:

Job Name: The Seminole Palms Community Development District - The Citation Boulevard Project  
Job Address: \_\_\_\_\_  
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

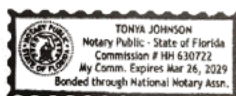
DATED on December 6, 2024.

Pipeline Constructors, Inc.  
(Subcontractor's Name)  
By: Marney Best, Pm  
Printed Name Marney Best, Project Manager

STATE OF FLORIDA  
COUNTY OF Bradford

The foregoing instrument was acknowledge before me this 15th day of October, 2025, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:

(Subcontractor's Name)  
 Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



Tonya Johnson  
NOTARY PUBLIC  
My Commission Expires 3/26/29

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

# SECTION 4

Seminole Palms CDD

# Invoice

250 International Pkwy.  
 Suite 208  
 Lake Mary, FL 32746

Date	Invoice #
10/28/2025	GF2026-03

Bill To
Kolter Land Partners LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Due on receipt		10/28/2025				
Quantity	Item Code	Description			U/M	Price Each	Amount
1	BOS Fee	Charles Faulkner - 10/27/2025 Meeting				200.00	200.00
1	Annual Filing Fee	Florida Commerce - Inv 93604 - Special District Fee				175.00	175.00
1	District Manage...	Vesta - Inv 429134 - Billable Expenses - October 2025				127.00	127.00
					<b>Total</b>		\$502.00

# CDD Name: Seminole Palms CDD

\*The following supervisor attended the meeting noted below

Meeting Date: 10/27/2025

William Fife	Chairman	Waives Compensation
Haley Kiernan	Vice Chairman	Did not Attend
Timothy Smith	Ass't Secretary	Did not Attend
Charles Faulkner	Ass't Secretary	Present
Eric Morrisette	Ass't Secretary	Waives Compensation

Submitted by: David C. McInnes

Date: 10/27/2025

**FloridaCommerce, Special District Accountability Program**

**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93604
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1: Review the following profile and make any needed changes.**

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Seminole Palms Community Development District**  
 Mr. Jere Earlywine  
 Kutak Rock LLP  
 107 West College Avenue  
 Tallahassee, Florida 32301



- 2. Telephone: 850-528-6152 Ext:
- 3. Fax:
- 4. Email: Jere.Earlywine@kutakrock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.seminolepalmscdd.com
- 8. County(ies): Flagler
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 10/31/2022
- 11. Creation Document on File: 04/04/2022
- 12. Date Established: 01/04/2022
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Palm Coast
- 15. Creation Document(s): City Ordinances 2022-2 and 2022-19
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

**STEP 2: Sign and date to certify accuracy and completeness.**

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date October 16, 2025

**STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.**

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4: Make a copy of this document for your records.**

**STEP 5: Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.**



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

**Bill To**

Seminole Palms Community Development District  
c/o Vesta District Services  
250 International Parkway  
Suite 208  
LAKE MARY FL 32746

**Date** 10/27/2025

**Invoice #** 429134

**In Reference To:**

**Billable Expenses - Oct 2025**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:  
VESTA DISTRICT SERVICES  
c/o Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
Hilton Garden Inn Mtg - October 2025	1	127.00	127.00

**Total** 127.00



Hilton Garden Inn - Palm Coast Town Center, FL  
 Palm Coast 32164 US  
 3865862463  
 DABTC\_GM@Hilton.com

Date Range: Oct 27, 2025 - Oct 27, 2025  
 Tax#/ID# :

### House Account Folio

#### House Account Details

Name: Vesta Property Services Seminole  
 Palms CDD 8-25-2025  
 Account Number: 1273  
 Address: 250 International Pkwy, # 208  
 City, State, Zip Code: Lake Mary FL 32746  
 Country: US

#### Additional Details

Start Date: 2025-08-27  
 End Date: 2025-10-27  
 Type: TEMPORARY  
 Status: CLOSED  
 Bill Number:  
 Tax/Fee Exemption: No

#### Company Details

Name:  
 Tax#/ID#:  
 PO Number:  
 Account Name:

Date	Type	Description	Amount
Oct 27, 2025	Charge	SEMINOLE PALMS CDD MEETING 10-27-25	\$100.00
Oct 27, 2025	Tax	MISC - MEETING ROOM TAX	\$7.00
Oct 27, 2025	Charge	MEETING SERVICE CHARGE	\$20.00
Oct 27, 2025	Payments	VISA-0112	(\$127.00)

Summary	
Type	Amount
MEETING ROOM	\$100.00
MISC - MEETING ROOM TAX	\$7.00
*BANQUETS	\$20.00
CREDIT CARD	(\$127.00)
<b>Folio Balance</b>	<b>\$0.00</b>

# SECTION 5



***Kaiti Lenhart*** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901  
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.com

April 15, 2026

Jeremy LeBrun  
Governmental Management Services-Central Florida LLC  
219 East Livingston St  
Orlando, FL 32801

**RE: CDD Registered Voters**

Dear Jeremy LeBrun:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Seminole Palms Community Development District as of April 15, 2026, is: **106**

Please contact this office if you have any questions or require further assistance.

Thank you,

***Kaiti Lenhart***  
Supervisor of Elections

**RECEIVED**

**APR 20 2026**

**GMS-CF, LLC**

# AUDIT COMMITTEE MEETING

# SECTION A

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2026**  
Flagler County, Florida

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Monday, July 13, 2026 at 2:00 P.M.**, at the offices of District Manager, located 219 East Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) original copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Seminole Palms Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2027, 2028, 2029, 2030, and 2031. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## AUDITOR SELECTION EVALUATION CRITERIA

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price.* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

# SECTION B

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Seminole Palms Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2026, with an option for five additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposals must be received by **2:00 PM on Monday, July 13, 2026**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jeremy LeBrun  
District Manager  
Governmental Management Services – Central Florida, LLC