

***Seminole Palms  
Community Development District***

***Agenda***

***June 19, 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

June 12, 2026

Board of Supervisors  
Seminole Palms Community Development District

The Board of Supervisors of the Seminole Palms Community Development District will meet on **Friday, June 19, 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 Meeting Minutes
  - A. May 15, 2026, Board of Supervisors Meeting
  - B. May 15, 2026, Audit Committee Meeting
4. New Business Items
  - A. Consideration of Resolution 2026-08 Designating the Date, Time and Location of Public Hearing to Adopt Amenity Policies and Rates
  - B. Ratification of Series 2024 Requisition No. 2024-26
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager
    - i. Field Manager Packet
  - D. District Manager's Report
    - i. Approval of Check Registers
    - ii. Balance Sheet and Income Statement
    - iii. Reminder of Form 1 Filing Requirement Deadline
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date – July 17, 2026
9. 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

# SECTION A

**MINUTES OF MEETING  
SEMINOLE PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seminole Palms Community Development District was held Friday, **May 15, 2026**, at 12:45 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

Bill Fife	Chairman
Haley Kiernan	Vice Chairperson
Eric Morisette	Assistant Secretary
Charlie Faulkner <i>by phone</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Ashley Ligas <i>by phone</i>	District Counsel
Rich Gray	Field, GMS
Daniel Harvey	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun introduced himself to the Board and explained how residents could submit concerns and encouraged residents to contact staff directly between meetings for quicker assistance. Mr. LeBrun explained that Board meetings were only held when District business required action in order to avoid unnecessary expenses.

Several residents voiced concerns about the condition of the community landscaping. They said the amenity center and other common areas looked poorly maintained, with overgrown plants,

leaning trees, broken irrigation lines, and dead landscaping. Residents questioned why landscaping issues were not being identified and corrected proactively by the contractor and expressed frustration about repeatedly replacing damaged or dead plants.

Residents also discussed communication concerns, particularly regarding HOA responses and approval timelines for architectural requests. A resident noted that some homeowners had waited weeks or even months for responses and felt communication between residents and HOA management needed improvement. Questions were also raised about continued delays to the community center project and the lack of a clear explanation for the repeated postponements. Additional concerns included malfunctioning streetlights in the townhome area and irrigation systems that had been running continuously due to broken pipes. Mr. LeBrun explained the process for reporting streetlight issues and acknowledged the landscaping and maintenance concerns, indicating they would be addressed later during the field manager’s report. Management assured residents that all comments had been documented and would be followed up on as needed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

Mr. LeBrun presented the October 27, 2025, meeting minutes. With no comments, corrections or changes requested, a motion was made to approve the minutes.

On MOTION by Mr. Fife, seconded by Mr. Morissette, with all in favor, the Minutes of the October 27, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**New Business Items**

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

Mr. LeBrun reviewed the proposed Fiscal Year 2027 budget and discussed moving the public hearing date from August 14, 2026 to August 21, 2026 to avoid scheduling conflicts. Mr. LeBrun explained that administrative costs had decreased slightly, while the largest budget increase was due to the amenity center being expected to operate for the full fiscal year. The Board discussed projected assessment increases, future opportunities to refine budget estimates once actual amenity expenses were available, and the possibility of rebidding the landscape maintenance contract. Irrigation maintenance responsibilities, tree staking needs, and coordination between

HOA and CDD operations were also discussed. The Board approved Resolution 2026-06 setting the proposed FY2027 budget and scheduling the public hearing for August 21, 2026.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing on August 21, 2026, was approved.

**B. Consideration of Resolution 2026-07 Setting Date, Time, and Location of the November 2026 Landowner’s Election and Meeting**

Mr. LeBrun presented Resolution 2026-07, which sets the date, time, and location for the November 2026 landowners’ election. Mr. LeBrun explained that Seats 1, 2, and 4 would be up for election and reviewed how the landowners’ election process works, including voting by acreage and the use of proxies.

On MOTION by Mr. Fife, seconded by Ms. Kiernan with all in favor, Resolution 2026-07 Setting a Date, Time, and Location of the November 2026 Landowner’s Election and Meeting, was approved.

**C. Consideration of Third Amendment to Landscape & Irrigation Services Agreement with Yellowstone Landscape, Inc.**

Mr. LeBrun reviewed Yellowstone’s proposal to add the amenity center to its landscape and irrigation maintenance contract. Mr. LeBrun explained that the services would match the District’s existing maintenance standards and cost about \$19,140 annually. The Board agreed to start the work the following week rather than wait until June and supported Yellowstone’s request for a walkthrough with the previous contractor to document site conditions.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Third Amendment to Landscape & Irrigation Services Agreement with Yellowstone Landscape, Inc., was approved.

**D. Consideration of Acquisition of Seminole Palms Amenity Center Agreement**

Mr. LeBrun reviewed the documents related to acquiring the Seminole Palms Amenity Center. Ms. Ligas noted the agreements included the amenity transfer and contractor acknowledgments, and Board members said they had no questions. The Board approved the

amenity center acquisition, approved the related agreements in final form, and authorized the Chair or Vice Chair to sign any additional documents needed to complete the process. The motion passed unanimously.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Acquisition of Seminole Palms Amenity Center Agreement and Delegating Authority to the Chair or Vice Chair to Sign any Additional Documents, was approved.

**E. Ratification of Series 2024 Requisition No. 2024-22-25**

Mr. Lebrun reviewed Series 2024 Requisition 2024-22-25. He noted that the requisitions had already been reviewed and approved by staff, legal counsel, and the engineer and they were seeking ratification at this time.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Series 2024 Requisition No. 2024-22-25, was ratified.

**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**

Mr. LeBrun reviewed Items F through H, Work Authorization 7, 8, and 9 with Kimley-Horn. He noted that the work authorizations had already been reviewed by staff, legal counsel, and the engineer. They were seeking ratification of those items at this time.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in Work Authorization Numbers 7, 8, and 9 with Kimley-Horn for Construction Phase Services, were ratified.

**I. Appointment of Audit Committee & Chairman**

Mr. LeBrun stated that the Board had agreed to serve as the Audit Committee for the District’s annual independent audit process. Mr. LeBrun noted that the Audit Committee would

meet briefly after the Board meeting to establish the audit criteria and begin the auditor selection process.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Ligas reported that she had nothing further to discuss.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager**

**i. Consideration of Amenity Center Landscape Maintenance Proposal with Yellowstone Landscape, Inc.**

Mr. Gray stated this item could be skipped, that it had already been discussed previously.

**ii. Consideration for Field Operations, Management, Amenity Management, Pool Maintenance, and Janitorial Services Proposal with GMS**

Mr. Gray reviewed GMS’s proposal for field operations, amenity management, pool maintenance, and janitorial services for the amenity center. Mr. Gray explained that the proposed service levels, including pool maintenance three times per week during the summer and twice per week in the off-season, with janitorial services adjusted based on facility usage. Questions were raised about the amount of on-site management time, and staff indicated that amenity management would be part-time while field management would involve at least one day per week on site, increasing during the summer months. Mr. Fife requested that minimum service hours be included in the proposal for clarity. Mr. Fife made a motion to approve the proposal in substantial form, with the Chair authorized to work with GMS and staff to finalize the specific hours.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Field Operations, Management, Amenity Management, Pool Maintenance, and Janitorial Services Proposal with GMS and

Authorization for the Chairman to work with staff to Finalize Minimum Service Hours, was approved in substantial form.

Mr. Gray discussed ongoing landscaping concerns and outlined plans to improve maintenance once the amenity center officially came under GMS management. He noted a dedicated crew would be assigned to the property, irrigation issues would be addressed, and leaning trees would be repaired or restaked. He provided his contact information and encouraged residents and Board members to reach out directly with concerns.

**D. District Manager’s Report**

**i. Approval of Check Registers**

Mr. LeBrun reviewed the check register covering December 1, 2025, through March 31, 2026, with total transactions of \$450,679.75. It was noted that the large amount was primarily due to assessment funds flowing through the District rather than actual operating expenses.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. LeBrun presented the balance sheet and income statement. The unaudited financials are presented through March 31, 2026. No Board action is required; this item is for informational purposes only.

**iii. Ratification of Construction Funding Request 2026-01**

Mr. LeBrun reviewed Construction Funding Request 2026-01. Since it had already been reviewed and approved by staff, counsel, and the engineer, the Board was being asked to ratify the request.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Construction Funding Request 2026-01, was ratified.

**iv. Ratification of General Funding Request 2026-03**

Mr. LeBrun reviewed General Funding Request 2026-03 and noted that they were seeking ratification at this time.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, General Funding Request 2026-03, was ratified.

**v. Presentation of Number of Registered Voters: 106**

Mr. LeBrun reported the District’s annual registered voter count, noting that the Supervisor of Elections showed 106 registered voters as of April 15. It was clarified that the number reflected registered voters, not total residents, and the information was presented for the Board’s awareness.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – June 19, 2026**

Mr. LeBrun reminded the Board that the next meeting scheduled was June 19, 2026 although no Board action was required if the meeting was not held. Mr. LeBrun encouraged Board members to reach out if they needed assistance between meetings.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun asked for a motion of approval.

On MOTION by Mr. Fife, seconded by Mr. Morisette all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION B

**MINUTES OF MEETING  
SEMINOLE PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Board of Supervisors of the Seminole Palms Community Development District was held Friday, **May 15, 2026**, at 1:22 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present for the Audit Committee were:

Bill Fife  
Haley Kiernan  
Eric Morisette  
Charlie Faulkner *by phone*

Also present were:

Jeremy LeBrun	District Manager, GMS
Ashley Ligas <i>by phone</i>	District Counsel
Rich Gray	Field, GMS
Daniel Harvey	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun opened the public comment period. A resident said they were concerned about the Board serving as the audit committee. They stressed the importance of transparency and wanted to make sure the audit process remained open and impartial, with clear communication about any issues identified during the audit.

Mr. LeBrun explained that the Board only selects the auditor from submitted proposals, while the independent auditor decides what documents and records to examine. The auditor requests information from management, conducts the audit independently, and issues the final



# SECTION IV

# SECTION A

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENITY RULES AND RATES.**

**WHEREAS**, the 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**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The District’s Board of Supervisors will hold a public hearing to adopt amenity rules and rates, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on August 21, 2026, at 12:30 p.m., at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164.

**SECTION 2.** At said public hearing, the Board will consider the amenity rules and rates of the District as more particularly set forth in attached **Exhibit A**.

**SECTION 3.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19th DAY OF June, 2026.**

ATTEST:

**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A:** Proposed District Rules

**EXHIBIT A**

# **SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

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## **AMENITIES RULES**

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**PART 1: Seminole Palms Community Development District  
Amenity Operating Rules**

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)  
Effective Date: \_\_\_\_\_, 2026

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**In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Seminole Palms Community Development District adopted the following rules to govern the operation of the District’s Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.**

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**DEFINITIONS**

The following definitions shall apply to these rules in their entirety:

**“Amenities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District’s clubhouse and swimming pool, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**“Amenities Rules” or “Rules”** – shall mean all rules of the District, as amended from time to time, governing the use of the amenities, including but not limited to these “Amenity Operating Rules,” the “Rule for Amenities Rates,” and the “Disciplinary and Enforcement Rule.”

**“Annual User Fee”** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District’s Rule for Amenities Rates.

**“Board of Supervisors” or “Board”** – shall mean the Board of Supervisors of the District.

**“District”** – shall mean the Seminole Palms Community Development District.

**“Amenity Manager”** – shall mean the professional management company with which the District (or its designee) has contracted to provide amenity management services to the District (i.e., Governmental Management Services).

**“Family”** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

**“Non-Resident”** – shall mean any person that does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District, and who is therefore a Patron for purposes of these Rules.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Patrons, and Renters.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or Family owning property within the District.

#### **AUTHORIZED USERS**

**Generally.** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

**Residents.** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

**Non-Residents.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

**Renter's Privileges.** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

**Guests.** Except as otherwise provided for herein, each Patron may bring a maximum of five Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a five Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to five Guests each for a total of twenty Guests, but instead can only bring a total of five Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

**Registration / Disclaimer.** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**, along with any other paperwork that may be required by the Amenity Manager.

#### **ACCESS CARDS**

Every home is entitled to two Access Cards, free of charge following closing of a new construction home. If a Resident leases a home, only the lessee shall be entitled to exercise the privileges of a Resident. Additional Access Cards if lost or stolen are \$25 each, lost or stolen access cards will be disabled. The maximum number of Access Cards per household is limited to two (2). Resale buyers are required to contact management for new Access Cards if not passed on from seller. All resale buyers must re-register the old Access Cards. Buyer is required to register with the Amenity Manager to ensure Access Cards are transferred to new owners.

## GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all Rules of the District.

**ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT'S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, PERSONAL INJURY, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.**

**THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.**

***Emergencies:*** After contacting 911 if required, all emergencies and injuries must be reported to the office of the Amenity Manager at Governmental Management Services.

***Hours of Operation.*** All hours of operation of the Amenities will be established and published by the District. The Amenities will be open 5:30am – 10:00pm daily. The Amenities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise expressly stated herein, the following additional guidelines govern the use of all of the Amenities:

1. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.
2. ***Minors.*** Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the outdoor Amenities. Notwithstanding the foregoing, because of the particular risks associated with water activities, minors under age 15 must be accompanied by a responsible adult when using the amenity center club room, gym and pool. As noted above, parents and legal guardians are responsible for their minor children

who use the Amenities, and the District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities.

3. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the restroom areas.
4. **Food and Drink.** Food and drink will be limited to designated areas only.
5. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities.
6. **No Smoking.** Except in designated areas, smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
7. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors or inside the gates of the amenity center facility. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
8. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
9. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only and shall not be permitted inside the amenity center gates.
10. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas on District property.
11. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
12. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. **Profanity.** Loud, profane or abusive language is prohibited.
14. **Horseplay.** Disorderly conduct and horseplay are prohibited.
15. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
16. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

17. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
18. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
19. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
20. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and Rules, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
21. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
22. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

## **SWIMMING POOL**

The following Rules apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
4. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted.
5. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. **Diving.** Diving is strictly prohibited at the pool.
7. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, large floats, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small

- personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings.
9. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
  10. **Railings.** No swinging on ladders, fences, or railings is allowed.
  11. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
  12. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
  13. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
  14. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
  15. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
  16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
  17. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
  18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
  19. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
  20. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
  21. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
  22. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
  23. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

## LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

## PLAYGROUND

The community provides playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. **Footwear.** Proper footwear is required and no loose clothing especially with strings should be worn.
2. **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
3. **Food & Drinks.** No food, alcoholic drinks or gum are permitted at the playground.
4. **Animals.** No pets of any kind are permitted at the playground, with the exception of service animals.

5. **Glass Containers.** No glass containers are permitted at the playground.
6. **No Jumping.** No jumping off from any climbing bar or platform.
7. **Disruptive Behavior.** Profanity, rough-housing, and disruptive behavior are prohibited.
8. **Equipment.** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

## RENTALS

The following applies to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons ages 18 or older may reserve the Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. All rentals are subject to availability and the discretion of District Staff.
2. **Amenities Available for Rental.** The types of Amenities available for rental are described in the rule for Amenities Rates. The only amenity available for exclusive resident rental is the indoor club room. Rental of the indoor clubroom does not include access to the pool or any other amenity. Unless specified otherwise by the Board, rentals of the District's Amenities for the purposes of conducting commercial activities is prohibited.
3. **Payment & Registration.** Patrons interested in renting the Amenities may reserve a desired rental date and time up to two (2) times per month on a first-come, first-served basis up to three (3) months in advance of such desired rental date. To reserve a desired rental date and time ("**Rental Date**"), Patrons must submit to the District a completed "**Rental Agreement**" (in the form attached hereto as **Exhibit B**) and a check in the full amount of the "**Deposit**" as specified in the Rules. A desired Rental Date will NOT be reserved until both the completed Rental Agreement and Deposit are received by the District. The Amenity Manager will review the Rental Agreement and has full authority to deny the request subject to availability and in its reasonable discretion. No later than fourteen (14) days prior to the Rental Date, the Patron must submit a check to the Amenity Manager for the full amount of the "**Rental Fee**" as specified in the Rules, as well as a Certificate of Insurance (if applicable), or Patron's Deposit will be forfeited and the Rental Date will be released and made available to other Patrons. To make a reservation within fourteen (14) days of the desired rental date, Patrons must submit to District Staff a completed Rental Agreement and a check in the total amount of both the Deposit and Rental Fee (as well as a Certificate of Insurance, if applicable).
4. **Event Host.** Each application shall provide the name and contact information of a Patron who shall act as the "**Event Host.**" The Event Host must be at least 18 years of age and be present for the entire event, and shall be responsible for ensuring that only guests of the event are permitted access to the Amenities rented, shall

ensure that all cleaning obligations have been completed, and shall serve as the District's point of contact for communication regarding the event. If no Event Host is specified on the Rental Agreement, the Patron submitting the Rental Agreement shall be considered the Event Host.

5. **Cancellations.** Cancellations must be made in writing and received by the Amenity Manager at least fifteen (15) days in advance of the Rental Date in order for a Patron to receive a refund of the Deposit.
6. **Deposits.** Deposits will be returned within ten (10) days of the Rental Date provided there has been no damage to District property and the rented Amenities have been properly cleaned after use. To receive the full refund of the Deposit, the renting Patron must (to the extent applicable):
  - a. Remove all garbage, place in designated trash bins located in the pool pack, and replace garbage liners;
  - b. Remove all decorations, event displays, and materials;
  - c. Return all furniture and other items to their original position;
  - d. Wipe off counters, table tops, and the sink area;
  - e. Clean out and wipe down the refrigerator as well as any cabinets and other appliances used;
  - f. Lock all doors after the last guest leaves; and
  - g. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the Amenity Manager.
  - h. Resident and guests follow all amenity center rules and policies
7. **Additional Cleaning or Damage.** The District may retain all or part of any Deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the Deposit, the District shall have authority to recover such costs from Patron by any means legally available and to suspend Patron's access and use privileges until such Patron pays any such amounts.
8. **Duration of Rentals.** Unless otherwise authorized by the Amenity Manager, the Amenities may be rented for parties and events during normal operating hours, which shall be established by the Amenity Manager. Each rental shall be for morning, evening, or a full day, as defined in the rule for Amenity Rates, and all times shall be inclusive of set-up and clean-up time. Additional fees may be charged for rentals that extend beyond the reserved hours. In no event shall parties and events, including clean-up, extend beyond 10 p.m.
9. **Capacity.** The Amenities capacity limit(s) shall not be exceeded at any time for a party or event. The capacity limits are as displayed in the clubhouse.
10. **Noise.** The volume of live or recorded music must not violate applicable noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices.
11. **Alcohol.** Patrons must indicate on the rental form if they intend to serve or permit consumption of alcoholic beverages at an event taking place at the rented Amenities. If the Patron desires to serve or sell alcohol at an event, he or she must

hire a licensed and insured vendor of alcoholic beverages, and must provide proof of this to the Amenity Manager prior to the event. Patrons who rent the Amenities and desire to allow their guests to consume alcohol on a “bring your own beverage” or “BYOB” basis must provide proof of insurance coverage to the Amenity Manager prior to the event. Anyone that appears to be excessively intoxicated or under the influence of drugs will be asked to leave the Amenities. Insurance requirements are as follows, and may be modified from time to time in the District’s discretion:

- a. BYOB Alcohol: Patron must provide proof of a Homeowner’s Insurance Rider/Endorsement providing special event coverage
  - b. Serving/Selling Alcohol: Patron must submit proof of at least the following special events insurance coverage: \$250,000 Property Damage; \$1,000,000 Personal Injury; Alcohol Rider; District named as additional insured. This coverage may be satisfied by insurance held by the licensed and insured vendor of alcoholic beverages.
12. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve or allow consumption of alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance.

#### **PROPERTY DAMAGE**

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

#### **USE AT OWN RISK; INDEMNIFICATION**

**ANY PATRON, GUEST, OR OTHER PERSON WHO PARTICIPATES IN THE ACTIVITIES (AS DEFINED BELOW), SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT AND ITS CONTRACTORS, AND THE PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS OF EACH (TOGETHER, “INDEMNITEES”), FOR ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, BY ANY INDIVIDUAL OF ANY AGE, OR ANY CORPORATION OR OTHER ENTITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE,**

EXPENSES (INCLUDING ATTORNEY'S FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS), AND HARM OF ANY KIND OR NATURE ARISING OUT OF, IN WHOLE OR IN PART, THE PARTICIPATION IN THE ACTIVITIES, BY SAID PATRON, GUEST, OR OTHER PERSON, AND ANY OF HIS OR HER GUESTS AND ANY MEMBERS OF HIS OR HER FAMILY.

SHOULD ANY PATRON, GUEST, OR OTHER PERSON, BRING SUIT AGAINST THE INDEMNITEES IN CONNECTION WITH THE ACTIVITIES OR RELATING IN ANY WAY TO THE AMENITIES, AND FAIL TO OBTAIN JUDGMENT THEREIN AGAINST THE INDEMNITEES, SAID PATRON, GUEST, OR OTHER PERSON SHALL BE LIABLE TO THE DISTRICT FOR ALL ATTORNEY'S FEES, COSTS, AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS. THE WAIVER OF LIABILITY CONTAINED HEREIN DOES NOT APPLY TO ANY ACT OF INTENTIONAL, WILLFUL OR WANTON MISCONDUCT BY THE INDEMNITEES.

FOR PURPOSES OF THIS SECTION, THE TERM "ACTIVITIES," SHALL MEAN THE USE OF OR ACCEPTANCE OF THE USE OF THE AMENITIES, OR ENGAGEMENT IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION, SPORT, EVENT, OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE DISTRICT, ITS CONTRACTORS OR THIRD PARTIES AUTHORIZED BY THE DISTRICT.

#### **SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

#### **SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

#### **AMENDMENTS / WAIVERS**

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

**ATTACHMENT A:                    Amenity Facility Card and Waiver**

DRAFT

**PART 2: Seminole Palms Community Development District**  
**Rule for Amenities Rates**

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)  
Effective Date: \_\_\_\_\_, 2026

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In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Seminole Palms Community Development District adopted the following rules to govern rates for the District’s Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

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1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.
2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Rules of Seminole Palms Community Development District, as amended from time to time.
3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District’s annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident’s annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.
4. **Reservation Rates for Clubhouse.** Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Indoor Club Room	\$100/hour (maximum four (4) hours)	\$200

\* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

<b>Item</b>	<b>Fee</b>
Replacement of Damaged, Lost, or Stolen Access Card	\$25
Insufficient Funds Fee (for submitting an insufficient funds check)	

6. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

7. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

8. **Adjustment of Rates.** The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

9. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Rules, as may be amended from time to time, govern all use of the Amenities.

10. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

**PART 3: Seminole Palms Community Development District**  
***Disciplinary and Enforcement Rule***

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)  
Effective Date: \_\_\_\_\_, 2026

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**In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Seminole Palms Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.**

---

**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District’s Amenity Operating Rules.

**2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District’s Amenities.

**3. Suspension of Rights.** The District, through its Board, and Amenity Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Exhibits unsatisfactory behavior, deportment or appearance;
- c. Fails to pay amounts owed to the District in a proper and timely manner;
- d. Fails to abide by any District rules and policies;
- e. Treats the District’s supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

**4. Authority of Amenity Manager.** The Amenity Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those

described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the Amenity Manager. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**ATTACHMENT A**

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

**AMENITY FACILITY CARD FORM**

1. Each household will be issued two (2) Facility Access cards
2. Patrons must have their access cards with them to enter any Amenity Facility. All children under fifteen (15) must be accompanied by an adult.
3. All Patrons, their children and guests must adhere to District's Rules and Policies.

LAST NAME:	DATE CARD ISSUED:
FIRST NAME:	
ADDRESS:	
RENT/OWN:	

ADULT:	
ADULT:	
CHILD:	DOB:
CHILD:	DOB:
CHILD:	DOB:
CHILD:	DOB:
PHONE:	
EMAIL:	

**Items needed for Patron to receive access cards:**

- 1. Proof of residency – Deed or Rental Agreement**
- 2. Government issued photo ID**

The undersigned acknowledges and agrees that the above information is true and correct. It is understood that the Facility Access Cards are the property of Seminole Palms Community Development District (the "District") and are non-transferable except in accordance with the District's Rules and Policies.

Signatures: \_\_\_\_\_ Date: \_\_\_\_\_

Signatures: \_\_\_\_\_ Date: \_\_\_\_\_

**ACCEPTANCE:**

I acknowledge and agree to the terms of the Waiver set forth below. I have also read and agree to abide by the policies regarding District Amenity Facilities and the District's Rules of Procedure. I also understand that I am

financially responsible for any damage caused by me, my family members, and my guests, and for any damages resulting from the loss or theft of my Amenity Facility Access Card.

\_\_\_\_\_  
Signature of Patron

\_\_\_\_\_  
Date

**WAIVER:**

The Seminole Palms Community Development District (“**District**”) owns and operates certain amenities, including a pool and other facilities, and may from time to time offer certain amenity programs to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I, for myself and on behalf of my heirs, assigns, personal representatives, and next of kin, hereby voluntarily assume any and all risk, including injury or death to my person and/or damage to my property, relating to the Activities, and agree to indemnify, defend, and hold harmless the District, any amenity management company (including GMS and its successors), and their respective supervisors, officers, board members, staff, agents, employees, volunteers, consultants, and contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by any of the Indemnitees or by other residents, users, or guests, and arising out of or incident to the Activities, including but not limited to where the loss is wholly or partly the result of Indemnitees’ negligence, gross negligence, or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules, and regulations of the District, as currently in effect and as may be amended from time to time. I understand that the District is not responsible for personal property lost or stolen while participating in activities at the Amenity Center, pool, and recreational facilities. I have read and understand the terms of this Waiver and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, Florida Statutes, or other applicable law. If any part of this Waiver is determined to be invalid by law, all other parts of this Waiver shall remain valid and enforceable.

\_\_\_\_\_  
Signature of Patron

\_\_\_\_\_  
Date

**FOR HOMEOWNERS ONLY:**

The undersigned, a resident landowner within the District, agrees and acknowledges that it will not provide Facility Access Cards to any tenant (as used herein, the term “tenant” shall include all family members of the specifically named tenant) without first providing an Amenity Facility Access Card Form (the “Registration”), executed by the tenant, to an Amenity Facility staff member. Should the undersigned provide Facility Access Cards to a tenant without providing an Amenity Facility staff member with a Registration signed by the tenant, the undersigned agrees to be financially responsible for any damages caused by the tenant. The provisions of the Waiver above, including the indemnification obligations and sovereign immunity limitations, shall apply to all tenants. Nothing herein shall be considered as a waiver of the District’s sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable law.

\_\_\_\_\_  
Signature of Patron

\_\_\_\_\_  
Date

**OFFICE USE ONLY:**

\_\_\_\_\_  
Date received

\_\_\_\_\_  
Date entered in Badge system

\_\_\_\_\_  
Staff member signature

Facility Access Card Number(s): \_\_\_\_\_

Replacement/Extra Card #'s: \_\_\_\_\_ Date: \_\_\_\_\_ Cash/Check # \_\_\_\_\_ Staff Int \_\_\_\_\_

**EXHIBIT B**

Seminole Palms Community Development District  
Amenity Center Rental Application

Name of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Rentable Space: Indoor Club Room

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_  
Address City State

Estimated Attendance: \_\_\_\_\_ Intended Use: \_\_\_\_\_

Date Requested: \_\_\_\_\_ Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

I understand in order to receive the full refund of the clean-up deposit, the following must be done after usage:

- Ensure that all garbage is removed and placed in trash containers
- Remove all decorations, displays, favors or remnants of event
- Wipe off counters, tabletops, sink area, windows and replace garbage liner in trashcans
- Ensure No damage to facilities, furniture, fixtures, furnishings, walls or equipment.
- Patron and Patron’s guests are required to adhere to all Amenity Center and Pool rules and regulations
- The rental space may not be used beyond the reserved time, including set up and clean up
- Failure to comply with such rules and regulations may result in the forfeiture of Patron’s deposit
- To receive a full refund, rental cancellations must be submitted no later than 72 hours before the scheduled event date and time. Cancellations made within 72 hours of the event will result in loss of the \$200 deposit

I have read, understood and agree to abide by all the District policies and procedures regarding the use of the facility. This includes:

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein
- Participants that are not Patrons, must leave the facility at the conclusion of the private event
- The capacity limit shall not be exceeded at any time for a party or event
- The volume of live or recorded music must not violate applicable Duval County noise ordinances, or unreasonably interfere with resident’s enjoyment of their homes
- Event liability coverage may be required on a cases-by-case basis in the discretion of the Board of Supervisors. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
- Social Room Rental consists of exclusive access to the Social Room ONLY, no other CDD spaces are to be exclusively occupied by the rental, including but not limited to, the pool or pool deck.
- No outside vendors such as bounce houses are permitted on property or as part of the rental
- Maximum of 50 guests per rental
- No glass or breakable items are permitted in the facility
- Smoking is not permitted in the facility or on the pool deck
- No pets allowed, except service assistance dogs

I agree to indemnify and hold harmless the Seminole Palms Community Development District and their agents, supervisors, officers, directors, employees and staff from any and all liability claims, actions, suits and demands by any person, corporations or other entity for injuries, death, property damage or any nature arising out of or in connection with the use of

the Seminole Palms CDD Amenity Center and facilities. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28 Fla. Stat.

I have read understood and agree to abide by all policies and rules of the District governing the Seminole Palms CDD Amenity Center and Facilities. Failure to adhere to the District's policies and rules may result in the suspension or termination of my privileges to use the facilities. I also understand that I am financially responsible for any damages caused by family members, my guests and myself.

If requested, I will obtain an event insurance policy naming the Seminole Palms Community Development District and their agents, supervisors, officers, directors, employees and staff as additional insured.

Make checks for the Deposit and Rental Fee payable to: **Seminole Palms CDD**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit: \$ \_\_\_\_\_ Check #: \_\_\_\_\_ Rental Fee Amount: \$ \_\_\_\_\_ Check #: \_\_\_\_\_

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

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

\*\* To receive a full refund of the deposit all garbage from the party must be removed and placed in the designated trash containers. This includes removal of all party displays and remnants. In addition to the entire Amenity Center, party area needs to be completely swept to the condition it was upon receipt of same. All CDD policies must be followed by residents and guests of the rental to receive a full refund of Security Deposit.

Please Initial and date below for the method in which the Deposit check is returned.

Deposit Returned On: \_\_\_\_\_ Mailed: \_\_\_\_\_ Handed To: \_\_\_\_\_ Shredded: \_\_\_\_\_

**NOTICE OF RULE DEVELOPMENT BY THE  
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
-AMENITY RULES AND RATES-**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Seminole Palms Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Amenity Rules and Rates**” (a/k/a the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons’ use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is Chapter II.

The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. Public hearings will be conducted by the District on August 21, 2026, at 12:30 p.m., at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164

Additional information regarding these public hearings may be obtained from the District’s website, <https://seminolepalmscdd.com> or by contacting the District Manager. A copy of the Proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, 407-841-5524, [jlebrun@gmscfl.com](mailto:jlebrun@gmscfl.com).

Jeremy LeBrun, District Manager  
Seminole Palms Community Development District

Run Date: July 10, 2026

**NOTICE OF RULEMAKING  
REGARDING THE AMENITY RULES OF THE  
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT  
-AMENITY RULES AND RATES-**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Seminole Palms Community Development District (“**District**”) hereby gives notice of its intention to develop:

- “**Amenity Rules and Rates**” (a/k/a the “**Proposed Rules**”) the purpose of which are: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons’ use of the Amenities; and (iii) establish violation and penalty policies. The proposed rule number is Chapter II.

Prior notice of rule development relative to the Proposed Rules was published in the Palm Coast Observer on July 10, 2026.

A public hearing to adopt the Proposed Rules will be conducted by the Board of Supervisors (the “**Board**”) of the District on August 21, 2026, at 12:30 p.m., at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The Proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rules include, but are not limited to, Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, 407-841-5524, jlebrun@gmscfl.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or

speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Jeremy LeBrun, District Manager  
Seminole Palms Community Development District

**Summary of Proposed Amenity Rates**

**Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

**Miscellaneous Fees.**

<b>Item</b>	<b>Fee</b>
Indoor Club Room Rental	\$100/hour (maximum 4 hours) \$200 deposit
Replacement of Damaged, Lost, or Stolen Access Card	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

**Adjustment of Rates.** The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

Run Date: July 17, 2026

# SECTION 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: **2024-26**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: ***Kimley-Horn and Associates, Inc.***
- (D) Amount Payable: ***\$11,375***
- (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 249438002-0426 services through April 30, 2026 – TH Preliminary and Final Plat Revisions***
- (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:

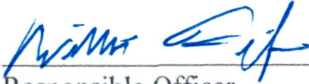
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; 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.

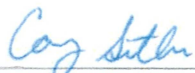
**SEMINOLE PALMS COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 5/22/26

**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.

 5/18/26  
Consulting Engineer

<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: [REDACTED]          ABA#: [REDACTED]          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: \$11,375.00**

Invoice No: 249438002-0426  
 Invoice Date: Apr 30, 2026  
 Project No: 249438002  
 Project Name: WA2 SEMINOLE PALMS  
 Project Manager: SITLER, CORY  
 Client Reference: WORK AUTHORIZATION 2

Federal Tax Id: 56-0885615  
 For Services Rendered through Apr 30, 2026

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
WA#9 TASK 02 TH FINAL PLAT REVISION	4,500.00	75.00%	3,375.00	0.00	3,375.00
REIMBURSBLE EXPENSES	0.00	HOURLY	0.00	0.00	0.00
OFFICE EXPENSE	16,583.49	HOURLY	14,968.77	14,968.77	0.00
<b>Subtotal</b>	<b>434,750.00</b>		<b>387,963.77</b>	<b>376,588.77</b>	<b>11,375.00</b>
<b>Total</b>					<b>11,375.00</b>

**Total Invoice: \$11,375.00**

<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: [REDACTED]          ABA#: [REDACTED]          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>
--	---

SEMINOLE PALMS COMMUNITY DEVELOPMENT DIS  
 ATTN: CANDICE SMITH  
 250 INTERNATIONAL PARKWAY  
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Invoice No: 249438002-0426  
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 Project Manager: SITLER, CORY

Federal Tax Id: 56-0885615  
 For Services Rendered through Apr 30, 2026

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	81,885.00	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, WA#8 TASK 01 CONSTRUCTION PHASE SERVICES - PHASE 1A	38,095.22	99.94%	38,072.50	38,072.50	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, WA#8 TASK 02 CONSTRUCTION PHASE SERVICES - PHASE 2	80,952.33	99.97%	80,925.00	80,925.00	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, WA#8 TASK 03 - CONSTRUCTION PHASE SERVICES - AMENITY CENTER	22,857.10	88.13%	20,145.00	20,145.00	0.00
WA#9 TASK 01 TH PRELIMINARY PLAT REVISION	8,000.00	100.00%	8,000.00	0.00	8,000.00

# SECTION V

# SECTION C

# SECTION 1

# Seminole Palms

06/19/2026

## Community Development District Amenity & Field Operations Management Report



**Rich Gray**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Seminole Palms  
Community Development District

Amenity & Field Operations Management Report  
June 19th, 2026

To: Seminole Palms CDD Board of Supervisors

RE: Seminole Palms Field Operations & Amenity Management Report – June 19th, 2026

The following is a review of the field operations, maintenance, and amenities management items at Seminole Palms.

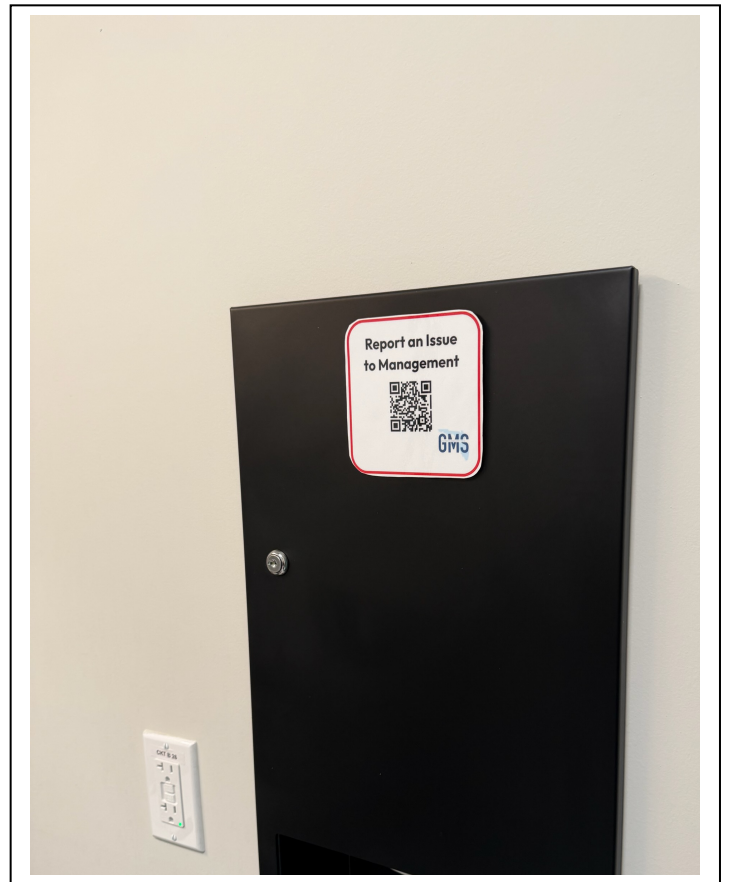


## Events & Community Information



- 3 GMS staff members attended the Grand Opening Event on June 6<sup>th</sup> from 11am-3pm as representatives from the CDD
  - 83 Residents received key fobs at the Grand Opening (2 each – 166 fobs distributed)
    - Required ID, proof of residency(warranty deed) and access card waiver completed
  - Tuesday, June 9<sup>th</sup> - GMS staff met 4 residents at the amenity center to distribute fobs, 1 resident came by our Palm Coast office for fobs
  - Thursday, June 11<sup>th</sup> – GMS staff met 15 residents at the amenity center to distribute fobs
  - Friday, June 12<sup>th</sup> – 1 resident came by GMS office for a fob
  - 104 residents total were assisted week 1 of amenity center opening
- GMS donated resident grab bags for the event with sunscreen, hand sanitizer, fruit snack and key fob chains
- GMS also passed out free water and popsicles at the event

## Events & Community Information



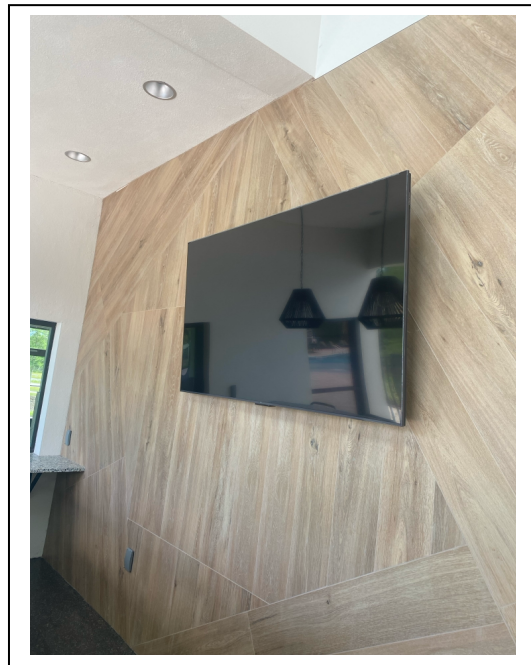
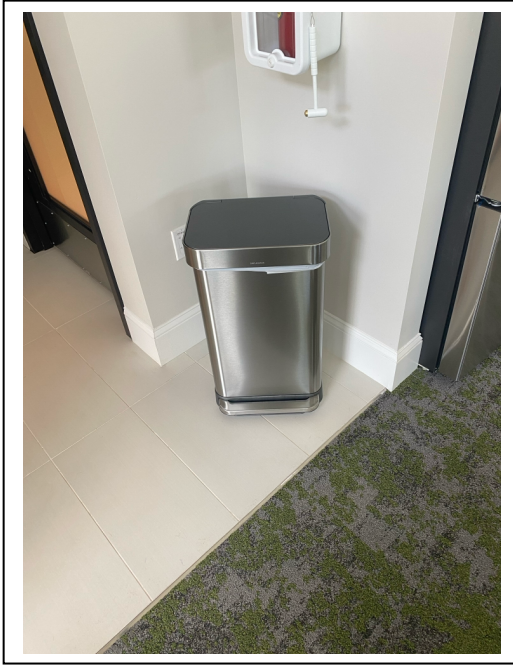
- “Need Resident Key Fob?” QR codes were posted on every entrance door at the amenity center for residents to easily contact GMS staff to receive their key fobs
- “Report an Issue to Management” QR codes were posted in every bathroom, gym and bulletin board for residents to report any janitorial, maintenance or behavioral issue when staff is not on site

## Completed Projects

- Yellowstone completed the approved erosion control on Citation in front of the Amenity Center; they also completed deadheading all plants showing signs of distress from the frost.
- Yellowstone completed restaking and standing (28) trees thorough the development, Staff will monitor trees for any additional securing needed over the next couple of weeks.
- GMS completed the installation of the Information board, the QR code flyers to report issues to management, Installed a key box in the Amenity Center office and a 13-gallon Trash can near the Kitchen area.
- TEM finished the installation of the Access system; there are still additional issues pending with the system on certain access points. Staff is working with TEM to get the remaining issues corrected.
- Yellowstone/Down to Earth- completed a turnover walk-through inspection, there were some issues that were noted on the inspection. The active issues are being corrected by Down to Earth. A follow up inspection of all items is scheduled to be completed by June 10<sup>th</sup>, 2026
- GMS adjusted the Mechanical closet in the Gym for better operations and Security, unwrapped all newly installed TVs, and cleaned exterior windows at entry way.
- RMS completed the touch -up Pressure washing around the Amenity Center, Mailbox kiosk and the surrounding areas. Staff will monitor for additional areas that may need Pressure cleaning in the future.

\*Photos of completed tasks are listed on the following page. Any questions about this report should be directed to the on-site staff.

## Completed Projects



- GMS purchased a Trashcan for the Kitchen Area, Placed (3) rolling cans in the Pool Pack area for property collection, and unwrapped all TVs for use at the Amenity Center.
- All janitorial supplies and paper products were stocked before the Grand Opening



# Completed Projects



-RMS completed the touch-up pressure washing at the Amenity Center, Mailbox Area, and Dog Park.

## Completed Projects



- GMS installed a bulletin board in the gym hallway for the pool permit, operating permit, relevant resident updates and staff contact information

# Pending Projects



## Conclusion

For any questions or comments regarding the above information, contact the Amenity Manager at [seminolepalmsmanager@gmsnf.com](mailto:seminolepalmsmanager@gmsnf.com)



# SECTION D

# SECTION 1

# Seminole Palms Community Development District

Check Register Summary

April 1, 2026 to May 31, 2026

Bank	Check Date	Check No.'s		Amount
General Fund - Truist				
	4/10/26	29-31	\$	15,462.50
	4/22/26	32-35	\$	85,614.91
	5/21/26	36-42	\$	30,806.68
			<b>\$</b>	<b>131,884.09</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/10/26	00003	3/24/26 3717496	202602 310-51300-31500	FEB26 LEGAL SERVICES KUTAK ROCK LLP	*	407.50	407.50 000029
4/10/26	00004	4/01/26 4560	202604 320-53800-47000	APRIL LAKE MAINTENANCE LAKE PROS LLC	*	1,755.00	1,755.00 000030
4/10/26	00005	4/01/26 1134739	202604 320-53800-46200	APR26 MONTHLY LANDSCAPE YELLOWSTONE LANDSCAPE	*	13,300.00	13,300.00 000031
4/22/26	00020	4/01/26 16	202604 310-51300-34000	APR26 MANAGEMENT FEES	*	3,333.33	
		4/01/26 16	202604 310-51300-35200	APR26 WEBSITE ADMIN	*	100.00	
		4/01/26 16	202604 310-51300-35300	APR26 INFO TECH	*	150.00	
		4/01/26 16	202604 310-51300-31300	APR26 DISSEM AGENT SRVCS	*	625.00	
		4/01/26 16	202604 310-51300-51000	OFFICE SUPPLIES	*	.12	
		4/01/26 16	202604 310-51300-42000	POSTAGE	*	2.96	
		4/01/26 17	202604 320-53800-34100	APR26 FIELD MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,461.41 000032
4/22/26	00005	7/08/25 954225	202510 320-53800-46300	LANDSCAPE ENHANCEMENT	*	1,115.00	
		7/08/25 954226	202510 320-53800-46300	LANDSCAPE ENHANCEMENT	*	520.00	
		11/03/25 1025679	202511 320-53800-46300	LANDSCAPE ENHANCEMENT	*	7,290.00	
		11/03/25 1025705	202511 320-53800-46400	IRRIGATION REPAIRS	*	2,000.00	
		11/25/25 1039599	202511 320-53800-46300	LANDSCAPE ENHANCEMENT	*	1,950.00	
		11/25/25 1039600	202511 320-53800-46300	LANDSCAPE ENHANCEMENT YELLOWSTONE LANDSCAPE	*	885.00	13,760.00 000033
4/22/26	00019	3/03/26 03032026	202604 300-20700-10000	01.28 FY26 ASSESSMENTS	*	35,022.61	
		3/03/26 03032026	202604 300-20700-10000	03.03 FY26 ASSESSMENTS SEMINOLE PALMS CDD	*	12,055.49	47,078.10 000034
SMPL SEMINOLE PALMS AMOSSING							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00021	3/03/26	03032026	202604	300-20700-10000		01.25 FY26 ASSESSMENTS	*	14,369.22		
		3/03/26	03032026	202604	300-20700-10000		03.03 FY26 ASSESSMENTS	*	4,946.18		
SEMINOLE PALMS CDD										19,315.40	000035
5/21/26	00008	5/15/26	05152026	202605	310-51300-11000		05/15/26 SUPERVISOR FEE	*	200.00		
CHARLES FAULKNER										200.00	000036
5/21/26	00002	5/19/26	32434	202605	320-53800-45000		FY26 ADD PROPERTY INSUR	*	7,557.00		
EGIS INSURANCE ADVISORS										7,557.00	000037
5/21/26	00020	5/01/26	19	202605	310-51300-34000		MAY26 MANAGEMENT FEES	*	3,333.33		
		5/01/26	19	202605	310-51300-35200		MAY26 WEBSITE ADMIN	*	100.00		
		5/01/26	19	202605	310-51300-35300		MAY26 INFO TECH	*	150.00		
		5/01/26	19	202605	310-51300-31300		MAY26 DISSEM AGENT SRVCS	*	625.00		
		5/01/26	19	202605	310-51300-51000		OFFICE SUPPLIES	*	.15		
		5/01/26	19	202605	310-51300-42000		POSTAGE	*	3.70		
		5/01/26	20	202605	320-53800-34100		MAY26 FIELD MANAGEMENT	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,462.18	000038
5/21/26	00003	4/30/26	3733196	202603	310-51300-31500		MAR26 LEGAL SERVICES	*	469.50		
KUTAK ROCK LLP										469.50	000039
5/21/26	00004	5/01/26	4748	202605	320-53800-47000		MAY LAKE MAINTENANCE	*	1,755.00		
LAKE PROS LLC										1,755.00	000040
5/21/26	00026	5/14/26	9	202604	320-53800-49000		APR26 FACILITY MAINT	*	448.00		
RIVERSIDE MANAGEMENT SERVICES, INC.										448.00	000041
5/21/26	00005	4/21/26	1153860	202603	320-53800-46400		MAR26 IRRIGATION REPAIRS	*	290.00		
		4/29/26	1158104	202603	320-53800-46300		MAR26 LANDSCAPE ENHANCE	*	350.00		

SMPL SEMINOLE PALMS AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/29/26		1158106	202604 320-53800-46300	APR26 LANDSCAPE ENHANCE	*	975.00	
5/01/26		1154191	202605 320-53800-46200	MAY26 MONTHLY LANDSCAPE	*	13,300.00	
YELLOWSTONE LANDSCAPE							14,915.00 000042
-----							
TOTAL FOR BANK B						131,884.09	
TOTAL FOR REGISTER						131,884.09	

SMPL SEMINOLE PALMS AMOSSING

# SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2026***



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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**  
**May 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	\$ 137,437	\$ -	\$ -	\$ 137,437
Due from Other	\$ 100	\$ -	\$ 158,414	\$ 158,514
Due from Developer	\$ 42	\$ -	\$ -	\$ 42
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
<b>Investments:</b>				
<u>Series 2023</u>				
Reserve	\$ -	\$ 398,264	\$ -	\$ 398,264
Interest	\$ -	\$ 25	\$ -	\$ 25
Revenue	\$ -	\$ 81,926	\$ -	\$ 81,926
Prepayment	\$ -	\$ 12,061	\$ -	\$ 12,061
Sinking Fund	\$ -	\$ 17	\$ -	\$ 17
Construction	\$ -	\$ -	\$ 113,887	\$ 113,887
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 3,247	\$ -	\$ 3,247
<u>Series 2024</u>				
Reserve	\$ -	\$ 1,267,678	\$ -	\$ 1,267,678
Interest	\$ -	\$ 93	\$ -	\$ 93
Revenue	\$ -	\$ 46,961	\$ -	\$ 46,961
Prepayment	\$ -	\$ 118,423	\$ -	\$ 118,423
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 6,549,902	\$ 6,549,902
Cost of Issuance	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 1,332	\$ -	\$ 1,332
<b>Total Assets</b>	<b>\$ 137,579</b>	<b>\$ 1,930,029</b>	<b>\$ 6,822,203</b>	<b>\$ 8,889,811</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,300	\$ -	\$ -	\$ 5,300
Due to Debt Service	\$ 4,580	\$ -	\$ -	\$ 4,580
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>\$ 9,879</b>	<b>\$ 125</b>	<b>\$ 720,720</b>	<b>\$ 730,724</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
<b>Assigned For:</b>				
Debt Service - Series 2023	\$ -	\$ 495,416	\$ -	\$ 495,416
Debt Service - Series 2024	\$ -	\$ 1,434,489	\$ -	\$ 1,434,489
<b>Restricted For:</b>				
Capital Projects - Series 2023	\$ -	\$ -	\$ (455,772)	\$ (455,772)
Capital Projects - Series 2024	\$ -	\$ -	\$ 6,549,902	\$ 6,549,902
Capital Projects	\$ -	\$ -	\$ 7,353	\$ 7,353
Unassigned	\$ 127,699	\$ -	\$ -	\$ 127,699
<b>Total Fund Balances</b>	<b>\$ 127,699</b>	<b>\$ 1,929,904</b>	<b>\$ 6,101,483</b>	<b>\$ 8,159,086</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 137,579</b>	<b>\$ 1,930,029</b>	<b>\$ 6,822,203</b>	<b>\$ 8,889,811</b>

# Seminole Palms

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 407,079	\$ 225,594	\$ 225,594	\$ -
Developer Contributions	\$ -	\$ -	\$ 40,792	\$ 40,792
Assessments - Lot Closings	\$ -	\$ -	\$ 60,779	\$ 60,779
<b>Total Revenues</b>	<b>\$ 407,079</b>	<b>\$ 225,594</b>	<b>\$ 327,165</b>	<b>\$ 101,571</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 2,400	\$ 1,600	\$ 400	\$ 1,200
Engineering	\$ 30,000	\$ 20,000	\$ 683	\$ 19,317
Dissemination Agent	\$ 2,000	\$ 1,333	\$ 11,542	\$ (10,208)
Assessment Administration	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Attorney	\$ 20,000	\$ 13,333	\$ 4,163	\$ 9,170
Annual Audit	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 7,500	\$ (7,500)
Management Fees	\$ 45,500	\$ 30,333	\$ 27,556	\$ 2,778
Administrative Services	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,515	\$ 1,010	\$ 2,162	\$ (1,152)
Information Technology	\$ -	\$ -	\$ 970	\$ (970)
Postage	\$ 500	\$ 333	\$ 128	\$ 206
Copies	\$ -	\$ -	\$ 88	\$ (88)
Insurance	\$ 6,000	\$ 6,000	\$ 5,732	\$ 268
Printing & Binding	\$ 500	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 6,500	\$ 4,333	\$ -	\$ 4,333
Other Current Charges	\$ 500	\$ 333	\$ 1,184	\$ (851)
Office Supplies	\$ -	\$ -	\$ 39	\$ (39)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
<b>Total General &amp; Administrative:</b>	<b>\$ 119,590</b>	<b>\$ 81,785</b>	<b>\$ 62,321</b>	<b>\$ 19,464</b>

# Seminole Palms

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b><i>Operations and Maintenance</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 46,000	\$ 30,667	\$ 6,250	\$ 24,417
Streetlights - Electric	\$ 13,050	\$ 8,700	\$ 18,105	\$ (9,405)
Irrigation - Water	\$ -	\$ -	\$ 32,887	\$ (32,887)
Property Insurance	\$ -	\$ -	\$ 9,324	\$ (9,324)
Landscape Maintenance	\$ 150,000	\$ 100,000	\$ 107,950	\$ (7,950)
Landscape Contingency	\$ 15,000	\$ 10,000	\$ 20,466	\$ (10,466)
Irrigation Repairs	\$ -	\$ -	\$ 7,449	\$ (7,449)
Landscape Inspections	\$ 13,500	\$ 9,000	\$ -	\$ 9,000
Lake Maintenance	\$ 15,939	\$ 10,626	\$ 14,040	\$ (3,414)
Contingency	\$ 20,000	\$ 13,333	\$ 448	\$ 12,885
<b>Subtotal</b>	<b>\$ 273,489</b>	<b>\$ 182,326</b>	<b>\$ 216,919</b>	<b>\$ (34,593)</b>
<b>Amenity Expenses</b>				
Dues, License, Permits	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Pest Control	\$ 1,000	\$ 667	\$ -	\$ 667
Pool Chemicals	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Amenity Contingency	\$ 1,000	\$ 667	\$ -	\$ 667
Fitness Equipment	\$ -	\$ -	\$ 3,707	\$ (3,707)
<b>Subtotal</b>	<b>\$ 14,000</b>	<b>\$ 9,333</b>	<b>\$ 3,707</b>	<b>\$ 5,627</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 287,489</b>	<b>\$ 191,659</b>	<b>\$ 220,626</b>	<b>\$ (28,966)</b>
<b>Total Expenditures</b>	<b>\$ 407,079</b>	<b>\$ 273,444</b>	<b>\$ 282,946</b>	<b>\$ (9,502)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 44,219</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 83,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 127,699</b>	

# Seminole Palms

## Community Development District

### Debt Service Fund - Series 2023

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 406,058	\$ 264,331	\$ 264,331	\$ -
Prepayments	\$ -	\$ -	\$ 326,821	\$ 326,821
Assessments - Lot Closing	\$ -	\$ -	\$ 79,781	\$ 79,781
Interest	\$ -	\$ -	\$ 16,674	\$ 16,674
<b>Total Revenues</b>	<b>\$ 406,058</b>	<b>\$ 264,331</b>	<b>\$687,605</b>	<b>\$ 423,275</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)
Special Call 5/1	\$ -	\$ -	\$ 120,000	\$ (120,000)
Principal Expense 5/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest Expense 5/1	\$ 157,718	\$ 157,718	\$ 133,376	\$ 24,342
<b>Total Expenditures</b>	<b>\$ 403,299</b>	<b>\$ 403,298</b>	<b>\$ 1,019,354</b>	<b>\$ (616,056)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,353)	\$ (7,353)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,353)</b>	<b>\$ (7,353)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,759</b>		<b>\$ (339,101)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 834,517</b>	
<b>Fund Balance - Ending</b>	<b>\$ 2,759</b>		<b>\$ 495,416</b>	

# Seminole Palms

## Community Development District

### Debt Service Fund - Series 2024

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,316,510	\$ 1,135,323	\$ 1,135,323	\$ -
Prepayments	\$ -	\$ -	\$ 944,903	\$ 944,903
Assessments - Lot Closing	\$ -	\$ -	\$ 76,605	\$ 76,605
Interest	\$ -	\$ -	\$ 43,629	\$ 43,629
<b>Total Revenues</b>	<b>\$ 1,316,510</b>	<b>\$ 1,135,323</b>	<b>\$2,200,461</b>	<b>\$ 1,065,138</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)
Special Call 5/1	\$ -	\$ -	\$ 780,000	\$ (780,000)
Principal Expense 5/1	\$ 285,000	\$ 285,000	\$ 285,000	\$ -
Interest Expense 5/1	\$ 517,394	\$ 517,394	\$ 490,806	\$ 26,588
<b>Total Expenditures</b>	<b>\$ 1,313,448</b>	<b>\$ 1,313,447</b>	<b>\$ 2,561,091</b>	<b>\$ (1,247,644)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (51,514)	\$ (51,514)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (51,514)</b>	<b>\$ (51,514)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,062</b>		<b>\$ (412,144)</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>\$ 1,434,489</b>	

# Seminole Palms

## Community Development District

### Capital Projects Fund

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

For The Period Ending May 31, 2026

	Series	Series	Capital
	2023	2024	Projects
<b>Revenues:</b>			
Interest	\$ 2,491	\$ 190,245	\$ -
Developer Contributions	\$ -	\$ -	\$ 130,427
<b>Total Revenues</b>	<b>\$ 2,491</b>	<b>\$ 190,245</b>	<b>\$ 130,427</b>
<b>Expenditures:</b>			
Capital Outlay - Construction	\$ -	\$ 2,018,443	\$ 130,427
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 2,018,443</b>	<b>\$ 130,427</b>
<b>Other Financing Sources:</b>			
Transfer In/(Out)	\$ -	\$ 51,514	\$ 7,353
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 51,514</b>	<b>\$ 7,353</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,491</b>	<b>\$ (1,776,685)</b>	<b>\$ 7,353</b>
<b>Fund Balance - Beginning</b>	<b>\$ (458,262)</b>	<b>\$ 8,326,586</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ (455,772)</b>	<b>\$ 6,549,902</b>	<b>\$ 7,353</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	\$ 585	\$ 125,612	\$ -	\$ -	\$ -	\$ -	\$ 225,594
Developer Contributions	\$ 6,234	\$ -	\$ 34,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,792
Assessments - Lot Closings	\$ 4,592	\$ 2,356	\$ 14,233	\$ 12,935	\$ 17,696	\$ 3,005	\$ 5,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,779
<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>\$ 6,547</b>	<b>\$ 125,612</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 327,165</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 400
Engineering	\$ -	\$ 683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 683
Dissemination Agent	\$ 7,000	\$ 292	\$ 625	\$ 1,125	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ 11,542
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,097	\$ 777	\$ 128	\$ 285	\$ 408	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,163
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,000	\$ 3,556	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ 27,556
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Website Administration	\$ 1,515	\$ 47	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 2,162
Information Technology	\$ -	\$ 70	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 970
Postage	\$ 15	\$ 81	\$ 4	\$ 20	\$ -	\$ -	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 128
Copies	\$ -	\$ -	\$ 87	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 127	\$ 127	\$ 345	\$ 134	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ 1,184
Office Supplies	\$ -	\$ -	\$ 0	\$ -	\$ 4	\$ 34	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 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>\$ 4,825</b>	<b>\$ 4,324</b>	<b>\$ 8,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,321</b>
<b>Operation and Maintenance</b>													
<b>Field Expenses</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Streetlights - Electric	\$ 1,138	\$ 1,890	\$ 1,890	\$ 4,039	\$ 2,148	\$ 2,148	\$ 2,148	\$ 2,702	\$ -	\$ -	\$ -	\$ -	\$ 18,105
Irrigation - Water	\$ 5,007	\$ 4,700	\$ 6,911	\$ -	\$ 3,698	\$ 7,113	\$ -	\$ 5,459	\$ -	\$ -	\$ -	\$ -	\$ 32,887
Property Insurance	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,557	\$ -	\$ -	\$ -	\$ -	\$ 9,324
Landscape Maintenance	\$ 13,300	\$ 13,300	\$ 13,300	\$ 13,300	\$ 13,300	\$ 14,850	\$ 13,300	\$ 13,300	\$ -	\$ -	\$ -	\$ -	\$ 107,950
Landscape Contingency	\$ 6,685	\$ 10,125	\$ -	\$ 1,681	\$ 650	\$ 350	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,466
Irrigation Repairs	\$ -	\$ 2,000	\$ 945	\$ 3,489	\$ 725	\$ 290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,449
Lake Maintenance	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ 1,755	\$ -	\$ -	\$ -	\$ -	\$ 14,040
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448
<b>Subtotal</b>	<b>\$ 27,885</b>	<b>\$ 35,537</b>	<b>\$ 24,801</b>	<b>\$ 24,264</b>	<b>\$ 24,776</b>	<b>\$ 27,756</b>	<b>\$ 19,876</b>	<b>\$ 32,023</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 216,919</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,707	\$ -	\$ -	\$ -	\$ -	\$ 3,707
<b>Subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,707	\$ -	\$ -	\$ -	\$ -	\$ 3,707
<b>Total O&amp;M Expenses:</b>	\$ 27,885	\$ 35,537	\$ 24,801	\$ 24,264	\$ 24,776	\$ 27,756	\$ 19,876	\$ 35,730	\$ -	\$ -	\$ -	\$ -	\$ 220,626
<b>Total Expenditures</b>	\$ 52,321	\$ 41,169	\$ 29,750	\$ 29,412	\$ 29,509	\$ 32,581	\$ 24,200	\$ 44,005	\$ -	\$ -	\$ -	\$ -	\$ 282,946
<b>Excess Revenues (Expenditures)</b>	\$ (41,477)	\$ (38,684)	\$ 23,153	\$ 51,987	\$ 8,031	\$ (22,746)	\$ (17,653)	\$ 81,608	\$ -	\$ -	\$ -	\$ -	\$ 44,219

**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	\$398,264	
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)
Special Call - 5/1/26		(\$120,000)
Principal Payment - 5/1/26		(\$90,000)
<b>Current Bonds Outstanding</b>		<b>\$4,600,000</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	\$1,267,678	
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)
Special Call - 05/01/26		(\$780,000)
Principal Payment - 5/1/26		(\$285,000)
<b>Current Bonds Outstanding</b>		<b>\$17,480,000</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	
3/27/26	Check 70496	\$ 2,103.20	\$ (21.03)	\$ (41.65)	\$ -	\$ 2,040.52	\$ 584.83	\$ 1,032.20	\$ 423.49	\$ 2,040.52	
4/29/26	Check 70700	\$ 4,468.50	\$ -	\$ (89.37)	\$ -	\$ 4,379.13	\$ 1,255.10	\$ 2,215.18	\$ 908.85	\$ 4,379.13	
						\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>		<b>\$ 359,100.18</b>	<b>\$(457.49)</b>	<b>\$(5,785.22)</b>	<b>\$ -</b>	<b>\$ 352,857.47</b>	<b>\$ 101,236.89</b>	<b>\$ 178,418.37</b>	<b>\$ 73,202.21</b>	<b>\$ 352,857.47</b>	

98%	Net Percentage Collected
\$ 8,514.44	Balance Remaining To Collect

**DIRECT BILL ASSESSMENTS**

CRE-KL Seminole Woods Owner LLC							
2026-01							
		Net Assessment		\$		\$	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2023 Debt Service	2024 Debt Service
			\$ 1,556,581.33	\$ 282,349.33	\$ 112,298.00	\$ 1,161,934.00	
5/11/26	4/1/26	49722	\$ 822,181.53	\$ 822,181.53	\$ 124,357.28	\$ 42,950.00	\$ 654,874.25
	9/1/26		\$ 553,715.03	\$	\$ 124,357.28	\$ 44,370.00	\$ 384,987.75
			<b>\$1,375,896.56</b>	<b>\$ 822,181.53</b>	<b>\$ 248,714.56</b>	<b>\$ 87,320.00</b>	<b>\$ 1,039,862.00</b>

Lot Closings		
Date	Amount	Address
Received	Received	
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
3/30/26	\$1,202.10	130, 133, 134, 135, 233, 309, 261, 271, 273, 275 Montgomery Ct
3/30/26	\$2,452.26	53-58, 46, 48, 50, 52, 54, 56 Alexander Lane
3/30/26	\$2,308.04	130, 133, 134, 135, 233, 309, 261, 271, 273, 275 Montgomery Ct
	<b>\$60,779.45</b>	