

***Sabal Palm
Community Development District***

January 19, 2017

Sabal Palm

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

January 12, 2017

Board of Supervisors
Sabal Palm
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Sabal Palm Community Development District** will be held on **January 19, 2017 at 3:00 p.m. at the offices of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., SunTrust Center, Sixth Floor, 515 East Las Olas Boulevard, Ft. Lauderdale, Florida 33301**. Following is the advance agenda for this meeting:

1. Oath of Office for Newly Elected Supervisors elected at the Landowners Election held on November 17, 2016 – Seat #1, Seat #2, and Seat #5
2. Roll Call
3. Organizational Matters
 - A. Consideration of **Resolution #2017-01** Canvassing and Certifying the Results of the Landowners Election
 - B. Consideration of **Resolution #2017-02** Electing Officers
4. Approval of the Minutes of the June 16, 2016 Meeting
5. Consideration of Conveyance of Property from Sabal Palm CDD to SPL South Holdings, LLC
6. Approval of FPL Streetlight Agreements
7. Ratification of Engagement Letter and Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016 through September 30, 2018
8. Discussion on Outstanding Q-Wire Technologies, Inc. Invoices (*included under Funding Request #47*)
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
10. Financial Reports
 - A. Approval of Funding Request **#47**
 - B. Combined Balance Sheet
11. Supervisors Requests and Audience Comments
12. Adjournment

After the newly elected supervisors are given the oath of office, then the board can consider **Resolution #2017-01** Canvassing and Certifying the Results of the Landowners Election and **Resolution #2017-02** Electing Officers.

Enclosed for your review is a copy of the minutes of the June 16, 2016 meeting.

The fifth order of business is consideration of conveyance of property from Sabal Palm CDD to SPL South Holdings, LLC. A copy of the conveyance deed is enclosed for your review.

The sixth order of business is approval of FPL streetlight agreements. Copies of the agreements are enclosed for your review.

The seventh order of business is ratification of engagement letter and addendum to engagement letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016 through September 30, 2018.

The financials as well as funding request #47 are enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Paul Winkeljohn
Manager

cc: Dennis Lyles Carlos Ballbe Steve Sanford Jon Kessler Manny Mato

RESOLUTION 2017-01

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS
OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing *three* Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on *November 17, 2016*, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SABAL PALM COMMUNITY
DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<u>Alex Peters</u>	<u>6</u> Votes
<u>Lorie Moccia</u>	<u>5</u> Votes
<u>Michael Nunziata</u>	<u>4</u> Votes

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Alex Peters

four (4) year term

Lorie Moccia

four (4) year term

Michael Nunziata

two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, _____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

RESOLUTION 2017-02

**A RESOLUTION ELECTING OFFICERS OF THE SABAL
PALM COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Sabal Palm Community Development District at a regular business meeting following the landowners meeting held on November 17, 2016 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS _____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

**MINUTES OF THE MEETING
SABAL PALM
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sabal Palm Community Development District was held on June 16, 2016 at 3:00 p.m. at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Michael Nunziata	Chairman
Alex Peters	Vice Chairman
Lindsay Rayner	Assistant Secretary
Lorie Moccia	Assistant Secretary

Also present were:

Lisa Derryberry	District Manager
Dennis Lyles	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Derryberry called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 31, 2016 Meeting**

Ms. Derryberry: The second item on the agenda is Approval of the Minutes from the March 31, 2016 Meeting. If there are any comments, additions or deletions I will take those at this time. Otherwise, a motion to approve them would be in order.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor the Minutes of the March 31, 2016 Meeting were approved.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2017 Budget**

A. Motion to Open the Public Hearing

Ms. Derryberry: Item #3 is the Public Hearing to Adopt the Fiscal Year 2017 Budget. Today's meeting was advertised as a public hearing so at this time we need a motion to open the public hearing.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor the public hearing was opened.

B. Public Comment and Discussion

Ms. Derryberry: There being no members of the public with us today for any public comment and discussion, we can move on to the resolutions.

C. Consideration of Resolution #2016-09 Annual Appropriation Resolution

Ms. Derryberry: Item C is Resolution #2016-09 Annual Appropriation Resolution. This resolution approves the proposed budget in your packets and appropriates the funds collected between the general fund and the debt service fund.

Mr. Peters: The main thing I wanted to confirm is that Paul updated the Palm Cove budget to reflect a real budget so basically the assessments now for Palm Cove will be near Central Park's. It looks a little bit on the light side. It should be comparable to Central Park. If we decide in the middle of the year that our budget should be higher, is that something that can happen?

Mr. Lyles: A couple things could happen. We could have a special assessment in the middle of the year. You would have to go through this public process similar to what we are doing today with similar advertising timeframes, but it goes into effect on October 1st. If you were to have a shortfall, we could do a short term borrowing and roll it into the next year's assessments. That is probably the best way. We also typically have something of a contingency where they can move things around within the budget categories and possibly make it work to get you to the end of the fiscal year and adjust the assessments the following year without having to do a short term borrowing depending on how your carry forward is, but there are ways to deal with that and level it out so it isn't too bad. It can be done but not through a typical HOA type thing.

Ms. Derryberry: Are there any further questions or discussion? If not, is there a motion approving Resolution #2016-09?

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor Resolution #2016-09 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2016-10 Levy of Non Ad Valorem Assessments

Ms. Derryberry: Next is Resolution #2016-10 Levy of Non Ad Valorem Assessments. This levies the assessments for the operations and maintenance fund, which is separate from the debt service fund. In this case the north parcel will be on the tax roll and Sabal Palm Cove will continue to be under developer funding.

Mr. Nunziata: How long is it going to continue to be under developer funding?

Mr. Peters: Through the fiscal year. We are talking about this upcoming November, right?

Ms. Derryberry: Yes, starting October 1st begins the new fiscal year.

Mr. Peters: So it will be off the tax roll this coming November through the following October. I think it is too early. We are going to start selling and closing homes right around the end of the year, but it should be fine.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor Resolution #2016-10 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Derryberry: There being no further business, a motion to close the public hearing would be in order.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor the public hearing was closed.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney - Discussion of 2016 Legislative Session Memorandum

Ms. Derryberry: Next item on the agenda is Staff Reports. Dennis?

Mr. Lyles: Since we just went through this report a few days ago at your office with another district, you have all heard all about this so I don't think I will bore everybody by going through it all over again, but the items are listed in the memo. Only one of you weren't at that meeting, but if you take a look at it and have any questions please call or I can briefly go over it with you after the meeting rather than take up time discussing it now. We have already gone over it and that is all I have.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Number of Registered Voters in the District - 0

Ms. Derryberry: Under the manager's report, first we need to report the number of registered voters in the district. As of April 15, 2016 the number is zero. When the district has been in existence for six years and the number of registered voters in the district is 250 we will start transitioning to the general election and homeowners will be eligible to run for office.

Mr. Nunziata: How is that possible?

Mr. Peters: Do they need to be living there for a year? We have closed 200 houses. When do you do these?

Mr. Lyles: April each year. We don't actually do this. The Supervisor of Elections of every county in Florida has to do this and report to the local governing bodies how many registered electors and registered voters they have and where they are. We don't look behind their number because we aren't really allowed to, but that does sound a little unusual with what you just said. They have to be a resident, actually moved in and be a resident, and they have to change their registration from where they used to vote to where they now live. Some people are slow with that process. Some people just don't register to vote. So that is a little unusual with so many closings not to have any registered voters. They don't do this again until next April. It is an annual exercise so this year officially, and in terms of us deciding who is qualified to sit on this board right now, we appear to have no registered voters and are still in a landowners process. However, you are not required to wait until that actually occurs if you wanted to voluntarily put residents on the board before that. For instance, you would be able to resign from the board and appoint a resident to your seat whenever and they will become a board member and just start getting in to the swing of things. But they have to be a resident and they have to be a registered elector.

2) Consideration of Proposed Fiscal Year 2017 Meeting Schedule

Ms. Derryberry: The next item is Consideration of Proposed Fiscal Year 2017 Meeting Schedule. That is proposed to be at this location on the third Thursday of each month at 3:00 p.m. for the dates listed in the packets as it has been so if that still meets with everybody's approval, then a motion to approve that schedule would be in order.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor the proposed fiscal year 2017 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report from the Commission on Ethics

Ms. Derryberry: And then we have Discussion of Financial Disclosure Report from the Commission on Ethics. We are reporting to you that we do not see any of the forms have been filed to the county in which you reside. You must get those filed by July 1st otherwise a penalty of \$25 a day can be assessed.

Ms. Moccia: I just did mine because I just got on the board so am I okay or do I need to refile?

Ms. Derryberry: This report was probably run between 7 to 14 days ago so it may not be updated yet.

Mr. Lyles: Are you questioning if you have to do it again?

Ms. Moccia: Yes.

Mr. Lyles: When did you file it the first time? This is a new reporting cycle so you should probably do it again. And you should all be receiving them in the mail if you haven't already.

Ms. Rayner: I didn't receive one in the mail.

Ms. Derryberry: When I get back to the office I will talk to our recording secretary and her staff and if you need the forms we can get them to you.

Mr. Moccia: I just filed within the past month or so.

Mr. Peters: If you pulled this within the past 7 to 14 days it doesn't make sense.

Mr. Lyles: Well she is not even listed on here. You are going to check when you get back so you might want to check on both of them.

Ms. Derryberry: Sure.

Ms. Moccia: Yes, please let me know if I need to as well because I definitely have not gotten anything in the mail since they put me on. I know I already filled this out recently, though. And don't they send you something acknowledging that they got it or something so you know?

Mr. Lyles: No. They don't.

Ms. Derryberry: From what I have heard the best way to do it if you send it in is to send it certified mail so you get the little green card back, or deliver it by hand and bring an extra copy that they can stamp and you can take with you for your records.

Mr. Lyles: And at least make a copy so you have proof when you sent it. We occasionally have to go and argue for a board member who filed it when it has gotten lost and need to have the evidence of that. It happens from time to time.

Ms. Moccia: Can you copy me on the paperwork if you forward it to Lindsay? It can't hurt to file it again.

Mr. Lyles: That is right.

4) Discussion of Public Records Request

Ms. Derryberry: The final item under Manager is Discussion of Public Records Request. Just for your knowledge all District Managers, CDDs, and other types of districts received a public records request by e-mail. It actually went to our registered agent, Dennis. The requester asked for the most recent bank statements, the most recent annual financial report, the e-mail addresses of all current board members, and e-mail addresses for any residents who may have had communication with the CDD. We responded timely, but just wanted to make you aware that this is happening and at any time if you receive any communication please forward it to us for response.

Mr. Lyles: Since then there has been a second batch. This time they want to have details on every invoice payment, work order, equipment order, for 900 different categories and supplies. And again it is every CDD in Florida. They are just trying to get somebody to trip up by not fully answering them so they can sue them.

Mr. Nunziata: What damages can they claim?

Mr. Lyles: It is not damages. It is attorneys fees. If we don't timely and fully respond to this and they have to file a lawsuit to get a full and timely response then the public records law requires to pay their lawyer. That is where the money comes in for them. They have a tie-in with a law firm who files these suits. It is like the old ADA suits where people go around looking for a place that should have a ramp instead of steps and sue an old building owner. It is just a way to generate attorneys fees and that is how they make their money. It has happened a couple times this year. There was a piece of legislature that didn't get passed this year but I think that with this happening they will probably bring it forward again to stop this. It is a ton of work.

Ms. Moccia: And they probably just throw it in the trash not caring when you do provide it.

Mr. Lyles: All they want to do is trick you into not responding. We have a district here in Broward County that we both work for probably for 29 years. Every e-mail of every resident. That is a ton of work. On something like that we do tell the requester, who is an anonymous idiot by the way, that they will have to pay up front to get that kind of information for districts like that. It has to be within reason and backed up by something real like where it takes extensive research and staff time, but that also takes a lot of time. In some of these instances the District Manager is trying to do it that way. I don't know if you are involved in developing the estimate of the staff time, but it could be substantial. When they hear that they are going to say never mind. They aren't going to spend a dime. So that is what it is all about and we are handling it. The one thing we don't want to do is miss a base and have to write a check from the district. This just started a few weeks ago so there hasn't been enough time for a lawsuit yet. We got our second one last week and now they are possibly going to send a third one and they are expecting someone to miss a deadline or not respond because some of these e-mails get thrown out as spam. Some people aren't going to know what it is and will throw it away.

Ms. Derryberry: There is only one more thing I need to mention, which is if there is a need to meet, the next meeting would be July 16th.

FIFTH ORDER OF BUSINESS Financial Reports

- A. Approval of Funding Request #43**
- B. Combined Balance Sheet**

Ms. Derryberry: In your packets are your financial reports, including Funding Request #43, as well as the combined balance sheet. Those are behind tab A and B and if there are any questions or comments on those, I will take those now. And if there are none, a motion to approve them both would be in order.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor Funding Request #43 and the Combined Balance Sheet were approved.

**SIXTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Derryberry: If there is nothing else, then just a motion to adjourn would be in order at this time.

On MOTION by Mr. Nunziata seconded by Mr. Peters with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**This Document Prepared by:
Record and Return To:**

Tax ID Number: _____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this _____ day of _____, 2016, by **Sabal Palm Community Development District**, a local unit of special purposed government established pursuant to Chapter 190, Florida Statutes, with an address at c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, FL 33351 (referred to as "**Grantor**"), to **SPL South Holdings, LLC**, a Delaware limited liability company, with an address at 848 Brickell Avenue, Suite PH1, Miami, FL 33131(hereinafter referred to as the "**Grantee**").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Broward County, Florida (the "**Property**"), to wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the proper use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, that said first party has signed and sealed these presents the day and year first above written.

WITNESSES:

GRANTOR:

Print Name

Print Name

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016,
by _____, as _____ of _____, who is personally known to me or who
produced _____ as identification, on behalf of the company.

My commission expires:

Serial No.: _____

NOTARY PUBLIC, State of _____
at Large

Print name: _____

Exhibit "A"



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
PROPERTY DEDICATION
A PORTION OF TRACT B-5 (BUFFER)
CENTRAL PARC SOUTH
(P.B. 182, PG.'S 173-187, B.C.R.)
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT B-5 (BUFFER), CENTRAL PARC SOUTH ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 182, PAGES 173 THRU 187, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 26, OF SAID CENTRAL PARC SOUTH PLAT;

THENCE S.00°26'44"E. ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 109.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.05°56'57"W. INTO THE RADIUS POINT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°57'55" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 3.04 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT BEING ON A LINE 3.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 26;

THENCE N.00°26'44"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 109.51 FEET;

THENCE S.89°33'16"W. A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF TAMARAC AND CONTAINING 329 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.00°26'44"E. ALONG THE EAST LINE OF SAID LOT 26, AS SHOWN ON THE PLAT OF CENTRAL PARC SOUTH, RECORDED IN PLAT BOOK 182, PAGES 173 THRU 187, OF THE PUBLIC RECORDS OF BROWARD COUNTY
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

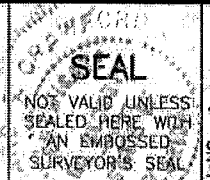
CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

DATE: Dec 16, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5377 - STATE OF FLORIDA



REVISIONS	DATE	BY

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DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
12/15/16	DRL	RGC	N/A

SHEET 1 OF 2

SKETCH NO. 12-7827-3 PROP.DED



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

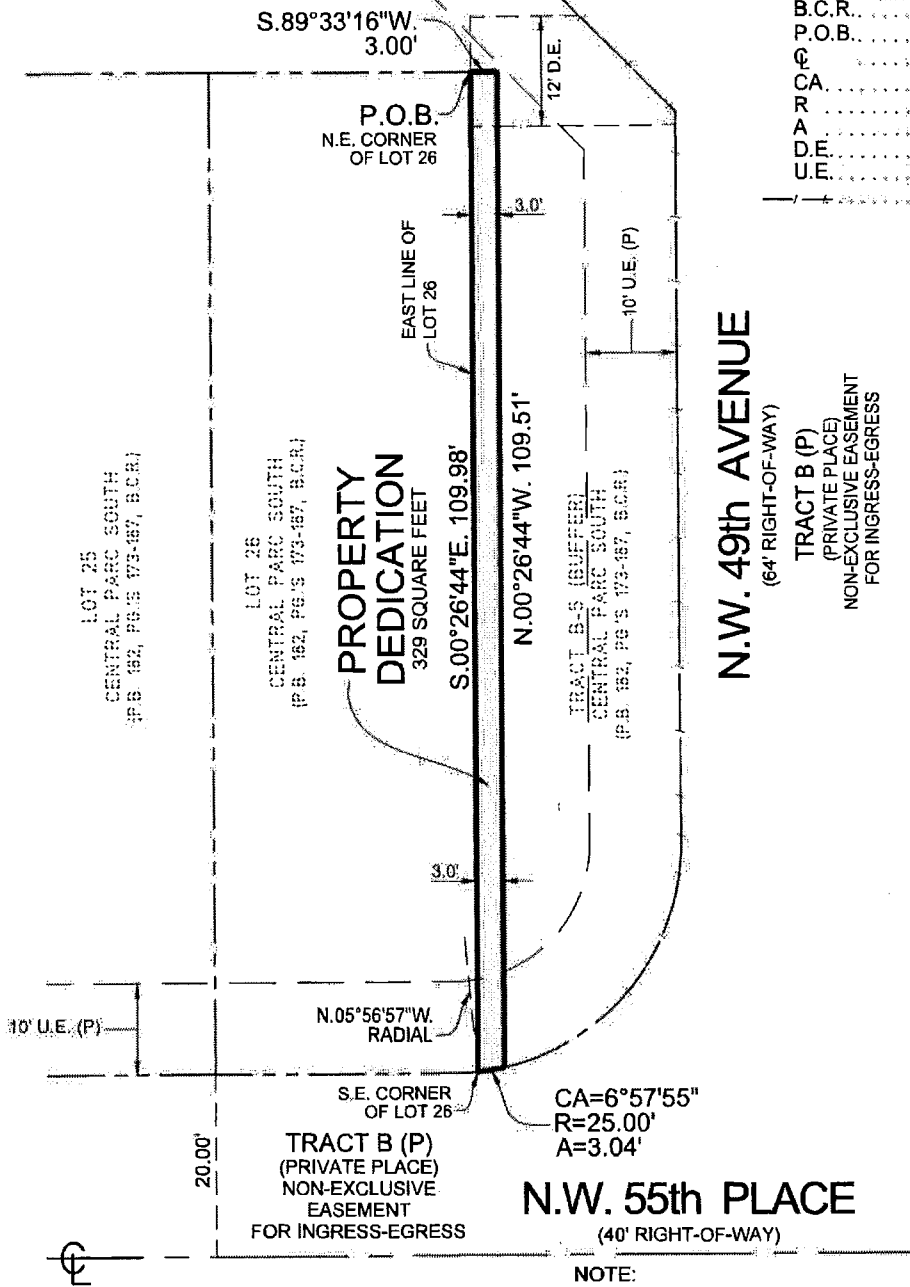
SKETCH OF DESCRIPTION PROPERTY DEDICATION A PORTION OF TRACT B-5 (BUFFER) CENTRAL PARC SOUTH (P.B. 182, PG.'S 173-187, B.C.R.) CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

WEST COMMERCIAL BOULEVARD
(RIGHT-OF-WAY VARIES)

TRACT B-5 (BUFFER)
CENTRAL PARC SOUTH
(P.B. 182, PG.'S 173-187, B.C.R.)

LEGEND:

P.B.	PLAT BOOK
PG.'S.	PAGES
B.C.R.	BROWARD COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
Ⓞ	CENTERLINE
CA	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
	NON-VEHICULAR ACCESS LINE



N.W. 49th AVENUE
(64' RIGHT-OF-WAY)

TRACT B (P)
(PRIVATE PLACE)
NON-EXCLUSIVE EASEMENT
FOR INGRESS-EGRESS



SCALE: 1" = 20'

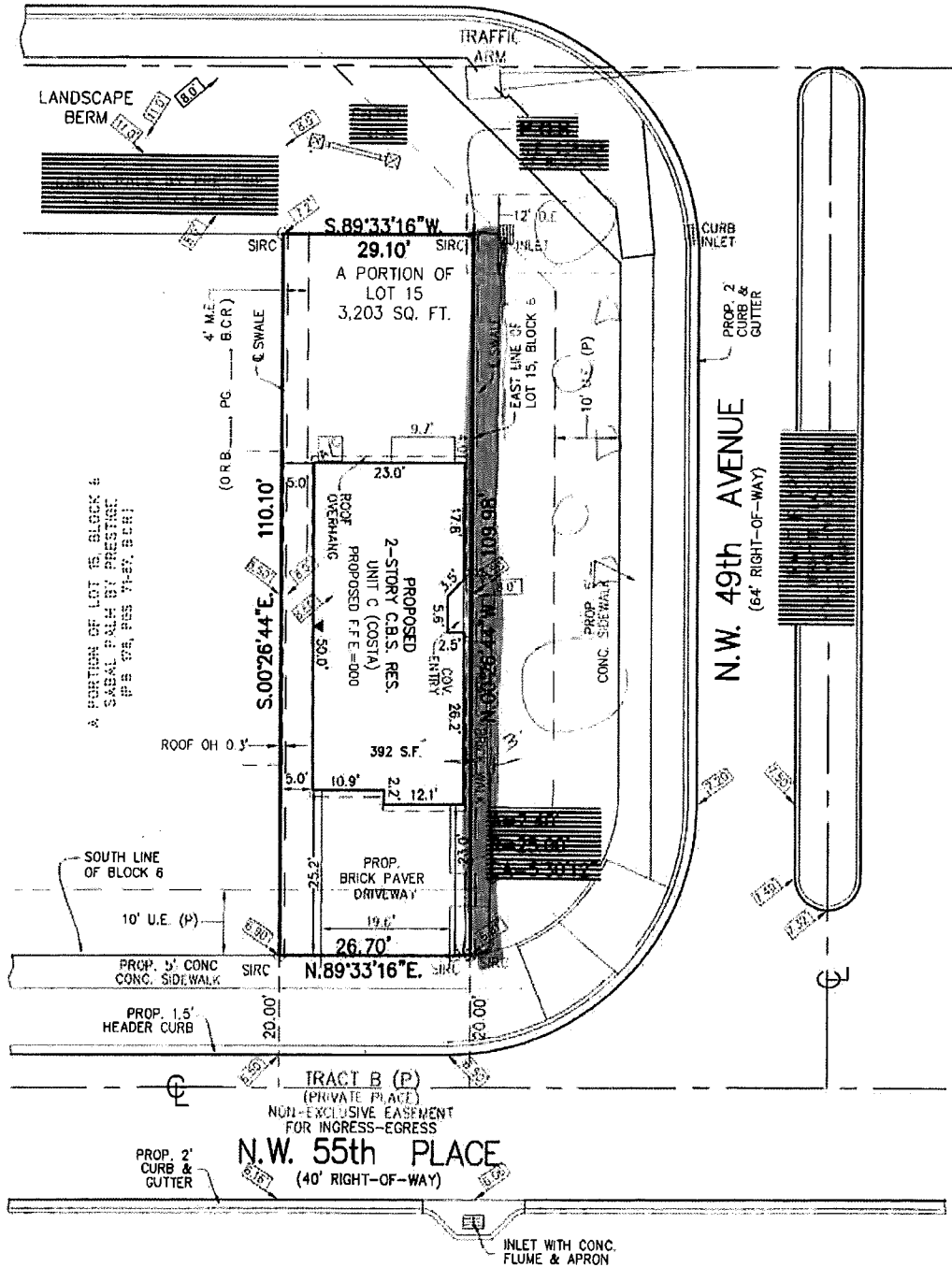


N.W. 55th PLACE
(40' RIGHT-OF-WAY)

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

WEST COMMERCIAL BOULEVARD

(RIGHT-OF-WAY VARIES)





FPL Account Number: _____
 FPL Work Order Number: 6607845

STREET LIGHTING AGREEMENT

In accordance with the following terms and conditions, Sabal Palms CDD (hereinafter called the Customer), requests on this ____ day of _____, 2016, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries) Sabal Palms PH 1, located in Tamarac, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<u>Lights Installed</u>			<u>Lights Removed</u>		
Fixture Rating (in Lumens)	Fixture Type	# Installed	Fixture Rating (in Lumens)	Fixture Type	# Removed
16000	PTT	14			

<u>Poles Installed</u>		<u>Poles Removed</u>	
Pole Type	# Installed	Pole Type	# Removed
FG	14		

<u>Conductors Installed</u>		<u>Conductors Removed</u>	
Feet not Under Paving		Feet not Under Paving	
Feet Under Paving		Feet Under Paving	

(b) Modification to existing facilities other than described above (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

- To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

- To pay a contribution in the amount of \$0 prior to FPL's initiating the requested installation or modification.
- To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
- To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
- To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
- To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

- 7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
 - a. the addition of street lighting facilities;
 - b. the removal of street lighting facilities; and
 - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

- 8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
- 9. FPL may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 10. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
- 11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
- 12. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
- 13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
- 14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
- 15. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
- 16. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
- 17. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

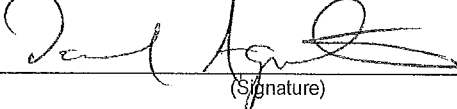
Sabal Palms CDD
Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

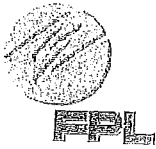
Title: _____

FLORIDA POWER & LIGHT COMPANY

By: 
(Signature)

Dan Agustin
(Print or type name)

Title: SR TECH SPEC



FPL Account Number:
FPL Work Order Number 6607861

STREET LIGHTING AGREEMENT

In accordance with the following terms and conditions, Sabal Palms CCD (hereinafter called the Customer), requests on this ____ day of ____, 2016, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries) Sabal Palms PH2, located in Tamarac Florida.
(city/county)

(a) Installation and/or removal of FPL-owned facilities described as follows:

Lights Installed		
Fixture Rating (in Lumens)	Fixture Type	# Installed
16000	PTT	24

Lights Removed		
Fixture Rating (in Lumens)	Fixture Type	# Removed

Poles Installed		Poles Removed	
Pole Type	# Installed	Pole Type	# Removed
FG	24		

Conductors	Installed	Conductors Removed
325 Feet not Under Paving		Feet not Under Paving
Feet Under Paving		Feet Under Paving

(b) Modification to existing facilities other than described above (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

- To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

- To pay a contribution in the amount of \$0 prior to FPL's initiating the requested installation or modification.
- To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
- To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
- To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
- To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
 - a. the addition of street lighting facilities;
 - b. the removal of street lighting facilities; and
 - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.
8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
9. FPL may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
10. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
12. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
15. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
16. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

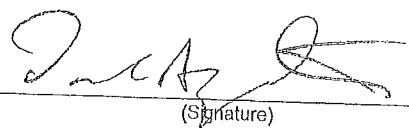
IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Sabal Palms CDD,
Customer (Print or type name of Organization)

FLORIDA POWER & LIGHT COMPANY

By: _____
Signature (Authorized Representative)

By: 
(Signature)

(Print or type name)

Dan Agustin
(Print or type name)

Title: _____

Title: Construction Services Representative



FPL Account Number: _____
 FPL Work Order Number: 6817326

STREET LIGHTING AGREEMENT

In accordance with the following terms and conditions, Central Parc South HOA (hereinafter called the Customer), requests on this ____ day of _____, 2016, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries) Central Parc South PH 1A, located in Tamarac, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<u>Lights Installed</u>		
Fixture Rating (in Lumens)	Fixture Type	# Installed
16000	PTT	8

<u>Lights Removed</u>		
Fixture Rating (in Lumens)	Fixture Type	# Removed

<u>Poles Installed</u>		<u>Poles Removed</u>	
Pole Type	# Installed	Pole Type	# Removed
FG	8		

<u>Conductors Installed</u>		<u>Conductors Removed</u>	
Feet not Under Paving		Feet not Under Paving	
Feet Under Paving		Feet Under Paving	

(b) Modification to existing facilities other than described above (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

- To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

- To pay a contribution in the amount of \$0 prior to FPL's initiating the requested installation or modification.
- To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
- To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
- To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
- To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

- 7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
 - a. the addition of street lighting facilities;
 - b. the removal of street lighting facilities; and
 - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.
- 8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
- 9. FPL may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 10. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
- 11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
- 12. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
- 13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
- 14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
- 15. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
- 16. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
- 17. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

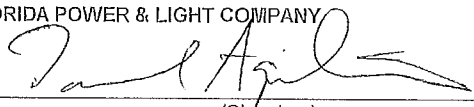
IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Central Parc South HOA
Customer (Print or type name of Organization)

FLORIDA POWER & LIGHT COMPANY

By: _____
Signature (Authorized Representative)

By: 
(Signature)

(Print or type name)

Dan Agustin
(Print or type name)

Title: _____

Title: SR TECH SPEC



FPL Account Number: _____
 FPL Work Order Number: 7391494

STREET LIGHTING AGREEMENT

In accordance with the following terms and conditions, SABAL PALM CDD (hereinafter called the Customer), requests on this _____ day of _____, 2017, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries) NW 55th TERR and NW 48th Ln, ph3, located in Tamarac, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<u>Lights Installed</u>			<u>Lights Removed</u>		
Fixture Rating (in Lumens)	Fixture Type	# Installed	Fixture Rating (in Lumens)	Fixture Type	# Removed
150W	PTT	45			

<u>Poles Installed</u>		<u>Poles Removed</u>	
Pole Type	# Installed	Pole Type	# Removed
FG	45		

<u>Conductors Installed</u>	<u>Conductors Removed</u>
175 Feet not Under Paving	Feet not Under Paving
Feet Under Paving	Feet Under Paving

(b) Modification to existing facilities other than described above (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

- To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

- To pay a contribution in the amount of \$0 prior to FPL's initiating the requested installation or modification.
- To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
- To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
- To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
- To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
 - a. the addition of street lighting facilities;
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 - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
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11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
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13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
15. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
16. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
17. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:


SABAL PALM CDD
Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY

By: 
(Signature)

Dan Agustin
(Print or type name)

Title: Project Manager



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

November 2, 2016

RECEIVED NOV 07 2016

Board of Supervisors
Attn: Patti Powers
Sabal Palm Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Sabal Palm Community Development District, Broward County, Florida ("the District") as of and for the fiscal years ended September 30, 2016, 2017 and 2018. We will audit the financial statements of the governmental activities, including the related notes to the financial statements, which collectively comprise the basic financial statements of Sabal Palm Community Development District as of and for the fiscal years ended September 30, 2016, 2017 and 2018. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2016, 2017 and 2018 audits.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,400 for the September 30, 2016 audit, The fees for fiscal year 2017 and 2018 will not exceed \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2013 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Sabal Palm Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Sabal Palm Community Development District.

By:

Title:

Date:



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

GRAU & ASSOCIATES

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2013 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Rick Reeder". The signature is written in black ink and is positioned above a horizontal line.

**Rick Reeder, Chair
AICPA Peer Review Board
2013**

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN
GRAU AND ASSOCIATES AND Sabal Palm Community Development
District (CDD)
(DATED _____, 201__)**


Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: RHANS@GMSSF.COM


Auditor: _____

Title: President

Date: 10/12/2016

District:  _____

Title: Treasurer

Date: 12/8/16

Sabal Palm

Community Development District

Funding Request #47

January 19, 2017

PAYEE	North 251 Units	South 174 Units	Palm Cove 225 Units	Total 650 Units
1 Advanced Pools				
Inv# 16741120 - Pool Service (Dec 16)	\$ 350.00	\$ -	\$ -	\$ 350.00
Inv# 177410101 - Pool Service (Jan 17)	\$ 350.00	\$ -	\$ -	\$ 350.00
Inv# 1756170201 - Supplied/Installed Life Ring	\$ 24.00	\$ -	\$ -	\$ 24.00
2 ALM Medica				
Inv# 155456 - Notice of Landowners	\$ 116.93	\$ 81.06	\$ 104.82	\$ 302.80
3 Ballbe & Associates				
Inv# 201526.07 - Engineering Services (Oct 16)	\$ 656.46	\$ 455.08	\$ 588.46	\$ 1,700.00
4 Billing, Cochran, Lyles, Mauro & Ramsey, PA				
Inv# 137797 - General Counsel (Oct 16)	\$ 286.76	\$ 198.79	\$ 257.05	\$ 742.60
Inv# 138324 - General Counsel (Nov 16)	\$ 629.66	\$ 436.50	\$ 564.44	\$ 1,630.60
5 Broward County Tax Collector				
Folio 494113-27-2230	\$ 44.67	\$ 30.96	\$ 40.04	\$ 115.67
Folio 494113-27-2220	\$ 44.67	\$ 30.96	\$ 40.04	\$ 115.67
6 City of Tamarac				
Acct 99217-10037366 (Sep 16)	\$ 106.59	\$ -	\$ -	\$ 106.59
Acct 99217-10037366 (Oct 16)	\$ 49.60	\$ -	\$ -	\$ 49.60
7 Comcast				
Acct 8495753821404778 - Cable/Internet (Nov 16)	\$ 150.25	\$ -	\$ -	\$ 150.25
Acct 8495753821404778 - Cable/Internet (Dec 16)	\$ 147.76	\$ -	\$ -	\$ 147.76
Acct 8495753821404778 - Cable/Internet (Jan 17)	\$ 140.51	\$ -	\$ -	\$ 140.51
8 Department of Economic Opportunity				
Inv# 39502 - Special District Fee - FY17	\$ 67.58	\$ 46.85	\$ 60.58	\$ 175.00
9 FedEx				
Inv# 5-589-68263	\$ 22.98	\$ -	\$ -	\$ 22.98
Inv# 5-657-99794	\$ -	\$ -	\$ 45.02	\$ 45.02
10 Florida Power & Light				
Acct 01026-55073 - 5704 NW 50th Ter	\$ 128.00	\$ -	\$ -	\$ 128.00
Acct 01886-60062 - 4901 W Comm Blvd. #Strt Lights	\$ 1,762.46	\$ -	\$ -	\$ 1,762.46
Acct 55366-46085 - 5702 NW 50th Terr - Kiosk1	\$ 18.73	\$ -	\$ -	\$ 18.73
Acct 59281-40473 - 4824 NW 56 Ct #West Ent	\$ 19.09	\$ -	\$ -	\$ 19.09
Acct 64832-62421 - 4607 NW 58th St #Kiosk2	\$ 16.91	\$ -	\$ -	\$ 16.91
Acct 69247-60470 - 4824 NW 56th Ct #East Ent	\$ 22.31	\$ -	\$ -	\$ 22.31
Acct 84502-80477 - 5720 Sabal Palm Ave #Irr	\$ 338.59	\$ -	\$ -	\$ 338.59
Acct 01026-55073 - 5704 NW 50th Ter	\$ 443.50	\$ -	\$ -	\$ 443.50
Acct 01886-60062 - 4901 W Comm Blvd. #Strt Lights	\$ 1,794.04	\$ -	\$ -	\$ 1,794.04
Acct 55366-46085 - 5702 NW 50th Terr - Kiosk1	\$ 14.63	\$ -	\$ -	\$ 14.63
Acct 59281-40473 - 4824 NW 56 Ct #West Ent	\$ 17.65	\$ -	\$ -	\$ 17.65
Acct 64832-62421 - 4607 NW 58th St #Kiosk2	\$ 8.05	\$ -	\$ -	\$ 8.05
Acct 69247-60470 - 4824 NW 56th Ct #East Ent	\$ 17.09	\$ -	\$ -	\$ 17.09
Acct 84502-80477 - 5720 Sabal Palm Ave #Irr	\$ 327.96	\$ -	\$ -	\$ 327.96

PAYEE	North 251 Units	South 174 Units	Palm Cove 225 Units	Total 650 Units
11 Governmental Management Services - South Florida				
Inv# 57 - Management Fees & Expenses (Nov 16)	\$ 1,079.98	\$ 748.67	\$ 968.11	\$ 2,796.77
Inv# 58 - Management Fees & Expenses (Dec 16)	\$ 1,080.80	\$ 749.24	\$ 968.85	\$ 2,798.89
Inv# 59 - Management Fees & Expenses (Jan 17)	\$ 1,085.61	\$ 752.57	\$ 973.16	\$ 2,811.34
12 Grau and Associates				
Inv# 14927 - Audit FYE 9/30/16	\$ 579.23	\$ 401.54	\$ 519.23	\$ 1,500.00
Inv# 14988 - Audit FYE 9/30/16	\$ 965.38	\$ 669.23	\$ 865.38	\$ 2,500.00
13 HD Supply				
Inv# 9150821241 - Cleaning/Restroom Supplies	\$ 139.78	\$ -	\$ -	\$ 139.78
Inv# 9151216619 - No Parking Signs	\$ 177.50	\$ -	\$ -	\$ 177.50
Inv# 9151230824 - Sign 12 x 18	\$ 130.00	\$ -	\$ -	\$ 130.00
14 Lake & Wetland Management				
Inv# 3224 - Monitoring Report #12	\$ 695.00	\$ -	\$ -	\$ 695.00
Inv# 3265 - Canal Maintenance - South (Nov 16)	\$ -	\$ 907.00	\$ -	\$ 907.00
Inv# 3272 - Canal Maintenance - North (Nov 16)	\$ 881.00	\$ -	\$ -	\$ 881.00
Inv# 3352 - Canal Maintenance - South (Dec 16)	\$ -	\$ 907.00	\$ -	\$ 907.00
Inv# 3361 - Canal Maintenance - North (Dec 16)	\$ 881.00	\$ -	\$ -	\$ 881.00
Inv# 3452 - Canal Maintenance - South (Jan 17)	\$ -	\$ 907.00	\$ -	\$ 907.00
15 Lori Parrish, Property Appraiser				
2016 Tax Roll	\$ 506.00	\$ -	\$ -	\$ 506.00
16 Palm Beach-Broward Landscaping				
Inv# 40696 - Wet Check	\$ 296.54	\$ -	\$ -	\$ 296.54
Inv# 40920 - Fertilization of Common Areas	\$ 766.52	\$ 531.37	\$ 687.12	\$ 1,985.00
17 Property Keepers Management, LLC				
Inv# 2941 - Monthly Maintenance (Nov 16)	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Inv# 2961 - Reimbursement	\$ 8.02	\$ -	\$ -	\$ 8.02
Inv# 3025 - Monthly Maintenance (Dec 16)	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Inv# 3036 - Reimbursement	\$ 22.14	\$ -	\$ -	\$ 22.14
Inv# 3100 - Monthly Maintenance (Jan 17)	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Inv# 3118 - Deliver/Install No Parking Sign	\$ 35.00	\$ -	\$ -	\$ 35.00
18 Q-Wire Technologies, Inc.				
Inv# 10287 - Labor Financing	\$ 97.50	\$ 146.25	\$ 146.25	\$ 390.00
Inv# 10288 - Maintenance & Support Package	\$ 137.50	\$ 206.25	\$ 206.25	\$ 550.00
Inv# 10295 - Wireless Locks, Installation	\$ 1,045.63	\$ 1,568.43	\$ 1,568.43	\$ 4,182.49
Inv# 10296 - Domes/Install/Config	\$ 603.16	\$ 904.73	\$ 904.74	\$ 2,412.63
Inv# 10304 - Pole Upgrade	\$ 635.52	\$ 989.27	\$ 989.27	\$ 2,614.06
Inv# 10305 - Maintenance & Support Package/Key Fobs	\$ 37.50	\$ 56.25	\$ 56.25	\$ 150.00
Inv# 10310 - Installation Labor	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00

TOTAL

\$ 26,003.74	\$ 11,725.00	\$ 10,553.48	\$ 48,282.22
On Roll			

Amount to Fund -->	\$ 22,278.48
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Please make check payable to:

Sabal Palm CDD
5385 N Nob Hill Road
Sunrise, FL 33351

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2016

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only)</u> 2017
<u>ASSETS:</u>				
Cash	\$189,310	---	---	\$189,310
Investments:				
<i>Series 2014 - North Project</i>				
Reserve	---	\$307,678	---	\$307,678
Cap Interest	---	\$25	---	\$25
Interest	---	\$5,667	---	\$5,667
Revenue	---	\$310,071	---	\$310,071
Construction	---	---	\$3	\$3
<i>Series 2016 - Palm Cove Project</i>				
Reserve	---	\$139,372	---	\$139,372
Construction	---	---	\$2,195,530	\$2,195,530
Cost of Issuance	---	---	\$102	\$102
Due from General Fund	\$0	\$7,443	---	\$7,443
	<u>\$189,310</u>	<u>\$770,256</u>	<u>\$2,195,635</u>	<u>\$3,155,202</u>
<u>TOTAL ASSETS</u>				
<u>LIABILITIES:</u>				
Accounts Payable	\$13,485	---	---	\$13,485
Dye to Developer	\$4,104	---	---	\$4,104
Due to Debt Service	\$7,443	---	---	\$7,443
<u>FUND BALANCES:</u>				
Reserved for Debt Service	---	\$770,256	---	\$770,256
Reserved for Capital Projects	---	---	\$2,195,635	\$2,195,635
Unreserved	\$164,278	---	---	\$164,278
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$189,310</u>	<u>\$770,256</u>	<u>\$2,195,635</u>	<u>\$3,155,202</u>

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT
General Fund
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
Revenues				
Developer Contributions - 13th Floor	\$383,805	\$6,617	\$6,617	\$0
Admin Assessments - North	\$35,932	\$35,278	\$35,278	\$0
Maintenance Assessments - North	\$174,350	\$168,229	\$168,229	\$0
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$594,088	\$210,123	\$210,124	\$1

Expenditures

Administrative

Engineering	\$10,000	\$2,500	\$1,700	\$800
Dissemination	\$2,500	\$625	\$625	\$0
Assessment Roll	\$1,506	\$1,506	\$2,012	(\$506)
Attorney	\$18,500	\$4,625	\$2,373	\$2,252
Annual Audit	\$3,400	\$1,500	\$1,500	\$0
Trustee Fees	\$7,000	\$3,500	\$3,500	\$0
Management Fees	\$30,000	\$7,500	\$7,500	\$0
Computer Time	\$500	\$125	\$125	(\$0)
Telephone	\$150	\$38	\$0	\$38
Postage	\$900	\$225	\$79	\$146
Insurance	\$5,625	\$5,253	\$5,253	\$0
Printing & Binding	\$1,500	\$375	\$31	\$344
Legal Advertising	\$3,000	\$750	\$303	\$447
Other Current Charges	\$600	\$150	\$148	\$2
Property Taxes	\$1,500	\$375	\$234	\$141
Website Admin	\$500	\$125	\$125	(\$0)
Office Supplies	\$250	\$63	\$0	\$63
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Contingencies	\$3,432	\$3,432	\$0	\$3,432
Sub-Total	\$91,038	\$32,841	\$25,683	\$7,158

Field Expenditures

Sabal North

Landscape Maintenance	\$70,000	\$17,500	\$1,985	\$15,515
Irrigation	\$10,000	\$2,500	\$297	\$2,203
Pool/Clubhouse	\$30,000	\$7,500	\$3,724	\$3,776
Onsite Maintenance	\$4,200	\$1,050	\$0	\$1,050
Electric/Streetlighting	\$30,000	\$7,500	\$7,770	(\$270)
Water	\$4,500	\$1,125	\$112	\$1,013
Lake & Canal Maintenance	\$15,000	\$3,750	\$3,338	\$412
Security	\$9,720	\$2,430	\$6,228	(\$3,798)
Contingency	\$930	\$233	\$922	(\$689)
Sub-Total	\$174,350	\$43,588	\$24,375	\$19,213

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT
General Fund
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
Sabal South				
Landscape Maintenance	\$120,000	\$30,000	\$0	\$30,000
Irrigation	\$12,500	\$3,125	\$0	\$3,125
Pool/Clubhouse	\$30,800	\$7,700	\$0	\$7,700
Onsite Maintenance	\$4,200	\$1,050	\$0	\$1,050
Lighting/Electrical	\$20,000	\$5,000	\$0	\$5,000
Lake & Canal Maintenance	\$15,000	\$3,750	\$2,721	\$1,029
Security	\$15,000	\$3,750	\$9,536	(\$5,786)
Contingency	\$1,500	\$375	\$0	\$375
Sub-Total	\$219,000	\$54,750	\$12,257	\$42,493
Palm Cove				
Landscape Maintenance	\$25,000	\$6,250	\$0	\$6,250
Irrigation	\$1,200	\$300	\$0	\$300
Pool/Clubhouse	\$20,800	\$5,200	\$0	\$5,200
Onsite Maintenance	\$4,200	\$1,050	\$0	\$1,050
Lighting/Electrical	\$27,000	\$6,750	\$0	\$6,750
Lake & Canal Maintenance	\$15,000	\$3,750	\$0	\$3,750
Security	\$15,000	\$3,750	\$9,536	(\$5,786)
Contingency	\$1,500	\$375	\$0	\$375
Sub-Total	\$109,700	\$27,425	\$9,536	\$17,889
TOTAL EXPENDITURES	\$594,088	\$317,207	\$71,850	\$173,506
EXCESS REVENUES (EXPENDITURES)	\$0		\$138,274	
FUND BALANCE - Beginning			\$26,005	
FUND BALANCE - Ending			\$164,278	

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2014 NORTH PROJECT

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/16</u>	<u>ACTUAL THRU 12/31/16</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$303	\$303
Special Assessments	\$307,094	\$289,756	\$289,756	\$0
Direct Assessments	\$0	\$0	\$7,443	\$7,443
<i>TOTAL REVENUES</i>	<u>\$307,094</u>	<u>\$289,756</u>	<u>\$297,502</u>	<u>\$7,745</u>
<u>EXPENDITURES:</u>				
<u>Series 2014</u>				
Interest Expense - 11/1	\$129,313	\$129,313	\$129,313	(\$0)
Principal Expense - 11/1	\$45,000	\$45,000	\$45,000	\$0
Interest Expense - 05/1	\$127,935	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$302,247</u>	<u>\$174,313</u>	<u>\$174,313</u>	<u>(\$0)</u>
EXCESS REVENUES (EXPENDITURES)	\$4,847		<u>\$123,189</u>	
FUND BALANCE - Beginning	\$188,393		\$507,695	
FUND BALANCE - Ending	\$193,240		<u><u>\$630,884</u></u>	

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2016 PALM COVE PROJECT

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/16</u>	<u>ACTUAL THRU 12/31/16</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$94	\$94
Direct Assessments	\$278,275	\$0	\$0	\$0
TOTAL REVENUES	<u>\$278,275</u>	<u>\$0</u>	<u>\$94</u>	<u>\$94</u>
<u>EXPENDITURES:</u>				
<u>Series 2014</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/1	\$0	\$0	\$0	\$0
Interest Expense - 05/1	\$107,341	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$107,341</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	\$170,934		<u>\$94</u>	
FUND BALANCE - Beginning	\$0		\$139,278	
FUND BALANCE - Ending	\$170,934		<u><u>\$139,372</u></u>	

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2014 NORTH PROJECT
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/16</u>	<u>ACTUAL THRU 12/31/16</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$3	\$3
<i>TOTAL REVENUES</i>	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	\$0		<u>\$3</u>	
FUND BALANCE - Beginning			\$0	
FUND BALANCE - Ending			<u>\$3</u>	

Sabal Palm
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2016 PALM COVE
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/16</u>	<u>ACTUAL THRU 12/31/16</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,702	\$1,702
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$1,702</u>	<u>\$1,702</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$188,620	(\$188,620)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$188,620</u>	<u>(\$188,620)</u>
EXCESS REVENUES (EXPENDITURES)	\$0		<u>(\$186,918)</u>	
FUND BALANCE - Beginning			\$2,382,549	
FUND BALANCE - Ending			<u><u>\$2,195,632</u></u>	

SABAL PALM

COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2014 Special Assessment Bonds</u> <i>North Parcel Assessment Area Project</i>	
Original Issue Amount:	\$3,785,000	
Interest Rate:	\$830,000	6.13%
Maturity Date:	November 1, 2027	
Interest Rate:	\$2,955,000	7.125%
Maturity Date:	November 1, 2044	
Reserve Fund Requirement:	Lesser of: (i) Max Annual Debt Service for Bonds Outstanding (ii) 125% of Average Debt Service for Bonds Outstanding (iii) 10% of original proceeds	
Bonds outstanding	\$3,785,000	
Less: 11/1/2015	(\$45,000)	
11/1/2016	(\$45,000)	
Current Bonds Outstanding:	<u><u>\$3,695,000</u></u>	

Bond Issue:	<u>Series 2016 Special Assessment Bonds</u> <i>Palm Cove Assessment Area Project</i>	
Original Issue Amount:	\$4,055,000	
Interest Rate:	\$410,000	4.00%
Maturity Date:	November 1, 2022	
Interest Rate:	\$1,415,000	5.250%
Maturity Date:	November 1, 2035	
Interest Rate:	\$2,230,000	5.500%
Maturity Date:	November 1, 2046	
Bonds outstanding	\$4,055,000	
Less: 11/1/2015	\$0	
Current Bonds Outstanding:	<u><u>\$4,055,000</u></u>	

Sabal Palm
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2017

<u>On Roll Assessments:</u>						\$ 210,282.82	\$ 307,094.59	\$ 517,377.41	Net
						\$223,705.13	\$326,696.37	\$ 550,401.50	Gross
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	General Fund 40.64%	Debt Service Fund 59.36%	Total	
								100.00%	
					\$ -	\$ -	\$ -	\$ -	
11/21/2016	\$ 13,053.00	\$ 522.12	\$ 13.78		\$ 12,517.10	\$ 5,087.45	\$ 7,429.65	\$ 12,517.10	
12/8/2016	\$ 496,014.00	\$ 19,840.55	\$ 523.79		\$ 475,649.66	\$ 193,323.00	\$ 282,326.66	\$ 475,649.66	
12/12/2016	\$ 10,877.50	\$ 435.10	\$ 11.49		\$ 10,430.91	\$ 4,239.54	\$ 6,191.37	\$ 10,430.91	
12/30/2016	\$ 2,175.50	\$ 65.27	\$ 2.32		\$ 2,107.91	\$ 856.74	\$ 1,251.17	\$ 2,107.91	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 522,120.00	\$ 20,863.04	\$ 551.38	\$ -	\$ 500,705.58	\$ 203,506.72	\$ 297,198.86	\$ 500,705.58	96.78%

To Debt Service V#21 001.300.20700.10100

12/9/2016	\$ 7,429.65	276
12/22/2016	\$ 282,326.66	282
1/11/2017	\$ 7,442.55	294

Bal to Transfer \$ 297,198.86
 \$ (0.00)

Sabal Palm
Community Development District
Series 2016 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through December 30, 2016

Opening Balance in Construction Account - Series 2016	\$3,915,862.50
Source of Funds: Interest Earned on Series 2016	\$4,899.72
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements To Developer - Palm Cove Holdings	
Cost of Issuance	(\$383,034.61)
Surface Water Management	(\$93,932.09)
Water Distribution System	(\$110,072.58)
Sewage Colleciton/Transmission System	(\$168,326.77)
Drainage System	(\$61,844.33)
Earthwork/Roadways/Misc	(\$1,053,778.39)
Lift Station Upgrades	(\$75,000.00)
Professional Fees	(\$3,974.98)
Adjusted Balance in Construction Account at December 30, 2016	<u><u>\$1,970,798.48</u></u>

2. Funds Available For Construction at December 30, 2016

Book Balance of Construction Fund at December 30, 2016	\$1,970,798.48
Contracts in place at December 30, 2016	

3. Investments - Regions Bank

December 30, 2016	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$2,195,631.59
				ADJ: Outstanding Requisitions	(\$224,833.11)
				Balance at 12/31/16	<u><u>\$1,970,798.48</u></u>