

***Sabal Palm  
Community Development District***

***May 17, 2018***

# Sabal Palm

## Community Development District

---

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

May 10, 2018

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 May 17, 2018 at 3:00 p.m. at the offices of Governmental Management Services, 5385 N. Nob Hill Road, Sunrise, Florida 33351. Following is the advance agenda for this meeting:

1. Roll Call
2. Approval of the Minutes of the April 19, 2018 Meeting
3. Discussion on Proposed Fiscal Year 2019 Budget
4. Consideration of Maintenance Agreement for Sign Walks with Mainlands
5. Ratification and Authorization of Application and Boundary Map and Any Documentation Related to Transfer of Surface Water Management License to CDD from SPL South Holdings, LLC
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Approval of Summary of Invoices
  - B. Combined Balance Sheet
8. Supervisors Requests and Audience Comments
9. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.sabalpalm.com>*

**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 Thursday, April 19, 2018 at 3:00 p.m. at the offices of Governmental Management Services, 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

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

Also present were:

Paul Winkeljohn	District Manager
Michael Pawelczyk	District Counsel
Carlos Ballbe	District Engineer (by phone)
Avi Dean	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
February 15, 2018 Meeting**

Mr. Winkeljohn: The minutes from the February 15th meeting have been circulated, and if those are ok a motion to approve would be in order.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, the minutes of the February 15, 2018 meeting were approved.
---

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
#2018-01 Approving the Proposed  
Fiscal Year 2019 Budget and  
Setting the Public Hearing**

Mr. Winkeljohn: You guys know the reason we're here today is to start the budget cycle, and resolution #2018-01 is the adoption of our proposed budget and the key is to set the public meeting date for adoption of the final budget which is a hearing. Today being the 19th you could hold the public hearing on the 21st of June, unless you think that's a vacation conflict guaranteed, then we could push it back to July 19th. Those are the two currently advertised meetings that give us plenty of time that meet the rules. So do you want to do the June one, or you want to do July?

Ms. Moccia: Does it look like we're going to have any revisions to the budget?

Mr. Peters: Well that's my question, yes, can we make revisions after this?

Mr. Winkeljohn: You can, with a couple of limits, one is you can increase the assessments that have been advertised and noticed to the landowners to date, so as long as you don't go over any of the assessments levels you can adjust the lines all over the place.

Ms. Moccia: Later or now?

Mr. Winkeljohn: After it's proposed, you can't go any higher.

Ms. Moccia: Got it.

Mr. Winkeljohn: So today being April, you would have a chance to reconvene before June 15th if you found out you needed to go up.

Ms. Moccia: Ok, got it, that's what I was wondering.

Mr. Winkeljohn: So June 15th is the cutoff.

Ms. Moccia: Ok so June 15th is our cutoff for us to work out what the budget is going to be to advertise it.

Mr. Winkeljohn: Right, if it's going up, and there's also a mail notice responsibility so if you do raise, or we raise anyone's assessment we need a little more than 30 days to give them a mailed notice, and then when you do that, the public

hearing that we set today, or at another time if we don't do it today, would be very populated if you were to do it a lot.

Ms. Moccia: Ok, are there any areas where you think that we are going to have to increase? I can think of one or two off the top of my head.

Mr. Winkeljohn: The basic budget, to my understanding fits the current contracts, the ones I know about, the ones we've lived with a little bit. There's a couple of moving parts and the latest proposal that's on our agenda for the cameras, the \$75,000, we're not financed to pay that, so that would be a major change to the budget if you wanted to do that, we'd have to raise the assessments for that. So it's really information that you probably have that I don't know, and that we'd have to talk about first.

Ms. Moccia: Ok.

Mr. Winkeljohn: So that's today's topic and the other part is when we would adopt it, so do you think you want to change it and look at an increase? Is that what I'm hearing?

Mr. Peters: Yes potentially.

Ms. Moccia: Yes potentially, we need to look at it, but yes.

Mr. Winkeljohn: Ok.

Mr. Peters: So we have up until when?

Mr. Winkeljohn: Well, what I would do is I would come back in May and have this meeting in May.

Mr. Pawelczyk: Just table what you have now.

Mr. Winkeljohn: Right, table it and take the next 3 weeks, and I'll work with you any way you want, I'll give you the new assessments and we'll put it back on the agenda for our proposed budget, and then that sets the clock nicely.

Ms. Moccia: Ok.

Mr. Peters: So we can't approve the resolution today.

Mr. Winkeljohn: You can do both, you could approve it today, you can adopt at a hearing in the future, and come back in May and rescind that and adopt a new budget that's higher, and then set a new date.

Mr. Peters: So we're going to have to come back in May.

Ms. Moccia: Regardless.

Mr. Winkeljohn: From what I'm hearing, and the only risk is that you can't get quorum between now and June 15th.

Mr. Peters: Ok, but if we approve now, review and it turns out we're ok?

Mr. Winkeljohn: Then you prevent that, then you could cancel May.

Mr. Peters: Is that a hassle if we just approve now?

Mr. Winkeljohn: No, I've done it before, we don't have any problems with doing that.

Mr. Peters: Ok, so then let's approve it now.

Ms. Moccia: In case, if it's ok, we're able to make it work or move on.

Mr. Winkeljohn: Ok, so do you like the June or the July meeting, June 21st or July 18th?

Mr. Peters: I think both work for me, I don't plan that far ahead.

Ms. Moccia: Right, and I have a vacation planned at the end of July.

Mr. Winkeljohn: So that might collide with July for you?

Ms. Moccia: No, July 19th is fine, I'd be going away on the weekend.

Mr. Winkeljohn: Ok, so was it the 19th or the 18th?

Mr. Pawelczyk: I thought you said the 18th.

Mr. Winkeljohn: I thought it was the 18th, but let me check, no it's July 19th, she got it right. So if there are no objections then to the 19th, and for today's purposes resolution #2018-01 would be approved as presented, with a public hearing date on July 19th, with a possibility that we come back in May and propose a revised budget and re-set a public hearing that gives us time to do the mailed notice, to those affected. We may not have to notice everyone, because the way your budget works, it could be just the area.

Ms. Moccia: Right, and we probably wouldn't adjust Central Parc, but maybe Manor Parc or Hidden Trails might be affected, and you'd only have to notice the ones that are affected.

Mr. Winkeljohn: Right, just those properties, as long as it's not the administrative portion, which I don't have any reason to change, does that make sense?

Ms. Moccia: Yes.

Mr. Winkeljohn: Ok, is there a motion?

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, Resolution #2018-01 approving the proposed Fiscal Year 2019 budget and setting the Public Hearing on July 19, 2018 at 3:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida was approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Proposal from Q-Wire Technologies, Inc.**

Mr. Winkeljohn: Item No. 4 is part of the surveillance package, and I gave you my book, but that is the \$8,000 some odd dollar one, that one we can squeeze into the budget

Mr. Peters: What is this one for?

Ms. Moccia: This one is for Hidden Trails.

Mr. Winkeljohn: That's for the cabana, I would assume.

Ms. Moccia: Yes for the cabana only, there will be another for the cameras at the entrance, and I don't know why we didn't send it with them?

Mr. Winkeljohn: Well the \$75,000 that's the entrance cameras, isn't it?

Ms. Moccia: No, that's the cameras for Manor Parc, they have 4 entrances, so they have a lot larger system.

Mr. Winkeljohn: Right, so you know how our budget is set up, if we go over what we have in cash, we'd have to include a developer funding agreement, and then when cash becomes available we can re-pay you but, if we can't, we can't because of the way the direct bill was working. So if everyone is good with that, I just need a motion

ratifying the one in front of you, unless you want to give me a number for the second one and approve them both, a not to exceed amount for the second one?

Mr. Peters: Let's do that, for the entrance you need one.

Ms. Moccia: Yes, for the entrance.

Mr. Winkeljohn: Yes, and do you know roughly how much that one is?

Ms. Moccia: Let's say not to exceed \$10,000, I think it will be less than that based on my information.

Mr. Winkeljohn: So this would be another \$10,000 plus that one?

Ms. Moccia: Yes.

Mr. Winkeljohn: So that's about \$19,000?

Ms. Moccia: Yes, exactly.

Mr. Winkeljohn: Ok, and I know the guy now pretty well, he lives there too I understand.

Ms. Moccia: He lives in Central Parc.

Mr. Winkeljohn: Great. So anyway it would be not to exceed \$19,000 and funds available as stated, is there a motion?

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, ratifying the proposal from Q-Wire Technologies, Inc. for in amount not to exceed \$19,000 and funds available as stated was approved.
--

**FIFTH ORDER OF BUSINESS**

**Cameras and Surveillance Discussion**

Mr. Winkeljohn: So we kind of covered item No. 5 a little bit, so the cameras and the surveillance is the big one, that \$75,000 expense.

Mr. Peters: Right, and I don't know what to do about this one, it's really big and I don't know, have we really done everything that we can to value engineer this, to make sure that we're doing everything that's absolutely needed and not doing any unnecessary rewiring based on the electrical, and so forth?



Ms. Moccia: Yes, and he's gone through and whittled it down to the bare minimum.

Mr. Winkeljohn: And his other work, just from my perspective is always been solid, price-wise, and capability.

Ms. Moccia: It has, there's just a lot of infrastructure he has to build and because there's so many cameras, it's exponentially more expensive because more poles, more licenses, like at Central Parc there's only 2 or 3 cameras, at Hidden Trails there's only 1, so you only have one license versus four licenses here.

Mr. Winkeljohn: Right.

Ms. Moccia: So it's exponentially more expensive unfortunately.

Mr. Winkeljohn: And how many properties have sold in Hidden Trails, any?

Ms. Moccia: Yes, we've closed 34.

Mr. Winkeljohn: Ok.

Mr. Peters: It's these poles that are expensive.

Ms. Moccia: Yes because they have to be hurricane rated.

Mr. Winkeljohn: And this time next year, we'll have that money because the way the budget is, and the expenses for the next 8 months.

Mr. Peters: Can we arrange a payment plan with them?

Mr. Winkeljohn: Well that would be you paying it, and I don't have the money yet, so next year you're going to be on the roll, and you'll generate that kind of revenue. This year we only get what you bring us.

Mr. Peters: Right.

Mr. Winkeljohn: So you're going to pay it either way is how it works because you either pay it through an assessment or you pay it as developer. So right now you don't have to pay the assessment because we don't have the expense, so you're kind of in the same boat.

Mr. Peters: I'm not following totally what you're saying.

Mr. Winkeljohn: Hidden Trails, operating.

Ms. Moccia: This is for Manor Parc though.

Mr. Peters: Right, this is for Manor Parc.

Mr. Winkeljohn: Ok.

Mr. Peters: And at Manor Parc we have half the lots, a lot of lots closed.

Ms. Moccia: Yes.

Mr. Winkeljohn: Right, same thing, we didn't put the full amount of Manor Parc on the roll either.

Mr. Peters: But they will be at the end of next year.

Mr. Winkeljohn: Yes, all of them will be on next year.

Mr. Pawelczyk: So that money will be available when, January 1st?

Mr. Winkeljohn: Yes.

Mr. Pawelczyk: So if you wanted to wait until then, you could wait, right Paul is that what you're saying, until you get the money?

Mr. Winkeljohn: Well you would, let's see for Manor Parc, your actual revenue is \$100,000 versus whatever expenses we're going to take to get this year, and if I look at it real quick your actual, I mean your landscaping is operating now, we're paying a landscaping bill, I was hoping that you weren't, so you're really tracking, you might have a rollover of about \$20,000 or \$30,000 for that next year. So some of it will be there, but not enough.

Mr. Peters: It would be great if we could structure some sort of payment plan with them.

Ms. Moccia: The problem is a lot of it's actual.

Mr. Winkeljohn: Right, and I'd have to look at it a little bit closer.

Ms. Moccia: It think it's a lot of like infrastructure he has to buy up front unfortunately.

Mr. Peters: Right.

Mr. Winkeljohn: And unfortunately the District is just behind, in terms of cash, the way it's been operating, so it doesn't have the 2 years of unexpended assessments sitting there waiting.

Mr. Peters: Right.

Mr. Winkeljohn: Which is ok, it's a choice the Board can make, and you can look at the cash situation of your financials right there, you're just not flush.

Mr. Peters: Right.

Mr. Winkeljohn: And we'll be able to pay almost half of this, what we've already approved and by the end of the year we'll probably be ok but we'll have checks passing in the night between now and the end of the year.

Mr. Peters: Can we approve it subject to discussing a payment plan?

Mr. Winkeljohn: Sure, you can approve anything but you have to have a means to pay for it, so I won't execute his contract. You can authorize it and give the District manager the authority subject to available funds.

Ms. Moccia: So we could do the same thing, not to exceed and subject to available funds, and if we're good, and then we can work on getting it better, I like that idea. It keeps us moving and allowing us to try work something out.

Mr. Winkeljohn: Right, and you may even get stuck waiting for a meeting. If it were the \$8,000 or \$10,000 and I knew, that one I could sign, I don't mind that because I know, but to go as big as \$75,000 that would never look right, no matter how well I describe it.

Ms. Moccia: I totally agree, right.

Mr. Winkeljohn: Ok, so not to exceed the proposed amount and subject to funding.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, authorizing cameras and surveillance not to exceed the proposed amount of \$75,000 subject to funding was approved.

Mr. Peters: Maybe we phase it too, do like one entrance, then do the next one.

Ms. Moccia: That's what I was thinking, phase it, exactly. We'll figure it out, I'll talk to Cesar and see how he can break this up into more manageable chunks.

Mr. Winkeljohn: And then we'll get a proposal wrapped up and figure out how to do it.

Ms. Moccia: Right.

Mr. Winkeljohn: Ok.

**SIXTH ORDER OF BUSINESS**

**Discussion of Procedures for the  
Landowners Election - November  
15, 2018**

**SEVENTH ORDER OF BUSINESS**

**Discussion of Procedures for the  
General Election**

Mr. Winkeljohn: Item No. 6, as you may have heard you guys have crossed over the 250 registered voters, so that means there will be seats on the ballot this November, I think it's one, or maybe two seats.

Mr. Pawelczyk: It's two.

Mr. Winkeljohn: Ok, so we just wanted to let you know that. So the landowners elections we'll only have one vote per parcel, or however many parcels you have, and people can give proxies and get those together, they'll have that many votes also.

Ms. Moccia: Got it. So just a question on that, when do they have to apply, when will we know if there's anyone from the public that's running, what's their deadline?

Mr. Winkeljohn: Right, the general election, the one where they're on the county ballot, that one is in the first 10 days in June, somewhere in that window.

Mr. Pawelczyk: No I think it's like in the second week of June.

Mr. Winkeljohn: Ok so the second week of June, it's like a 4 day period where they have to go file, if they don't, the seat is empty and then the remaining Board members can appoint to that seat. The landowners election is a meeting like this, and anyone who's a landowner can come in and cast a paper ballot at that meeting.

Ms. Moccia: Got it.

Mr. Pawelczyk: Including residents.

Mr. Winkeljohn: Right, it can be residents, and the developer usually has "X" number of parcels, they cast them all at once, and usually they retain that seat. In your situation, you have enough residents where it could happen.

Mr. Peters: Right, where they actually vote, and you have the proxies?

Mr. Winkeljohn: They'll be advertised, they'll be put up on the website and things like that, and that's the extent of it.

Mr. Peters: Right, and can I talk about Mary?

Mr. Winkeljohn: Sure, it depends on what you're going to say.

Mr. Peters: No, Mary was supposed to be here, we intend to nominate her on the Board seat right now, so we'll have our resident, and she's already been working with Paul, but November will come along and her seat could potentially be voted out to someone else.

Mr. Winkeljohn: Right, in theory.

Ms. Moccia: Got it so we may just be able to appoint her on the Board.

Mr. Peters: We are going to appoint her as an interim.

Mr. Pawelczyk: To the open seat.

Mr. Peters: But her seat is up for re-election in November.

Mr. Winkeljohn: Well we don't have an open seat right now, there needs to be a resignation.

Mr. Peters: Right, there will be a resignation on the public record, I think Mike's dying to get off the Board.

Mr. Pawelczyk: You want to make sure you look at the terms of those seats with Paul before you appoint this person.

Mr. Peters: Ok.

Ms. Moccia: Right.

Mr. Pawelczyk: Just to kind of line up, you might have it lined up in a way that you, as a Board are happy with, I guess. So I'm just saying that recognizing that, in other words if you appoint Mary, do you want to appoint it so it's kind of interim, and

see how she does in case she gets booted off, or do you want to appoint her to hold that seat for as long as you can, it really doesn't matter to us, it's really up to you.

Mr. Winkeljohn: Right the two seats that would be up for general election in 2018 are Dave's seat and Lindsay's seat. Mike's seat is the landowners seat.

Mr. Pawelczyk: Ok.

Mr. Peters: So can you swap people around?

Mr. Winkeljohn: In theory.

Mr. Pawelczyk: You'd have to have a resignation.

Mr. Winkeljohn: So one person may resign, and then you'd have to have enough people to appoint the new person.

Mr. Peters: Right.

Mr. Winkeljohn: So for today's purposes we've covered the topics.

Mr. Peters: And those seats, are they 1 or 2 year seats?

Mr. Winkeljohn: Well once they're reappointed they're 4 year seats.

Mr. Peters: Ok.

Mr. Pawelczyk: So basically this cycle in November, 2018 is two landowners, and then in November, 2020 you'll have two more landowner seats available.

Mr. Peters: You mean it doesn't have to be two landowners?

Mr. Pawelczyk: No, you can get off any time and start appointing residents, I'm just saying, it still will be a landowner's seat and then 6 years from now in 2020 you'll have an election for one landowners seat.

Mr. Peters: Right.

Mr. Pawelczyk: And that's the way I kind of think about from a flexibility standpoint but, this community is moving along pretty good, and hopefully you guys will be out in 2 years.

Mr. Peters: Right, and that's really the intent, like this year is a transition year, and then next year is all done.

Ms. Moccia: And we're seeing there's interest in the community based on your meetings.

Mr. Peters: At Central Parc, yes for sure and I would assume that Manor Parc will transition similar to Central Parc, people are getting more involved.

Mr. Winkeljohn: Right, the closer you get them all moving at the same rhythm that will be clear.

Mr. Peters: People are trying to figure out that they are responsible for managing their own community, they want to get more involved.

Ms. Moccia: Right, the more we let it go a little bit, and they grab on.

Mr. Winkeljohn: Right.

## **EIGHTH ORDER OF BUSINESS                      Discussion of Rules**

Mr. Winkeljohn: Ok so the next item are the rules, and the rules like we had at Hemingway, and Mike was able to put them together. I came up with the assessment level for non-resident membership at the cabanas, and all that is in pretty good shape. I've circulated to the president of the HOA, as well as Marylou.

Mr. Peters: Ok.

Mr. Winkeljohn: So they're looking at them, and what you can do because of this budget topic we can go ahead and approve a public hearing for July 18th and if one slides, we'll move the other one too, so we won't advertise until the last minute, so that will save you money, I don't want to advertise and have to change it, that would be too expensive.

Ms. Moccia: Right.

Mr. Winkeljohn: So we would authorize adoption of the rules, and they're proposed at this point and set the public hearing for rule adoption on July 19th.

<p>On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, setting the Public Hearing for the Rules of Procedure on July 19, 2018 at 3:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida was approved.</p>
---

Mr. Pawelczyk: So with these rules there are properties that, none of these facilities, none of the 3 facilities are owned by the District, I'm sorry, the land is not owned by the District. Some of it we constructed with bond funds, some of it we didn't, but the intent is to turn it over to the District. So Paul told me Carlos is putting together a list, and we've already worked with David Deka a little bit, and sent him what we needed because he said, no you're just taking everything but the units.

Mr. Peters: Right.

Mr. Winkeljohn: Exactly.

Mr. Peters: Is that not the right way?

Mr. Pawelczyk: Well, I don't know if it is or not but we still need an opinion of title from an attorney saying that there's no mortgages, there's no lien, you paid all the taxes, so we just exchanged emails last week and I think we're going to coordinate with Gary and work on that and include these in there because I think David sent me one about, just one community, it might have been South.

Mr. Peters: Yes, Manor Parc.

Mr. Pawelczyk: Ok, Manor Parc, but there are these other communities that we also need to deal with, even if you're not done with them, we would like to get these, if the facility is finished, let's get it conveyed.

Ms. Moccia: Hidden Trails, we're probably about 2 to 3 months from doing that I would say.

Mr. Pawelczyk: Ok.

Ms. Moccia: COing the building, the building is up, they're landscaping it now, but the pool is not done yet.

Mr. Pawelczyk: Ok.

Mr. Peters: So Central Parc should be fully conveyed and everything right or no?

Mr. Pawelczyk: I just looked at the Property Appraiser's records and it's in somebody else's name.

Mr. Peters: Really.



Mr. Pawelczyk: And we didn't do the transaction, so unless you guys did it, and didn't tell us, the Property Appraiser says it's still owned by the developer.

Mr. Winkeljohn: Right.

Mr. Pawelczyk: And Central Parc is SPL Holdings I think, that's the one that's owned by SPL Holdings.

Mr. Winkeljohn: Right, and I don't know if you heard what Mike just said about us adopting rules, that the conveyance discussion we had earlier is obviously critical because we have to get everything moved into the right name, especially if we're going to try and adopt rules for the residents to operate under, we need to get the ownership cleaned up. So I talked to Carlos earlier and this is for everyone's benefit, about basically having a map of the current status and what needs to be transferred, and then a maintenance map of what the District's responsible for, and Carlos has that as a task.

Mr. Ballbe: Quick question.

Mr. Winkeljohn: Yes, go ahead Carlos.

Mr. Ballbe: The parcel conveyance, the developer is basically giving those to the District or is there going to be any monetarily compensation for the acquisition parcel?

Mr. Pawelczyk: I don't think there's any property transfers in any of the bond issuances here.

Mr. Winkeljohn: Now a couple of them had construction for the cabanas as part of the bond payment.

Mr. Peters: Right, that's all construction.

Mr. Pawelczyk: So no funds Carlos.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Winkeljohn: Alright, so we're under item No. 9 staff reports, Mike?

Mr. Peters: Hold on.

Mr. Winkeljohn: Go ahead.

Mr. Peters: Central Parc we definitely need to do that, and then I'd be surprised if it isn't at this point, but Manor Parc, I just want to ask, by conveying common areas to

the District does it pose any issues for us continuing construction potentially in some of those areas because Manor Parc is not 100% but it's super close to being done, so we should start going through the exercise like we are already because that community is going to be done soon.

Mr. Pawelczyk: Well, if Manor Parc is still working, we can just wait, and we'll do the South one first, Central Parc.

Mr. Peters: Manor Parc is South.

Mr. Pawelczyk: Ok, I'm confused.

Mr. Peters: So Central Parc is the one that's been done for a while now.

Mr. Pawelczyk: Ok.

Mr. Peters: So that definitely needs to be done.

Mr. Pawelczyk: Ok so we need to make sure we get Central first, Manor second and then Hidden Trails down the road.

Mr. Peters: Right.

Mr. Pawelczyk: So once we do the first one, it should be easy for you guys to get everything ready for the second one and the third. Ok, so we'll coordinate, I'll continue to coordinate with David. I didn't send anything to Gary yet.

Ms. Moccia: Well for Central Parc it's not really Dave, is it?

Mr. Peters: It is.

Ms. Moccia: Ok.

Mr. Pawelczyk: I haven't sent anything to the attorney yet because I wanted to wait until we had this meeting so I could talk to you.

Ms. Moccia: It's dedicated on the plat but it has to be dedicated by separate instrument as well.

Mr. Pawelczyk: Well the plat dedication is not a conveyance of property.

Ms. Moccia: Right, and it was probably done on the plat but it probably wasn't done with an actual type of document.

Mr. Peters: I'd be surprised if we didn't handle that, I thought we took care of Central Parc a long time ago.

Mr. Pawelczyk: I don't think you did.

Mr. Winkeljohn: There were some but I don't think all of them.

Mr. Peters: Maybe there's still some that are still under SPL.

Mr. Winkeljohn: Right.

Mr. Peters: Right.

Mr. Winkeljohn: I wouldn't be surprised because when I was in my entertaining phase with code enforcement, after the storm we went through everything.

Ms. Moccia: That's how it kind of popped up.

Mr. Winkeljohn: When I saw a couple of them still went to you guys, and I thought they were ours, that's what caused that, so they still hadn't been transferred.

Mr. Peters: Right.

Ms. Moccia: Got it.

Mr. Pawelczyk: So we'll work on it between now and the next meeting and try to move those forward.

Mr. Peters: Right.

Mr. Pawelczyk: And I think David has the right idea, just try to get it going, and you guys know me by now, I just want to make sure that if any property needs to be conveyed, I want it conveyed before the developer leaves, that's it.

Mr. Winkeljohn: Exactly.

Mr. Pawelczyk: And Paul does too.

Mr. Winkeljohn: Right.

**A. Attorney - Consideration of Maintenance Agreement between Sabal Palm CDD and Mainlands Section 6 Civic Association, Inc.**

Mr. Winkeljohn: Alright, so for item A, under attorney's report, you want to go over that right?

Mr. Pawelczyk: The only thing I have on that is, and I don't know if they're ready yet, and you received some request for repairs and maintenance agreements, one is the one that's referenced here, which is for Mainlands, and this is the wall. There's an entrance wall that the District owns or built and I think there's a reference where

Mainlands Section 6 Civic Association would maintain a portion of the monument wall. That's what we're being told. I'm still trying to get some direction on this.

Ms. Moccia: Is this the one located on Commercial Blvd.?

Mr. Peters: Yes, I'm not as familiar with these Mainlands.

Mr. Winkeljohn: Right it says, NW 50th Avenue.

Mr. Peters: Right, and who's paying what, and Mike is the one who actually negotiated those, so we could call him up.

Mr. Pawelczyk: I just need somebody to, and I've asked some questions, and I think if people respond to me with clear direction, I can finalize this very quickly.

Mr. Peters: Ok.

Mr. Pawelczyk: And I know how emails work.

Mr. Peters: And I think I'm on these emails.

Mr. Pawelczyk: So I think probably the best thing to do is, and I just wanted to bring it up, I don't think we, as far as we're concerned, since the wall is, and I don't even know if it's done yet, is it done?

Ms. Moccia: Yes, I believe it is done.

Mr. Pawelczyk: Ok, so there's probably not much maintenance that's needed out there.

Mr. Peters: Right.

Mr. Winkeljohn: It's a wall.

Mr. Pawelczyk: Right, it's a wall.

Ms. Moccia: With some landscaping around it.

Mr. Pawelczyk: The question really was is, who's going to maintain the landscaping on the parcel.

Ms. Moccia: And pay for the electrical bill because I think there's lighting.

Mr. Pawelczyk: Right and pay for the electric, so if there's lighting and there's lighting assigned for Mainlands, why would the District pay for that?

Ms. Moccia: I'm pretty sure, just by overhearing that they were going to do that, Mainlands was.

Mr. Peters: That's what makes sense, which Mainlands is it?

Ms. Moccia: It's Mainlands Section 6.

Mr. Peters: Ok.

Mr. Pawelczyk: So we'll get an email back from Mike that says one thing, and then David will say something else.

Mr. Peters: Just listen to Nunziata.

Ms. Moccia: Yes, whatever Mike says.

Mr. Pawelczyk: So we will just continue to follow up on that, and hopefully we can finalize it before the next meeting since I don't think it's a rush on that but, I think that's it actually, but you might want to think about, I'm not sure if there's other maintenance agreements out there, since I haven't been doing this District the entire time.

Mr. Winkeljohn: Not yet.

Mr. Peters: No.

Mr. Pawelczyk: So what about South then, Central Parc, is there a maintenance agreement there with an association?

Ms. Moccia: No because we don't have any shared signs.

Mr. Peters: Well we do actually.

Mr. Pawelczyk: On the common property, is there an association that maintains the landscaping?

Mr. Peters: No we need that.

Mr. Pawelczyk: Ok so we talked about that already, ok just so I know.

Mr. Winkeljohn: It's pretty clearly split so far but there's going to be some future ones.

Mr. Pawelczyk: Ok.

Mr. Winkeljohn: There's already some areas that are popping up that have kind of no man's land on them, that I've shown people where the property lines are, but where the actual construction and fence of the private owner went, is not exactly where it ought to be, so those types of things. Those are ones you deal with one on one.

Mr. Pawelczyk: Got it, ok.

Mr. Winkeljohn: And eventually cut a deal, like an easement with the person, or the HOA, or whatever, so there's a couple of those, old fences that are actually on the District's land, one or two.

Mr. Pawelczyk: Ok.

Ms. Moccia: And they're older properties that abut us.

Mr. Winkeljohn: Right, and in that back corner. So those will get washed out eventually but, it's hard to tell the resident, look I can't fix that, it's not on my land but it's their fence, so it's tricky but we'll get through those, and I call them the barnacles of our business.

Mr. Pawelczyk: The only other thing I have is water and sewer for Trails at Central Parc, I believe has all been conveyed, or at least given to Tamarac and they're waiting for documents to come back just to report to the Board, so that's good.

Ms. Moccia: Yes.

Mr. Winkeljohn: Right, and I was working on the electric bills because one of those should have transferred with them and they hadn't, so I'm working on that.

Ms. Moccia: Ok, good, yes, the lift station in particular, there's a water meter at the lift station as well that I had to put in our name and it needs to be transferred over. The meter hasn't been set yet, so we haven't gotten any bills, but it doesn't function with the lift station, it's just there for them to wash their hands and clean up, or whatever.

Mr. Winkeljohn: Right, but that will go to the city.

Ms. Moccia: Right, it will go to the city as well, yes.

Mr. Winkeljohn: Ok, and if you can connect me to the city person, because I don't know who to ask to pick up the account, because I can't give it to somebody, they have to take it.

Ms. Moccia: Is it Rose, or is it Eric?

Ms. Rayner: For what?

Ms. Moccia: Water meters to change accounts and stuff?

Ms. Rayner: Yes, you can contact anyone at the utility department, or customer service.

Mr. Pawelczyk: So between, just on those conveyances, between Carlos' office, my office and Paul, it went a lot smoother this time than the last time.

Mr. Winkeljohn: Right.

Mr. Pawelczyk: So we appreciate your efforts.

Mr. Winkeljohn: You have anything else Mike?

Mr. Pawelczyk: I don't have anything else other than, just be aware, and I don't know if we'll meet in May, but if we don't your Form 1's will be coming in and sent to you around Memorial Day.

Mr. Winkeljohn: And you can do all your Districts together.

Mr. Pawelczyk: Right, you can do them all at once, just be advised and we'll remind you again, but just be on the lookout for those.

Mr. Winkeljohn: Great.

Mr. Pawelczyk: I don't have anything further unless the Board has any questions.

Mr. Winkeljohn: Thanks Mike.

**B. Engineer**

Mr. Winkeljohn: Carlos anything for our friends today?

Mr. Ballbe: No, nothing from me.

Mr. Winkeljohn: Alright, thank you.

**C. Manager - Number of Registered Voters in the District - 614**

Mr. Winkeljohn: Under manager's report, I've already actually covered the registered voters, we have over 614 of them. The other item I had is I met with the HOA president and Marylou, so I met with both of them, and they identified three dead trees that had been persisting, sort of out of sight, out of mind, from the development standpoint, and I was able to get Daryl from Palm Beach to take them out today, and he's given me proposals about \$200 a tree to replace them because I think they're part of

your tree plan, so we would put them back. The other thing they identified was an absence of mulch in the playground and that's a safety concern so I authorized that, and it was about \$600 worth of playground mulch which is special mulch, and it had the correct barriers already, so he knew exactly what the depth was going to be. So he's doing that Saturday, and there were two or three areas where the ground cover had lost the battle and so we put some fakahatchee grass, and a couple of arboricolas. So all in all about \$2,300 worth of work.

Mr. Peters: That's all within budget right?

Mr. Winkeljohn: Yes, it's fine, I did it before the meeting because I wanted to have it done, so I don't need action on the Board's part, just for the record's sake that we authorized that, and what our current contractor and so hopefully, the communication that's open now, that's working, because I used to get a different call from a different resident every week about a different thing, and I wasn't able to really, I would pass it on to the right contractor but, it was really hard to keep track of what the problem was that people were claiming because they all seemed to be different but sometimes with the same tree because they would describe it in different ways every time. So I talked to them about it and I said, look let's funnel things into one source and we can do miracles compared to what you're talking about, it doesn't have to be that way, and so we had a really good meeting, and I'll just keep juggling along on the things the District already has and we'll sort it out as we go along, so there's a good open communication now.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Summary of Invoices**

**B. Combined Balance Sheet**

Mr. Winkeljohn: Moving on to the financial reports, which are in your packets and those are available for your review and approval by motion.

On MOTION by Mr. Peters seconded by Ms. Moccia with all in favor, Summary of Invoices and the Combined Balance Sheet were approved.



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

Mr. Winkeljohn: So at this point, we would take any other comments from our Supervisors and resident, does anyone have anything? Not hearing anything.

**TWELVTH ORDER OF BUSINESS Adjournment**

Mr. Winkeljohn: If there's nothing else, we would just need a motion to adjourn the meeting.

On MOTION by Ms. Moccia seconded by Mr. Peters with all in favor, the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

***Proposed Budget  
Fiscal Year 2019***

***Sabal Palm Community  
Development District***

***May 17, 2018***



# Sabal Palm

## Community Development District

## General Fund

Description	FY2018 Adopted Budget	Actual thru 4/30/2018	Projected Next 5 Months	Total Projected at 9/30/2018	FY2019 Proposed Budget
<b>Revenues</b>					
Developer Contributions	\$0	\$4,910	\$0	\$4,910	\$0
Admin Assessments					
North/Central Parc	\$34,044	\$34,044	\$0	\$34,044	\$34,044
South/Manor Parc	\$32,160	\$14,533	\$0	\$14,533	\$32,160
Palm Cove/Hidden Trails	\$28,796	\$4,575	\$24,221	\$28,796	\$28,796
Maintenance Assessments					
North/Central Parc	\$176,199	\$177,204	\$0	\$177,204	\$253,650
South/Manor Parc	\$221,720	\$107,837	\$0	\$107,837	\$229,500
Palm Cove/Hidden Trails	\$167,635	\$38,212	\$0	\$38,212	\$187,300
Interest Income	\$0	\$213	\$50	\$263	\$0
<b>Total Revenues</b>	<b>\$660,554</b>	<b>\$381,528</b>	<b>\$24,271</b>	<b>\$405,799</b>	<b>\$765,450</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Engineering	\$10,000	\$3,650	\$5,110	\$8,760	\$10,000
Dissemination	\$2,500	\$1,458	\$1,041	\$2,499	\$2,500
Assessment Roll	\$2,012	\$2,801	\$0	\$2,801	\$2,801
Attorney	\$22,000	\$7,653	\$10,714	\$18,367	\$22,000
Annual Audit	\$3,500	\$5,500	\$0	\$5,500	\$6,400
Trustee	\$7,000	\$7,000	\$0	\$7,000	\$7,000
Management Fees	\$30,000	\$17,500	\$12,500	\$30,000	\$30,000
Computer Time	\$500	\$292	\$208	\$500	\$500
Telephone	\$150	\$5	\$100	\$105	\$150
Postage	\$900	\$510	\$364	\$874	\$900
Insurance	\$5,778	\$5,750	\$0	\$5,750	\$6,325
Printing & Binding	\$1,500	\$228	\$163	\$391	\$500
Legal Advertising	\$3,000	\$99	\$750	\$849	\$1,000
Other Current Charges	\$600	\$341	\$244	\$585	\$600
Website Compliance	\$500	\$292	\$208	\$500	\$500
Office Supplies	\$250	\$1	\$2	\$3	\$50
Property Taxes	\$1,500	\$241	\$0	\$241	\$1,500
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Contingency	\$3,135	\$0	\$3,500	\$3,500	\$2,099
<b>Total Administrative</b>	<b>\$95,000</b>	<b>\$53,495</b>	<b>\$34,905</b>	<b>\$88,400</b>	<b>\$95,000</b>
<b>Field Operations &amp; Maintenance</b>					
<b>Sabal North (Central Parc)</b>					
Security	\$20,000	\$5,370	\$28,400	\$33,770	\$35,000
Internet/Cable	\$0	\$2,423	\$1,750	\$4,173	\$5,000
Electric/Street Lighting	\$30,000	\$30,413	\$30,413	\$60,826	\$65,000
Water	\$1,650	\$849	\$849	\$1,698	\$1,650
Landscape Maintenance/Oversite	\$70,000	\$64,876	\$22,675	\$87,551	\$90,000
Lake and Canal Maint	\$13,500	\$3,173	\$7,371	\$10,544	\$13,500
Irrigation Repairs	\$10,000	\$3,397	\$3,397	\$6,794	\$6,000
Pool/Clubhouse	\$25,000	\$8,668	\$9,000	\$17,668	\$25,000
Pressure Washing	\$4,200	\$4,600	\$0	\$4,600	\$5,000
Operating Supplies	\$0	\$879	\$1,500	\$2,379	\$2,500
Permits	\$0	\$1,900	\$700	\$2,600	\$3,000
Contingency	\$1,849	\$7,059	\$3,529.49	\$10,588	\$2,000
<b>Sub-Total - Sable North</b>	<b>\$176,199</b>	<b>\$133,607</b>	<b>\$109,584</b>	<b>\$243,191</b>	<b>\$253,650</b>
<b>Sabal South (Manor Parc)</b>					
Field Management Services	\$0	\$2,710	\$2,250	\$4,960	\$5,000
Lighting/Electrical	\$20,000	\$3,699	\$10,600	\$14,299	\$20,000
Water	\$0	\$1,318	\$1,500	\$2,818	\$2,500
Landscape Maintenance	\$120,000	\$85,265	\$53,850	\$139,115	\$130,000
Pressure Washing	\$0	\$2,484	\$2,500	\$4,984	\$5,000

# Sabal Palm

## Community Development District

## General Fund

(Cont.)

Description	FY2018 Adopted Budget	Actual thru 4/30/2018	Projected Next 5 Months	Total Projected at 9/30/2018	FY2019 Proposed Budget
<b>Sabal South (Continued)</b>					
Lake and Canal Maint	\$15,000	\$4,535	\$4,535	\$9,070	\$12,000
Irrigation Repairs	\$12,500	\$1,414	\$1,010	\$2,424	\$5,000
Janitorial Services	\$4,200	\$2,550	\$2,000	\$4,550	\$5,000
Pool/Clubhouse	\$30,800	\$2,003	\$2,450	\$4,453	\$25,000
Security	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Permits	\$0	\$1,500	600	\$2,100	\$2,000
Contingency	\$4,220	\$0	\$1,500	\$1,500	\$3,000
<b>Sub-Total - Sable South</b>	<b>\$221,720</b>	<b>\$107,478</b>	<b>\$97,795</b>	<b>\$248,646</b>	<b>\$229,500</b>
<b>Palm Cove (Hidden Trails)</b>					
Landscape Maintenance	\$25,000	\$6,221	\$5,000	\$11,221	\$83,000
Irrigation	\$1,200	\$0	\$0	\$0	\$2,000
Pool/Clubhouse	\$20,800	\$0	\$5,000	\$5,000	\$20,800
Onsite Maintenance	\$4,200	\$134	\$0	\$134	\$20,000
Electric/Street Lighting	\$27,000	\$349	\$0	\$349	\$27,000
Water	\$0	\$37	\$1,500	\$1,537	\$2,500
Lake and Canal Maint	\$15,000	\$0	\$0	\$0	\$15,000
Security	\$15,000	\$0	\$0	\$0	\$15,000
Contingency	\$59,435	\$0	\$1,500	\$1,500	\$2,000
<b>Sub-Total - Palm Cove</b>	<b>\$167,635</b>	<b>\$6,741</b>	<b>\$13,000</b>	<b>\$19,741</b>	<b>\$187,300</b>
<b>Total Field</b>	<b>\$565,554</b>	<b>\$247,826</b>	<b>\$220,379</b>	<b>\$511,578</b>	<b>\$670,450</b>
<b>Total Expenditures</b>	<b>\$660,554</b>	<b>\$301,321</b>	<b>\$255,284</b>	<b>\$599,978</b>	<b>\$765,450</b>
<b>Unassigned Fund Balance</b>	<b>\$0</b>	<b>\$80,207</b>	<b>(\$231,013)</b>	<b>(\$194,179)</b>	<b>\$0</b>

<b>Tax Roll Assessments - North Project</b>	
<b>Administrative Assessments:</b>	
Gross Assessment	\$36,216.92
Less: Disc & Col (6%)	(\$2,173.02)
Net Assessment	\$34,043.91
# Units	253
<b>Per Unit Net Assessment</b>	<b>\$134.56</b>
<b>Operations &amp; Maintenance Assessments</b>	
Gross Assessment	\$269,840.43
Less: Disc & Col (6%)	(\$16,190.43)
Net Assessment	\$253,650.00
# Units	253
<b>Per Unit Net Assessment</b>	<b>\$1,002.57</b>
<b>Total Per Unit- North</b>	<b>\$1,137.13</b>
<b>Tax roll</b>	<b>\$1,209.71</b>

<b>Tax Roll Assessments - Palm Cove Project</b>	
<b>Administrative Assessments:</b>	
Gross Assessment	\$30,634.08
Less: Disc & Col (6%)	(\$1,838.04)
Net Assessment	\$28,796.03
# Units	214
<b>Per Unit Net Assessment</b>	<b>\$134.56</b>
<b>Operations &amp; Maintenance Assessments:</b>	
Gross Assessment	\$199,255.32
Less: Disc & Col (6%)	(\$11,955.32)
Net Assessment	\$187,300.00
# Units	214
<b>Per Unit Net Assessment</b>	<b>\$875.23</b>
<b>Total Per Unit- Palm Cove</b>	<b>\$1,009.79</b>
<b>Tax roll</b>	<b>\$1,074.25</b>

<b>Tax Roll Assessments - South Project</b>	
<b>Administrative Assessments:</b>	
Gross Assessment	\$34,212.83
Less: Disc & Col (6%)	(\$2,052.77)
Net Assessment	\$32,160.06
# Units	239
<b>Per Unit Net Assessment</b>	<b>\$134.56</b>
<b>Operations &amp; Maintenance Assessments</b>	
Gross Assessment	\$244,148.94
Less: Disc & Col (6%)	(\$14,648.94)
Net Assessment	\$229,500.00
# Units	239
<b>Per Unit Net Assessment</b>	<b>\$960.25</b>
<b>Total Per Unit - South</b>	<b>\$1,094.81</b>
<b>Tax roll</b>	<b>\$1,164.69</b>

**Sabal Palm**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Administrative/Maintenance Assessments*

It is presently anticipated that the District will levy a Non-Ad Valorem assessment on all the platted lots within the North project to pay all of the Administrative and Operation & Maintenance expenses for the Fiscal Year in accordance with the adopted budget.

---

**EXPENDITURES:**

**Administrative:**

*Engineering Fees*

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

*Arbitrage*

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

*Dissemination Agent*

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

*Attorney*

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

*Trustee Fees*

The District bonds will be held and administered by a Trustee. This represents the banks annual fee.

*Management Fees*

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

# **Sabal Palm Community Development District**

## Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

## Telephone

Telephone and fax machine.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## Printing & Binding

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

## Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

## Legal Advertising

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

## Other Current Charges

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

## Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

# Sabal Palm Community Development District

## Central Parc Field Expenditures:

### Security

The District has entered into a contract with **Q-Wire Technologies** for security services which includes all support and maintenance.

### Internet/Cable

The District has two accounts to provide Internet and TV service with **Comcast** at the following locations:

- 5704 NW 50<sup>th</sup> Terrace
- 4831 NW 55<sup>th</sup> Place

### Electric

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, entrance lighting, mail kiosks and streetlights:

01026-55073	5704 NW 50th Ter
01886-60062	4901 W Commercial Blvd #Strt Light
55366-46085	5702 NW 50th Ter #Kiosk1
59281-40473	4824 NW 56th Ct #West Ent
64832-62421	4607 NW 58th St #Kiosk2
69247-60470	4824 NW 56th Ct #East Ent
70006-81044	4831 NW 48th Lane
84502-80477	5720 Sabal Palm Ave #Irr

### Water

The District has an account with the **City of Tamarac** for water service at 5704 NW 50 Terrace.

### Landscape Maintenance

The District has entered into a contract with **Palm Beach Broward Landscaping** to provide the following services:

- Grass cutting
- Trimming
- Weeding
- Turf Spraying
- Ornamental Spraying
- Fertilization
- Irrigation
- Landscape Oversight

### Lake & Canal Maintenance

The District has contracted with **Lake & Wetland Management** for maintenance of the lakes and canals. They also provide quarterly Monitoring Reports.

# Sabal Palm Community Development District

## Irrigation Repairs

The District has uses **Palm Beach Broward Landscaping** for the maintenance and repair of the irrigation system. This also includes monthly wet checks.

## Onsite Maintenance

Represents the oversight of maintenance contracts.

## **Manor Parc Field Expenditures:**

### Field Management Services

The District has contracted with **Phoenix Management Services** for the onsite management.

### Electric

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, entrance lighting, and streetlights:

49150-09205	Lift Station
28263-39208	Cabana
76597-59208	Entrance Sign
09676-49534	4900 W Comm #Irr1
57431-46580	4900 W Comm #pump2

### Water

The District has an account with the **City of Tamarac** for water service at:

- 5402 NW 48 Lane (Lift Station)
- 4831 NW 55 Place (Cabana)
- 4900 W Commercial Blvd (Entrance)

### Landscape Maintenance

The District has entered into a contract with **Palm Beach Broward Landscaping** to provide the following services:

- Grass cutting
- Trimming
- Weeding
- Turf Spraying
- Ornamental Spraying
- Fertilization
- Irrigation
- Landscape Oversight



# Sabal Palm Community Development District

## Lake & Canal Maintenance

The District has contracted with **Lake & Wetland Management** for maintenance of the canals.

## Irrigation Repairs

The District has uses **Palm Beach Broward Landscaping** for the maintenance and repair of the irrigation system. This also includes wet checks.

## Janitorial

The District has contracted with **Phoenix Management Services** janitorial services and supplies for the pool area.

## **Hidden Trails Field Expenditures:**

### Landscape Maintenance

The District has entered into a contract with **Dixie Landscape** to provide the monthly landscaping services.

### Electric

The District currently has the following accounts with **Florida Power & Light** for irrigation pumps, and lift stations:

67463-39537	4505 Monterey Dr #Lift Station
27400-20363	4505 Monterey Dr #Irrigation

**Sabal Palm**  
Community Development District

**Debt Service Fund**  
**Series 2014**  
North Parcel Project  
"Central Parc"

<u>Description</u>	<u>FY2018 Adopted Budget</u>	<u>Actual thru 4/30/2018</u>	<u>Projected Next 5 Months</u>	<u>Total Projected at 9/30/2018</u>	<u>FY2019 Proposed Budget</u>
<b><u>REVENUES:</u></b>					
Assessments	\$307,094	\$308,563	\$0	\$308,563	\$307,094
Direct Assessments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$3,548	\$600	\$4,148	\$0
(1) Carry Forward Surplus	\$208,317	\$213,301	\$0	\$213,301	\$221,675
<b>TOTAL REVENUES</b>	<b>\$515,411</b>	<b>\$525,412</b>	<b>\$600</b>	<b>\$526,012</b>	<b>\$528,769</b>
<b><u>EXPENDITURES:</u></b>					
<b>Series 2014</b>					
Interest 11/1	\$127,935	\$127,935	\$0	\$127,935	\$126,403
Principal 11/1	\$50,000	\$50,000	\$0	\$50,000	\$50,000
Interest 5/1	\$126,403	\$0	\$126,403	\$126,403	\$124,872
<b>TOTAL EXPENDITURES</b>	<b>\$304,338</b>	<b>\$177,935</b>	<b>\$126,403</b>	<b>\$304,338</b>	<b>\$301,275</b>
<b>EXCESS REVENUES</b>	<b>\$211,073</b>	<b>\$347,478</b>	<b>(\$125,803)</b>	<b>\$221,675</b>	<b>\$227,494</b>

(1) Carry forward is net of Reserve Fund requirement.

11/1/19 Interest \$124,872  
11/1/19 Principal \$55,000  
\$179,872

Gross Assessment	\$326,695.74
Less: Disc & Col (6%)	(\$19,601.74)
Net Assessment	\$307,094.00
# Units (Phase One Project)	253
Per Unit Net Assessment	\$1,213.81
<b>Tax Roll Amount</b>	<b>\$1,291.29</b>

# Sabal Palm

COMMUNITY DEVELOPMENT DISTRICT

Series 2014 (North Parcel)

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-14	\$ 3,785,000	\$ 46,467.50		
1-Nov-14	\$ 3,785,000	\$ 130,690.50	\$ -	\$ 177,158.00
1-May-15	\$ 3,785,000	\$ 130,690.50	\$ -	
1-Nov-15	\$ 3,785,000	\$ 130,690.50	\$ 45,000.00	\$ 306,381.00
1-May-16	\$ 3,740,000	\$ 129,312.50	\$ -	
1-Nov-16	\$ 3,740,000	\$ 129,312.50	\$ 45,000.00	\$ 303,625.00
1-May-17	\$ 3,695,000	\$ 127,934.50	\$ -	
1-Nov-17	\$ 3,695,000	\$ 127,934.50	\$ 50,000.00	\$ 305,869.00
1-May-18	\$ 3,645,000	\$ 126,403.00	\$ -	
1-Nov-18	\$ 3,645,000	\$ 126,403.00	\$ 50,000.00	\$ 302,806.00
1-May-19	\$ 3,595,000	\$ 124,872.00	\$ -	
1-Nov-19	\$ 3,595,000	\$ 124,872.00	\$ 55,000.00	\$ 304,744.00
1-May-20	\$ 3,540,000	\$ 123,187.50	\$ -	
1-Nov-20	\$ 3,540,000	\$ 123,187.50	\$ 60,000.00	\$ 306,375.00
1-May-21	\$ 3,480,000	\$ 121,350.00	\$ -	
1-Nov-21	\$ 3,480,000	\$ 121,350.00	\$ 60,000.00	\$ 302,700.00
1-May-22	\$ 3,420,000	\$ 119,512.50	\$ -	
1-Nov-22	\$ 3,420,000	\$ 119,512.50	\$ 65,000.00	\$ 304,025.00
1-May-23	\$ 3,355,000	\$ 117,522.00	\$ -	
1-Nov-23	\$ 3,355,000	\$ 117,522.00	\$ 70,000.00	\$ 305,044.00
1-May-24	\$ 3,285,000	\$ 115,378.00	\$ -	
1-Nov-24	\$ 3,285,000	\$ 115,378.00	\$ 75,000.00	\$ 305,756.00
1-May-25	\$ 3,210,000	\$ 113,081.50	\$ -	
1-Nov-25	\$ 3,210,000	\$ 113,081.50	\$ 80,000.00	\$ 306,163.00
1-May-26	\$ 3,130,000	\$ 110,631.50	\$ -	
1-Nov-26	\$ 3,130,000	\$ 110,631.50	\$ 85,000.00	\$ 306,263.00
1-May-27	\$ 3,045,000	\$ 108,028.00	\$ -	
1-Nov-27	\$ 3,045,000	\$ 108,028.00	\$ 90,000.00	\$ 306,056.00
1-May-28	\$ 2,955,000	\$ 105,272.00	\$ -	
1-Nov-28	\$ 2,955,000	\$ 105,272.00	\$ 95,000.00	\$ 305,544.00
1-May-29	\$ 2,860,000	\$ 101,887.50	\$ -	
1-Nov-29	\$ 2,860,000	\$ 101,887.50	\$ 100,000.00	\$ 303,775.00
1-May-30	\$ 2,760,000	\$ 98,325.00	\$ -	
1-Nov-30	\$ 2,760,000	\$ 98,325.00	\$ 110,000.00	\$ 306,650.00
1-May-31	\$ 2,650,000	\$ 94,406.50	\$ -	
1-Nov-31	\$ 2,650,000	\$ 94,406.50	\$ 115,000.00	\$ 303,813.00
1-May-32	\$ 2,535,000	\$ 90,309.50	\$ -	
1-Nov-32	\$ 2,535,000	\$ 90,309.50	\$ 125,000.00	\$ 305,619.00
1-May-33	\$ 2,410,000	\$ 85,856.50	\$ -	
1-Nov-33	\$ 2,410,000	\$ 85,856.50	\$ 135,000.00	\$ 306,713.00
1-May-34	\$ 2,275,000	\$ 81,047.00	\$ -	
1-Nov-34	\$ 2,275,000	\$ 81,047.00	\$ 145,000.00	\$ 307,094.00
1-May-35	\$ 2,130,000	\$ 75,881.50	\$ -	
1-Nov-35	\$ 2,130,000	\$ 75,881.50	\$ 155,000.00	\$ 306,763.00
1-May-36	\$ 1,975,000	\$ 70,359.50	\$ -	
1-Nov-36	\$ 1,975,000	\$ 70,359.50	\$ 165,000.00	\$ 305,719.00
1-May-37	\$ 1,810,000	\$ 64,481.50	\$ -	
1-Nov-37	\$ 1,810,000	\$ 64,481.50	\$ 175,000.00	\$ 303,963.00
1-May-38	\$ 1,635,000	\$ 58,247.00	\$ -	
1-Nov-38	\$ 1,635,000	\$ 58,247.00	\$ 190,000.00	\$ 306,494.00
1-May-39	\$ 1,445,000	\$ 51,478.00	\$ -	
1-Nov-39	\$ 1,445,000	\$ 51,478.00	\$ 200,000.00	\$ 302,956.00
1-May-40	\$ 1,245,000	\$ 44,353.00	\$ -	
1-Nov-40	\$ 1,245,000	\$ 44,353.00	\$ 215,000.00	\$ 303,706.00
1-May-41	\$ 1,030,000	\$ 36,694.00	\$ -	
1-Nov-41	\$ 1,030,000	\$ 36,694.00	\$ 230,000.00	\$ 303,388.00
1-May-42	\$ 800,000	\$ 28,500.00	\$ -	
1-Nov-42	\$ 800,000	\$ 28,500.00	\$ 250,000.00	\$ 307,000.00
1-May-43	\$ 550,000	\$ 19,594.00	\$ -	
1-Nov-43	\$ 550,000	\$ 19,594.00	\$ 265,000.00	\$ 304,188.00
1-May-44	\$ 285,000	\$ 10,153.00	\$ -	
1-Nov-44	\$ 285,000	\$ 10,153.00	\$ 285,000.00	\$ 305,306.00
		\$ 5,500,188.50	\$ 3,785,000.00	\$ 9,331,656.00

**Sabal Palm**  
Community Development District

**Debt Service Fund**  
**Series 2016**  
Palm Cove Project  
"Hidden Trails"

<u>Description</u>	<u>FY2018 Adopted Budget</u>	<u>Actual thru 4/30/2018</u>	<u>Projected Next 5 Months</u>	<u>Total Projected at 9/30/2018</u>	<u>FY2019 Proposed Budget</u>
<b>REVENUES:</b>					
Special Assessments	\$0	\$45,103	\$0	\$45,103	\$278,275
Direct Assessments	\$278,275	\$256,132	\$0	\$256,132	\$0
Interest Income	\$0	\$1,064	\$532	\$1,596	\$0
(1) Carry Forward Surplus	\$171,024	\$166,669	\$0	\$166,669	\$197,362
<b>TOTAL REVENUES</b>	<b>\$449,299</b>	<b>\$468,968</b>	<b>\$532</b>	<b>\$469,500</b>	<b>\$475,637</b>
<b>EXPENDITURES:</b>					
<b>Series 2016</b>					
Interest 11/1	\$108,013	\$106,669	\$0	\$106,669	\$105,469
Principal 11/1	\$58,655	\$60,000	\$0	\$60,000	\$65,000
Interest 5/1	\$105,469	\$0	\$105,469	\$105,469	\$104,169
<b>TOTAL EXPENDITURES</b>	<b>\$272,138</b>	<b>\$166,669</b>	<b>\$105,469</b>	<b>\$272,138</b>	<b>\$274,638</b>
<b>EXCESS REVENUES</b>	<b>\$177,162</b>	<b>\$302,299</b>	<b>(\$104,937)</b>	<b>\$197,362</b>	<b>\$200,999</b>

(1) Carry forward is net of Reserve Fund requirement.

11/1/19 Interest \$104,169  
11/1/19 Principal \$65,000  
\$169,169

Gross Assessment	\$296,037.13
Less: Disc & Col (6%)	(\$17,762.23)
Net Assessment	\$278,274.90
# Units (Phase One Project)	214
Per Unit Net Assessment	\$1,300.35
<b>Tax Roll Amount</b>	<b>\$1,383.35</b>

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Series 2016**  
**Amortization Schedule**  
**Maturity 2022**

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-17	\$ 410,000	4.000%	\$ 8,200.00	\$ -	\$ 8,200.00
1-Nov-17	\$ 410,000	4.000%	\$ 8,200.00	\$ 60,000.00	
1-May-18	\$ 350,000	4.000%	\$ 7,000.00	\$ -	\$ 75,200.00
1-Nov-18	\$ 350,000	4.000%	\$ 7,000.00	\$ 65,000.00	
1-May-19	\$ 285,000	4.000%	\$ 5,700.00	\$ -	\$ 77,700.00
1-Nov-19	\$ 285,000	4.000%	\$ 5,700.00	\$ 65,000.00	
1-May-20	\$ 220,000	4.000%	\$ 4,400.00	\$ -	\$ 75,100.00
1-Nov-20	\$ 220,000	4.000%	\$ 4,400.00	\$ 70,000.00	
1-May-21	\$ 150,000	4.000%	\$ 3,000.00	\$ -	\$ 77,400.00
1-Nov-21	\$ 150,000	4.000%	\$ 3,000.00	\$ 75,000.00	
1-May-22	\$ 75,000	4.000%	\$ 1,500.00	\$ -	\$ 79,500.00
1-Nov-22	\$ 75,000	4.000%	\$ 1,500.00	\$ 75,000.00	\$ 76,500.00
		<b>Total</b>	\$ 59,600.00	\$ 410,000.00	\$ 469,600.00

**Sabal Palm**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2016  
Amortization Schedule  
Maturity 2035

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-17	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 37,143.75
1-Nov-17	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-18	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 37,143.75
1-Nov-18	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-19	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 74,287.50
1-Nov-19	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-20	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 74,287.50
1-Nov-20	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-21	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 74,287.50
1-Nov-21	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-22	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 74,287.50
1-Nov-22	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	
1-May-23	\$ 1,415,000	5.250%	\$ 37,143.75	\$ -	\$ 74,287.50
1-Nov-23	\$ 1,415,000	5.250%	\$ 37,143.75	\$ 80,000.00	
1-May-24	\$ 1,335,000	5.250%	\$ 35,043.75	\$ -	\$ 152,187.50
1-Nov-24	\$ 1,335,000	5.250%	\$ 35,043.75	\$ 85,000.00	
1-May-25	\$ 1,250,000	5.250%	\$ 32,812.50	\$ -	\$ 152,856.25
1-Nov-25	\$ 1,250,000	5.250%	\$ 32,812.50	\$ 90,000.00	
1-May-26	\$ 1,160,000	5.250%	\$ 30,450.00	\$ -	\$ 153,262.50
1-Nov-26	\$ 1,160,000	5.250%	\$ 30,450.00	\$ 90,000.00	
1-May-27	\$ 1,070,000	5.250%	\$ 28,087.50	\$ -	\$ 148,537.50
1-Nov-27	\$ 1,070,000	5.250%	\$ 28,087.50	\$ 95,000.00	
1-May-28	\$ 975,000	5.250%	\$ 25,593.75	\$ -	\$ 148,681.25
1-Nov-28	\$ 975,000	5.250%	\$ 25,593.75	\$ 100,000.00	
1-May-29	\$ 875,000	5.250%	\$ 22,968.75		\$ 148,562.50
1-Nov-29	\$ 875,000	5.250%	\$ 22,968.75	\$ 105,000.00	
1-May-30	\$ 770,000	5.250%	\$ 20,212.50		\$ 148,181.25
1-Nov-30	\$ 770,000	5.250%	\$ 20,212.50	\$ 110,000.00	
1-May-31	\$ 660,000	5.250%	\$ 17,325.00		\$ 147,537.50
1-Nov-31	\$ 660,000	5.250%	\$ 17,325.00	\$ 120,000.00	
1-May-32	\$ 540,000	5.250%	\$ 14,175.00		\$ 151,500.00
1-Nov-32	\$ 540,000	5.250%	\$ 14,175.00	\$ 125,000.00	
1-May-33	\$ 415,000	5.250%	\$ 10,893.75		\$ 150,068.75
1-Nov-33	\$ 415,000	5.250%	\$ 10,893.75	\$ 130,000.00	
1-May-34	\$ 285,000	5.250%	\$ 7,481.25		\$ 148,375.00
1-Nov-34	\$ 285,000	5.250%	\$ 7,481.25	\$ 140,000.00	
1-May-35	\$ 145,000	5.250%	\$ 3,806.25		\$ 151,287.50
1-Nov-35	\$ 145,000	5.250%	\$ 3,806.25	\$ 145,000.00	\$ 148,806.25
			<u>Total</u>	\$ 1,415,000.00	\$ 2,358,425.00

# Sabal Palm

COMMUNITY DEVELOPMENT DISTRICT

Series 20186  
Amortization Schedule  
Maturity 2046

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-17	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 61,325.00
1-Nov-17	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-18	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-18	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-19	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-19	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-20	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-20	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-21	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-21	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-22	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-22	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-23	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-23	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-24	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-24	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-25	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-25	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-26	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-26	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-27	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-27	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-28	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-28	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-29	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-29	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-30	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-30	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-31	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-31	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-32	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-32	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-33	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-33	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-34	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-34	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-35	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-35	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ -
1-May-36	\$ 2,230,000	5.500%	\$ 61,325.00	\$ -	\$ 122,650.00
1-Nov-36	\$ 2,230,000	5.500%	\$ 61,325.00	\$ 155,000.00	\$ -
1-May-37	\$ 2,075,000	5.500%	\$ 57,062.50	\$ -	\$ 273,387.50
1-Nov-37	\$ 2,075,000	5.500%	\$ 57,062.50	\$ 160,000.00	\$ -
1-May-38	\$ 1,915,000	5.500%	\$ 52,662.50	\$ -	\$ 269,725.00
1-Nov-38	\$ 1,915,000	5.500%	\$ 52,662.50	\$ 170,000.00	\$ -
1-May-39	\$ 1,745,000	5.500%	\$ 47,987.50	\$ -	\$ 270,650.00
1-Nov-39	\$ 1,745,000	5.500%	\$ 47,987.50	\$ 180,000.00	\$ -
1-May-40	\$ 1,565,000	5.500%	\$ 43,037.50	\$ -	\$ 271,025.00
1-Nov-40	\$ 1,565,000	5.500%	\$ 43,037.50	\$ 190,000.00	\$ -
1-May-41	\$ 1,375,000	5.500%	\$ 37,812.50	\$ -	\$ 270,850.00
1-Nov-41	\$ 1,375,000	5.500%	\$ 37,812.50	\$ 200,000.00	\$ -
1-May-42	\$ 1,175,000	5.500%	\$ 32,312.50	\$ -	\$ 270,125.00
1-Nov-42	\$ 1,175,000	5.500%	\$ 32,312.50	\$ 210,000.00	\$ -
1-May-43	\$ 965,000	5.500%	\$ 26,537.50	\$ -	\$ 268,850.00
1-Nov-43	\$ 965,000	5.500%	\$ 26,537.50	\$ 220,000.00	\$ -
1-May-44	\$ 745,000	5.500%	\$ 20,487.50	\$ -	\$ 267,025.00
1-Nov-44	\$ 745,000	5.500%	\$ 20,487.50	\$ 235,000.00	\$ -
1-May-45	\$ 510,000	5.500%	\$ 14,025.00	\$ -	\$ 269,512.50
1-Nov-45	\$ 510,000	5.500%	\$ 14,025.00	\$ 250,000.00	\$ -
1-May-46	\$ 260,000	5.500%	\$ 7,150.00	\$ -	\$ 271,175.00
1-Nov-46	\$ 260,000	5.500%	\$ 7,150.00	\$ 260,000.00	\$ 267,150.00
<b>Total</b>			<b>\$ 3,131,150.00</b>	<b>\$ 2,230,000.00</b>	<b>\$ 5,361,150.00</b>

# Sabal Palm

COMMUNITY DEVELOPMENT DISTRICT

Series 2016  
Amortization Schedule  
Summary

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-17	\$ 4,055,000	\$ 106,669	\$ -	
1-Nov-17	\$ 4,055,000	\$ 106,669	\$ 60,000	\$ 273,337.50
1-May-18	\$ 3,995,000	\$ 105,469	\$ -	
1-Nov-18	\$ 3,995,000	\$ 105,469	\$ 65,000	\$ 275,937.50
1-May-19	\$ 3,930,000	\$ 104,169	\$ -	
1-Nov-19	\$ 3,930,000	\$ 104,169	\$ 65,000	\$ 273,337.50
1-May-20	\$ 3,865,000	\$ 102,869	\$ -	
1-Nov-20	\$ 3,865,000	\$ 102,869	\$ 70,000	\$ 275,737.50
1-May-21	\$ 3,795,000	\$ 101,469	\$ -	
1-Nov-21	\$ 3,795,000	\$ 101,469	\$ 75,000	\$ 277,937.50
1-May-22	\$ 3,720,000	\$ 99,969	\$ -	
1-Nov-22	\$ 3,720,000	\$ 99,969	\$ 75,000	\$ 274,937.50
1-May-23	\$ 3,645,000	\$ 98,469	\$ -	
1-Nov-23	\$ 3,645,000	\$ 98,469	\$ 80,000	\$ 276,937.50
1-May-24	\$ 3,565,000	\$ 96,369	\$ -	
1-Nov-24	\$ 3,565,000	\$ 96,369	\$ 85,000	\$ 277,737.50
1-May-25	\$ 3,480,000	\$ 94,138	\$ -	
1-Nov-25	\$ 3,480,000	\$ 94,138	\$ 90,000	\$ 278,275.00
1-May-26	\$ 3,390,000	\$ 91,775	\$ -	
1-Nov-26	\$ 3,390,000	\$ 91,775	\$ 90,000	\$ 273,550.00
1-May-27	\$ 3,300,000	\$ 89,413	\$ -	
1-Nov-27	\$ 3,300,000	\$ 89,413	\$ 95,000	\$ 273,825.00
1-May-28	\$ 3,205,000	\$ 86,919	\$ -	
1-Nov-28	\$ 3,205,000	\$ 86,919	\$ 100,000	\$ 273,837.50
1-May-29	\$ 3,105,000	\$ 84,294	\$ -	
1-Nov-29	\$ 3,105,000	\$ 84,294	\$ 105,000	\$ 273,587.50
1-May-30	\$ 3,000,000	\$ 81,538	\$ -	
1-Nov-30	\$ 3,000,000	\$ 81,538	\$ 110,000	\$ 273,075.00
1-May-31	\$ 2,890,000	\$ 78,650	\$ -	
1-Nov-31	\$ 2,890,000	\$ 78,650	\$ 120,000	\$ 277,300.00
1-May-32	\$ 2,770,000	\$ 75,500	\$ -	
1-Nov-32	\$ 2,770,000	\$ 75,500	\$ 125,000	\$ 276,000.00
1-May-33	\$ 2,645,000	\$ 72,219	\$ -	
1-Nov-33	\$ 2,645,000	\$ 72,219	\$ 130,000	\$ 274,437.50
1-May-34	\$ 2,515,000	\$ 68,806	\$ -	
1-Nov-34	\$ 2,515,000	\$ 68,806	\$ 140,000	\$ 277,612.50
1-May-35	\$ 2,375,000	\$ 65,131	\$ -	
1-Nov-35	\$ 2,375,000	\$ 65,131	\$ 145,000	\$ 275,262.50
1-May-36	\$ 2,230,000	\$ 61,325	\$ -	
1-Nov-36	\$ 2,230,000	\$ 61,325	\$ 155,000	\$ 277,650.00
1-May-37	\$ 2,075,000	\$ 57,063	\$ -	
1-Nov-37	\$ 2,075,000	\$ 57,063	\$ 160,000	\$ 274,125.00
1-May-38	\$ 1,915,000	\$ 52,663	\$ -	
1-Nov-38	\$ 1,915,000	\$ 52,663	\$ 170,000	\$ 275,325.00
1-May-39	\$ 1,745,000	\$ 47,988	\$ -	
1-Nov-39	\$ 1,745,000	\$ 47,988	\$ 180,000	\$ 275,975.00
1-May-40	\$ 1,565,000	\$ 43,038	\$ -	
1-Nov-40	\$ 1,565,000	\$ 43,038	\$ 190,000	\$ 276,075.00
1-May-41	\$ 1,375,000	\$ 37,813	\$ -	
1-Nov-41	\$ 1,375,000	\$ 37,813	\$ 200,000	\$ 275,625.00
1-May-42	\$ 1,175,000	\$ 32,313	\$ -	
1-Nov-42	\$ 1,175,000	\$ 32,313	\$ 210,000	\$ 274,625.00
1-May-43	\$ 965,000	\$ 26,538	\$ -	
1-Nov-43	\$ 965,000	\$ 26,538	\$ 220,000	\$ 273,075.00
1-May-44	\$ 745,000	\$ 20,488	\$ -	
1-Nov-44	\$ 745,000	\$ 20,488	\$ 235,000	\$ 275,975.00
1-May-45	\$ 510,000	\$ 14,025	\$ -	
1-Nov-45	\$ 510,000	\$ 14,025	\$ 250,000	\$ 278,050.00
1-May-46	\$ 260,000	\$ 7,150	\$ -	
1-Nov-46	\$ 260,000	\$ 7,150	\$ 260,000	\$ 274,300.00
		\$ 4,208,462.50	\$ 4,055,000.00	\$ 8,263,462.50



**Sabal Palm**  
Community Development District

**Debt Service Fund**  
**Series 2017**  
South Project  
"Manor Parc South"

<u>Description</u>	<u>FY2018 Adopted Budget</u>	<u>Actual thru 4/30/2018</u>	<u>Projected Next 5 Months</u>	<u>Total Projected at 9/30/2018</u>	<u>FY2019 Proposed Budget</u>
<b><u>REVENUES:</u></b>					
Special Assessments	\$143,357	\$143,619	\$0	\$143,619	\$317,839
Direct Assessments	\$174,482	\$131,157	\$38,229	\$169,386	\$0
Interest Income	\$0	\$1,255	\$418	\$1,673	\$0
(1) Carry Forward Surplus	\$60,757	\$60,640	\$0	\$60,640	\$198,218
<b>TOTAL REVENUES</b>	<b>\$378,596</b>	<b>\$336,671</b>	<b>\$38,647</b>	<b>\$375,319</b>	<b>\$516,056</b>
<b><u>EXPENDITURES:</u></b>					
<b>Series 2017</b>					
Interest 11/1	\$60,757	\$60,757	\$0	\$60,757	\$116,344
Principal 11/1	\$0	\$0	\$0	\$0	\$85,000
Interest 5/1	\$116,344	\$0	\$116,344	\$116,344	\$114,856
<b>TOTAL EXPENDITURES</b>	<b>\$177,101</b>	<b>\$60,757</b>	<b>\$116,344</b>	<b>\$177,101</b>	<b>\$316,200</b>
<b>EXCESS REVENUES</b>	<b>\$201,495</b>	<b>\$275,914</b>	<b>(\$77,697)</b>	<b>\$198,218</b>	<b>\$199,856</b>

(1) Carry forward is net of Reserve Fund requirement.

11/1/19 Interest \$114,856  
11/1/19 Principal \$85,000  
\$199,856

Product Type	Unit Count	Tax Roll Amount	Total
Single Family 30'	100	\$1,355.42	\$135,542.00
Single Family 40'	139	\$1,457.44	\$202,584.16
		Total Gross	\$338,126.16
		(Less 6% Disc/Collections)	(\$20,287.57)
		Total Net	\$317,838.59

# Sabal Palm

COMMUNITY DEVELOPMENT DISTRICT

Series 2017 (South Project)

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST RATE	SEMI-ANNUAL INTEREST	PRINCIPAL	TOTAL
1-Nov-17	\$ 4,925,000	3.50%	\$ 60,757.29	\$ -	\$ 60,757.29
1-May-18	\$ 4,925,000	3.50%	\$ 116,343.75	\$ -	
1-Nov-18	\$ 4,925,000	3.50%	\$ 116,343.75	\$ 85,000.00	\$ 317,687.50
1-May-19	\$ 4,840,000	3.50%	\$ 114,856.25	\$ -	
1-Nov-19	\$ 4,840,000	3.50%	\$ 114,856.25	\$ 85,000.00	\$ 314,712.50
1-May-20	\$ 4,755,000	3.50%	\$ 113,368.75	\$ -	
1-Nov-20	\$ 4,755,000	3.50%	\$ 113,368.75	\$ 90,000.00	\$ 316,737.50
1-May-21	\$ 4,665,000	3.50%	\$ 111,793.75	\$ -	
1-Nov-21	\$ 4,665,000	3.50%	\$ 111,793.75	\$ 90,000.00	\$ 313,587.50
1-May-22	\$ 4,575,000	3.50%	\$ 110,218.75	\$ -	
1-Nov-22	\$ 4,575,000	3.50%	\$ 110,218.75	\$ 95,000.00	\$ 315,437.50
1-May-23	\$ 4,480,000	3.50%	\$ 108,556.25	\$ -	
1-Nov-23	\$ 4,480,000	4.25%	\$ 108,556.25	\$ 100,000.00	\$ 317,112.50
1-May-24	\$ 4,380,000	4.25%	\$ 106,431.25	\$ -	
1-Nov-24	\$ 4,380,000	4.25%	\$ 106,431.25	\$ 105,000.00	\$ 317,862.50
1-May-25	\$ 4,275,000	4.25%	\$ 104,200.00	\$ -	
1-Nov-25	\$ 4,275,000	4.25%	\$ 104,200.00	\$ 105,000.00	\$ 313,400.00
1-May-26	\$ 4,170,000	4.25%	\$ 101,968.75	\$ -	
1-Nov-26	\$ 4,170,000	4.25%	\$ 101,968.75	\$ 110,000.00	\$ 313,937.50
1-May-27	\$ 4,060,000	4.25%	\$ 99,631.25	\$ -	
1-Nov-27	\$ 4,060,000	4.25%	\$ 99,631.25	\$ 115,000.00	\$ 314,262.50
1-May-28	\$ 3,945,000	4.25%	\$ 97,187.50	\$ -	
1-Nov-28	\$ 3,945,000	4.25%	\$ 97,187.50	\$ 120,000.00	\$ 314,375.00
1-May-29	\$ 3,825,000	4.25%	\$ 94,637.50	\$ -	
1-Nov-29	\$ 3,825,000	4.875%	\$ 94,637.50	\$ 125,000.00	\$ 314,275.00
1-May-30	\$ 3,700,000	4.875%	\$ 91,590.63	\$ -	
1-Nov-30	\$ 3,700,000	4.875%	\$ 91,590.63	\$ 130,000.00	\$ 313,181.26
1-May-31	\$ 3,570,000	4.875%	\$ 88,421.88	\$ -	
1-Nov-31	\$ 3,570,000	4.875%	\$ 88,421.88	\$ 140,000.00	\$ 316,843.76
1-May-32	\$ 3,430,000	4.875%	\$ 85,009.38	\$ -	
1-Nov-32	\$ 3,430,000	4.875%	\$ 85,009.38	\$ 145,000.00	\$ 315,018.76
1-May-33	\$ 3,285,000	4.875%	\$ 81,475.00	\$ -	
1-Nov-33	\$ 3,285,000	4.875%	\$ 81,475.00	\$ 155,000.00	\$ 317,950.00
1-May-34	\$ 3,130,000	4.875%	\$ 77,696.88	\$ -	
1-Nov-34	\$ 3,130,000	4.875%	\$ 77,696.88	\$ 160,000.00	\$ 315,393.76
1-May-35	\$ 2,970,000	4.875%	\$ 73,796.88	\$ -	
1-Nov-35	\$ 2,970,000	4.875%	\$ 73,796.88	\$ 170,000.00	\$ 317,593.76
1-May-36	\$ 2,800,000	4.875%	\$ 69,653.13	\$ -	
1-Nov-36	\$ 2,800,000	4.875%	\$ 69,653.13	\$ 175,000.00	\$ 314,306.26
1-May-37	\$ 2,625,000	4.875%	\$ 65,387.50	\$ -	
1-Nov-37	\$ 2,625,000	4.875%	\$ 65,387.50	\$ 185,000.00	\$ 315,775.00
1-May-38	\$ 2,440,000	4.875%	\$ 60,878.13	\$ -	
1-Nov-38	\$ 2,440,000	4.875%	\$ 60,878.13	\$ 195,000.00	\$ 316,756.26
1-May-39	\$ 2,245,000	4.875%	\$ 56,125.00	\$ -	
1-Nov-39	\$ 2,245,000	5.00%	\$ 56,125.00	\$ 205,000.00	\$ 317,250.00
1-May-40	\$ 2,040,000	5.00%	\$ 51,000.00	\$ -	
1-Nov-40	\$ 2,040,000	5.00%	\$ 51,000.00	\$ 215,000.00	\$ 317,000.00
1-May-41	\$ 1,825,000	5.00%	\$ 45,625.00	\$ -	
1-Nov-41	\$ 1,825,000	5.00%	\$ 45,625.00	\$ 225,000.00	\$ 316,250.00
1-May-42	\$ 1,600,000	5.00%	\$ 40,000.00	\$ -	
1-Nov-42	\$ 1,600,000	5.00%	\$ 40,000.00	\$ 235,000.00	\$ 315,000.00
1-May-43	\$ 1,365,000	5.00%	\$ 34,125.00	\$ -	
1-Nov-43	\$ 1,365,000	5.00%	\$ 34,125.00	\$ 245,000.00	\$ 313,250.00
1-May-44	\$ 1,120,000	5.00%	\$ 28,000.00	\$ -	
1-Nov-44	\$ 1,120,000	5.00%	\$ 28,000.00	\$ 260,000.00	\$ 316,000.00
1-May-45	\$ 860,000	5.00%	\$ 21,500.00	\$ -	
1-Nov-45	\$ 860,000	5.00%	\$ 21,500.00	\$ 275,000.00	\$ 318,000.00
1-May-46	\$ 585,000	5.00%	\$ 14,625.00	\$ -	
1-Nov-46	\$ 585,000	5.00%	\$ 14,625.00	\$ 285,000.00	\$ 314,250.00
1-May-46	\$ 300,000	5.00%	\$ 7,500.00	\$ -	
1-Nov-46	\$ 300,000	5.00%	\$ 7,500.00	\$ 300,000.00	\$ 315,000.00
			<u>\$ 4,603,963.61</u>	<u>\$ 4,925,000.00</u>	<u>\$ 9,528,963.61</u>



Environmental Protection and Growth Management Department  
**Environmental Licensing and Building Permitting Division**  
 1 North University Drive, Suite 201-A • Plantation, Florida 33324 • Ph 954-519 -1483 • Fax 954-519-1412

## Application for Transfer of a Surface Water Management License

This form must be completed and submitted to Broward County Environmental Licensing and Building Permitting Division, along with a check for the applicable fees made payable to Broward County Board of County Commissioners.

Project Name (as it appears on License/Permit) CENTRAL PARC SOUTH

Broward County License Number: SWM 2008-010-2 Fee: **\$100**

SFWMD ERP Number (if applicable): 06-00083-S-03 Fee: **\$0**

Both County and SFWMD Permit Transfer: **Fee \$100**

### Previous Licensee/Permittee:

Name: SPL SOUTH HOLDINGS, LLC Phone No. \_\_\_\_\_

Address: 4949 SW 75th Avenue

City MIAMI State FLORIDA Zip Code 33351

### New Licensee/Permittee:

Name: SABAL PALMS COMMUNITY DEVELOPEMENT DISTRICT Phone No. 954-721-8681

Address: 5385 N. NOB HILL ROAD E-mail PPOWERS@GMSSF.COM ;PWINKELJOHN@GMSSF.COM

City SUNRISE State FL Zip Code 33351

Sworn to and subscribed before me at \_\_\_\_\_  
 County, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_

Signature of Licensee:  
 \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

Attach notarized letter of authorization if other than owner or corporate officer.

State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Enclosed are the following documents:

- o Recorded copy of documents effectuating transfer of ownership
- o Transfer License/Permit Fee
- o Project or boundary map

The above-signed hereby notifies Broward County of his/her having acquired title to this facility. He/she further states that he/she has examined the application and documents submitted by the original licensee/permittee, and states that they accurately and completely describe the licensed/permitted activity or project. He/she further states that he/she is familiar with the license/permit, agrees to comply with its terms and condition, and agrees to assume the rights and liabilities contained therein. He/she also agrees to promptly notify Broward County of any future change in ownership of, or responsibility for, the licensed/permitted activity or project.

Please submit all application packages to:

### **Surface Water Management Program**

1 North University Drive, Suite 201-A • Plantation, Florida 33324

954-519-1483 • FAX 954-519-1412

Revision 04/2017



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION**  
1 North University Drive, Suite 201-A • Plantation, FL 33324  
PHONE • 954-519-1483 Fax • 954-519-1412

February 24, 2017

Building Department  
City of Tamarac  
6011 Nob Hill Rd.  
Tamarac, FL 33321

**Lot Numbers Released: Stormwater system from  
lot 1 to 32, ONLY**

Re: RELEASE OF CERTIFICATE OF OCCUPANCY  
Project: Central Parc South (fka Sabal Palm South)  
Location: SE of N Rock Island and Commercial Blvd.  
License: SWM2008-010-2

Dear Madam/Sir:

The licensee has certified that the surface water management facilities for the above referenced project have been constructed in substantial accordance with the design approved by this Division's Surface Water Management Section. This letter shall serve as this section's sign-off/release on the Certificate of Occupancy.

Please be advised that this release is for Surface Water Management ONLY and does not release any other required certification (e.g., wastewater collection) within this Division or any other division within the Environmental Protection and Growth Management Department or any other county/state/federal agency.

Issued by: Jose Portillo  
Surface Water Management Licensing Section

cc: City Building Department  
Winningham & Fradley, Inc.



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION**  
1 North University Drive, Suite 201-A • Plantation, FL 33324  
PHONE • 954-519-1483 Fax • 954-519-1412

April 20, 2017

Building Department  
City of Tamarac  
6011 Nob Hill Rd.  
Tamarac, FL 33321

**Lot Numbers Released: Storm system from lot 33  
to 107 ONLY**

Re: RELEASE OF CERTIFICATE OF OCCUPANCY  
Project: Central Parc South (fka Sabal Palm South)  
Location: SE of N Rock Island and Commercial Blvd.  
License: SWM2008-010-2

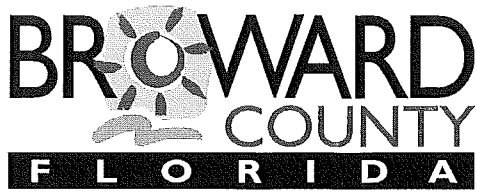
Dear Madam/Sir:

The licensee has certified that the surface water management facilities for the above referenced project have been constructed in substantial accordance with the design approved by this Division's Surface Water Management Section. This letter shall serve as this section's sign-off/release on the Certificate of Occupancy.

Please be advised that this release is for Surface Water Management ONLY and does not release any other required certification (e.g., wastewater collection) within this Division or any other division within the Environmental Protection and Growth Management Department or any other county/state/federal agency.

Issued by: Jose Portillo  
Surface Water Management Licensing Section

cc: City Building Department  
Winningham & Fradley, Inc.



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**  
1 North University Drive, Mailbox 201, Plantation, Florida 33324  
Phone • 954-519-1483 • Fax • 954-519-1412

February 06, 2018

Building Department  
City of Tamarac  
6011 Nob Hill Rd.  
Tamarac, FL 33321

**Lot Numbers Released: Stormwater System from  
Lots 107-239, ONLY**

Re: RELEASE OF CERTIFICATE OF OCCUPANCY  
Project: Central Parc South (fka Sabal Palm South)  
Location: SE of N Rock Island and Commercial Blvd.  
License: SWM2008-010-2

Dear Madam/Sir:

The licensee has certified that the surface water management facilities for the above referenced project have been constructed in substantial accordance with the design approved by this Division's Surface Water Management Section. This letter shall serve as this section's sign-off/release on the Certificate of Occupancy.

Please be advised that this release is for Surface Water Management ONLY and does not release any other required certification (e.g., wastewater collection) within this Division or any other division within the Environmental Protection and Growth Management Department or any other county/state/federal agency.

Issued by: Jose Portillo  
Surface Water Management Licensing Section

cc: City Building Department  
Winningham & Fradley, Inc.

# Sabal Palm Community Development District

## Summary of Invoices

May 17, 2018

<b>Fund</b>	<b>Date</b>	<b>Check No.s</b>	<b>Amount</b>
<i>General</i>	04/24/18	524-531	\$ 9,447.06
	05/08/18	532-543	\$ 33,828.34
<b>Total Invoices for Approval</b>			<b>\$ 43,275.40</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/18	00047	4/23/18	22368	201804	320-53800-60000		CHAIN LINK INSTALLATION	*	3,612.50		
							BULLDOG FENCE			3,612.50	000524
4/24/18	00016	4/10/18	10031454	201803	330-53800-43100		4900 W COMMERCIAL BLVD	*	135.24		
		4/10/18	10039302	201803	330-53800-43100		5402 NW 48 LN	*	49.60		
		4/10/18	10039762	201803	330-53800-43100		4831 NW 55 PL	*	102.69		
		4/10/18	10039984	201803	340-53800-43100		4450 NW 48 TER	*	37.16		
							CITY OF TAMARAC			324.69	000525
4/24/18	00046	4/01/18	SC7849	201804	340-53800-46200		LANDSCAPE MAINT-APRIL 18	*	2,765.06		
							DI XIE LANDSCAPE			2,765.06	000526
4/24/18	00006	4/03/18	6-138-71	201803	310-51300-42000		DELIVERIES THRU 03/29/18	*	19.17		
		4/17/18	6-152-43	201804	310-51300-42000		DELIVERIES THRU 04/12/18	*	61.79		
							FEDEX			80.96	000527
4/24/18	00036	3/29/18	91619897	201803	320-53800-52000		CLEANING SUPPLIES	*	126.40		
							HD SUPPLY FACILITIES MAINTENANCE			126.40	000528
4/24/18	00043	4/18/18	0001	201803	330-53800-46700		RI EMBURS POOL GATE MECH.	*	508.80		
		4/21/18	0005	201805	330-53800-46600		JANITORIAL SVC-MAY 2018	*	390.00		
		4/21/18	1005	201805	330-53800-34000		MANAGEMENT SVC-MAY 2018	*	470.03		
		4/21/18	2001	201804	340-53800-34000		MANAGEMENT FEE -APRIL 18	*	134.31		
		4/21/18	2002	201805	340-53800-34000		MANAGEMENT FEE-MAY 2018	*	134.31		
		4/21/18	3001	201805	340-53800-46600		JANITORIAL SVC-MAY 2018	*	130.00		
							PHOENIX MANAGEMENT SERVICES, INC.			1,767.45	000529
4/24/18	00025	4/19/18	4569	201804	320-53800-46000		MAINT EMPLOYEE-ST SIGNS	*	70.00		
							PROPERTY KEEPERS MANAGEMENT, LLC			70.00	000530

SABA - SABAL PALM - PPOWERS



\*\*\* CHECK DATES 04/12/2018 - 05/09/2018 \*\*\*

SABAL PALM CDD - GF  
BANK A SABAL PALM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/18	00031	3/26/18	10502	201803	320-53800-34500			SUPPORT/ MAINT PACKAGE	*	700.00		
								Q- W RE TECHNOLOGI ES, I NC.			700.00	000531
5/08/18	00030	4/25/18	18741050	201805	320-53800-46700			MAY 18 - POOL SERVI CE	*	350.00		
								ADVANCED POOLS			350.00	000532
5/08/18	00042	5/01/18	38513	201805	330-53800-46700			MAY 18 - POOL SERVI CE	*	350.00		
								B&B POOLS I NC.			350.00	000533
5/08/18	00003	3/31/18	148653	201803	310-51300-31500			MAR 18 - GENERAL COUNSEL	*	1,925.00		
								BI LLI NG, COCHRAN, LYLES, MAURO			1,925.00	000534
5/08/18	00016	4/10/18	112801-1	201803	320-53800-43100			5704 NW 50 TER	*	56.94		
								CITY OF TAMARAC			56.94	000535
5/08/18	00035	4/25/18	84957538	201805	320-53800-41500			5704 NW 50 TER	*	151.60		
		4/27/18	84957538	201805	320-53800-41500			4831 NW 55TH PL OFC	*	190.75		
								COMCAST			342.35	000536
5/08/18	00010	4/30/18	APR 18	201804	320-53800-43000			APR 18 - ELECTRI C	*	810.28		
		4/30/18	APR 18	201804	320-53800-43001			APR 18 - ELECTRI C	*	1,894.41		
		4/30/18	APR 18	201804	330-53800-43000			APR 18 - ELECTRI C	*	1,217.58		
		4/30/18	APR 18	201804	340-53800-43000			APR 18 - ELECTRI C	*	219.24		
								FLORI DA POWER & LI GHT			4,141.51	000537
5/08/18	00001	5/01/18	77	201805	310-51300-34000			MAY 18 - MGMT FEES	*	2,500.00		
		5/01/18	77	201805	310-51300-35100			MAY 18 - COMPUTER TI ME	*	41.67		
		5/01/18	77	201805	310-51300-31300			MAY 18 - DI SSEMI NATI ON	*	208.33		
		5/01/18	77	201805	310-51300-49500			MAY 18 - WEBSI TE ADMI N	*	41.67		
		5/01/18	77	201805	310-51300-42000			MAY 18 - POSTAGE	*	6.79		

SABA - SABAL PALM - PPOWERS

\*\*\* CHECK DATES 04/12/2018 - 05/09/2018 \*\*\*

SABAL PALM CDD - GF  
BANK A SABAL PALM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	EXPENSED TO DPT	EXPENSED TO ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/18	77	201805	310-	51300-	42500			*	138.00		
			MAY 18						COPIES				
									GMS-SF, LLC			2,936.46	000538
5/08/18	00011	5/01/18	5058	201805	330-	53800-	46400			*	907.00		
			MAY 18						CANAL MAINT				
		5/01/18	5063	201805	320-	53800-	46400			*	881.00		
			MAY 18						LAKE/WETLAND MNT				
									LAKE & WETLAND MANAGEMENT, INC.			1,788.00	000539
5/08/18	00012	4/27/18	45803	201804	320-	53800-	46200			*	3,151.50		
									MISC LANDSCAPE PROP 02-18				
		4/30/18	45841	201804	330-	53800-	46200			*	1,380.00		
									SPRAY FOR WEEDS/ PESTS				
		4/30/18	45842	201804	320-	53800-	46200			*	1,176.00		
									SPRAY FOR WEEDS/ PESTS				
		5/01/18	45756	201805	320-	53800-	46200			*	3,535.00		
			MAY 18						LANDSCAPE MAINT				
		5/04/18	45845	201805	330-	53800-	46200			*	9,770.00		
			MAY 18						LANDSCAPE MAINT				
									PALM BEACH-BROWARD LANDSCAPING			19,012.50	000540
5/08/18	00025	5/02/18	4669	201805	320-	53800-	46300			*	200.00		
									PRESSURE CLEANING				
									PROPERTY KEEPERS MANAGEMENT, LLC			200.00	000541
5/08/18	00021	5/08/18	NORTH	201805	300-	20700-	10100			*	1,289.87		
									TRANS TAX RECEIPTS - 14				
									SABAL PALM CDD C/O REGIONS BANK			1,289.87	000542
5/08/18	00045	5/08/18	SOUTH	201805	300-	20700-	10100			*	1,435.71		
									TRANS TAX RECEIPTS - 17				
									SABAL PALM CDD C/O REGIONS BANK			1,435.71	000543
									TOTAL FOR BANK A		43,275.40		
									TOTAL FOR REGISTER		43,275.40		

SABA - SABAL PALM - PPOWERS

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
April 30, 2018

	<u>Governmental Fund Types</u>			<b>Totals</b>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2018</u>
<b>ASSETS:</b>				
Cash	\$107,948	---	---	\$107,948
Investments:				
<i>Series 2014 - North Project</i>				
Reserve	---	\$311,049	---	\$311,049
Cap Interest	---	\$0	---	\$0
Interest	---	\$5	---	\$5
Revenue	---	\$344,211	---	\$344,211
Construction	---	---	\$3	\$3
<i>Series 2016 - Palm Cove Project</i>				
Reserve	---	\$140,899	---	\$140,899
Interest	---	\$89,476	---	\$89,476
Revenue	---	\$45,272	---	\$45,272
Construction	---	---	\$9	\$9
Cost of Issuance	---	---	\$103	\$103
<i>Series 2017 - Project</i>				
Reserve	---	\$160,156	---	\$160,156
Cap Interest	---	\$147	---	\$147
Revenue	---	\$273,895	---	\$273,895
Construction	---	---	\$107	\$107
Cost of Issuance	---	---	\$2,015	\$2,015
Due from General Fund	---	\$2,726	---	\$2,726
Due from Developer	\$0	---	---	\$0
<b>TOTAL ASSETS</b>	<u>\$107,948</u>	<u>\$1,367,835</u>	<u>\$2,237</u>	<u>\$1,478,021</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$29,999	---	---	\$29,999
Dye to Developer	\$8,339	---	---	\$8,339
Due to Debt Service	\$2,726	---	---	\$2,726
<b>FUND BALANCES:</b>				
Reserved for Debt Service	---	\$1,367,835	---	\$1,367,835
Reserved for Capital Projects	---	---	\$2,237	\$2,237
Unreserved	\$66,885	---	---	\$66,885
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$107,948</u>	<u>\$1,367,835</u>	<u>\$2,237</u>	<u>\$1,478,021</u>

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>Revenues</b>				
<i>On Roll Assessments:</i>				
North (Central Parc)	\$210,247	\$210,247	\$211,248	\$1,001
South (Manor Parc)	\$114,722	\$114,722	\$114,934	\$211
Palm Cove (Hidden Trails)	\$31,209	\$31,209	\$31,838	\$629
<i>Direct Assessments:</i>				
South (Manor Parc)	\$139,154	\$7,436	\$7,436	\$0
Palm Cove (Hidden Trails)	\$165,222	\$10,949	\$10,949	\$0
Interest Income	\$0	\$0	\$213	\$213
Developer Contributions	\$0	\$0	\$4,910	\$4,910
<b>TOTAL REVENUES</b>	<b>\$660,554</b>	<b>\$374,563</b>	<b>\$381,527</b>	<b>\$6,964</b>

**Expenditures**

Administrative

Engineering	\$10,000	\$5,833	\$3,650	\$2,183
Dissemination	\$2,500	\$1,458	\$1,458	\$0
Assessment Roll	\$2,012	\$2,012	\$2,802	(\$790)
Attorney	\$22,000	\$12,833	\$7,653	\$5,181
Annual Audit	\$3,500	\$3,500	\$5,500	(\$2,000)
Trustee Fees	\$7,000	\$7,000	\$7,000	\$0
Management Fees	\$30,000	\$17,500	\$17,500	\$0
Computer Time	\$500	\$292	\$292	(\$0)
Telephone	\$150	\$88	\$5	\$82
Postage	\$900	\$525	\$510	\$15
Insurance	\$5,778	\$5,750	\$5,750	\$0
Printing & Binding	\$1,500	\$875	\$228	\$647
Legal Advertising	\$3,000	\$1,750	\$99	\$1,651
Other Current Charges	\$600	\$350	\$341	\$9
Property Taxes	\$1,500	\$875	\$241	\$634
Website Admin	\$500	\$292	\$292	(\$0)
Office Supplies	\$250	\$146	\$1	\$145
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Contingencies	\$3,135	\$3,135	\$0	\$3,135
<b>Sub-Total</b>	<b>\$95,000</b>	<b>\$64,389</b>	<b>\$53,496</b>	<b>\$10,892</b>

Field Expenditures

**Sabal North**

Security	\$20,000	\$11,667	\$5,370	\$6,297
Internet/Cable	\$0	\$0	\$2,423	(\$2,423)
Electric/Streetlighting	\$30,000	\$17,500	\$30,413	(\$12,913)
Water	\$1,650	\$963	\$849	\$113
Landscape Maintenance	\$70,000	\$40,833	\$64,876	(\$24,043)

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**  
**Statement of Revenues & Expenditures**  
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b>Sabal North (Cont.)</b>				
Lake & Canal Maintenance	\$13,500	\$7,875	\$3,173	\$4,702
Irrigation	\$10,000	\$5,833	\$3,397	\$2,437
Pool/Clubhouse	\$25,000	\$14,583	\$8,668	\$5,916
Onsite Maintenance	\$4,200	\$2,450	\$4,600	(\$2,150)
Contingency	\$1,849	\$1,079	\$9,838	(\$8,759)
<b>Sub-Total</b>	<b>\$176,199</b>	<b>\$102,783</b>	<b>\$133,606</b>	<b>(\$30,824)</b>
<b>Sabal South</b>				
Field Management Services	\$0	\$0	\$2,710	(\$2,710)
Internet/Cable	\$0	\$0	\$0	\$0
Lighting/Electrical	\$20,000	\$11,667	\$3,699	\$7,968
Water	\$0	\$0	\$1,318	(\$1,318)
Landscape Maintenance	\$120,000	\$70,000	\$85,265	(\$15,265)
Pressure Washing	\$0	\$0	\$2,484	(\$2,484)
Lake & Canal Maintenance	\$15,000	\$8,750	\$4,535	\$4,215
Irrigation	\$12,500	\$7,292	\$1,414	\$5,878
Janitorial	\$4,200	\$2,450	\$2,550	(\$100)
Pool/Clubhouse	\$30,800	\$17,967	\$2,003	\$15,964
Security	\$15,000	\$8,750	\$0	\$8,750
Contingency/Permits	\$4,220	\$2,462	\$1,500	\$962
<b>Sub-Total</b>	<b>\$221,720</b>	<b>\$129,337</b>	<b>\$107,479</b>	<b>\$21,858</b>
<b>Palm Cove</b>				
Landscape Maintenance	\$25,000	\$14,583	\$6,221	\$8,362
Irrigation	\$1,200	\$700	\$0	\$700
Pool/Clubhouse	\$20,800	\$12,133	\$0	\$12,133
Onsite Maintenance	\$4,200	\$2,450	\$134	\$2,316
Lighting/Electrical	\$27,000	\$15,750	\$349	\$15,401
Water	\$0	\$0	\$37	(\$37)
Lake & Canal Maintenance	\$15,000	\$8,750	\$0	\$8,750
Security	\$15,000	\$8,750	\$0	\$8,750
Contingency	\$59,435	\$34,670	\$0	\$34,670
<b>Sub-Total</b>	<b>\$167,635</b>	<b>\$97,787</b>	<b>\$6,742</b>	<b>\$91,045</b>
<b>TOTAL EXPENDITURES</b>	<b>\$660,554</b>	<b>\$788,590</b>	<b>\$301,324</b>	<b>\$185,943</b>
EXCESS REVENUES (EXPENDITURES)	\$0		\$80,204	
FUND BALANCE - Beginning			(\$13,319)	
FUND BALANCE - Ending			\$66,885	

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2014 NORTH PROJECT**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2018

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$3,548	\$3,548
Special Assessments	\$307,094	\$307,094	\$308,563	\$1,469
Direct Assessments	\$0	\$0	\$0	\$0
<b><i>TOTAL REVENUES</i></b>	<u>\$307,094</u>	<u>\$307,094</u>	<u>\$312,110</u>	<u>\$5,016</u>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2014</u></b>				
Interest Expense - 11/1	\$127,935	\$127,935	\$127,934	\$1
Principal Expense - 11/1	\$50,000	\$50,000	\$50,000	\$0
Interest Expense - 05/1	\$126,403	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<u>\$304,338</u>	<u>\$177,935</u>	<u>\$177,934</u>	<u>\$1</u>
EXCESS REVENUES (EXPENDITURES)	\$2,756		<u>\$134,176</u>	
FUND BALANCE - Beginning	\$208,317		\$522,379	
FUND BALANCE - Ending	\$211,073		<u><u>\$656,555</u></u>	

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2016 PALM COVE PROJECT**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2018

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1,064	\$1,064
Special Assessments	\$0	\$0	\$45,103	\$45,103
Direct Assessments	\$278,275	\$278,275	\$256,132	(\$22,143)
<b>TOTAL REVENUES</b>	<u>\$278,275</u>	<u>\$278,275</u>	<u>\$302,299</u>	<u>\$24,024</u>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016</u></b>				
Interest Expense - 11/1	\$108,013	\$108,013	\$106,669	\$1,344
Principal Expense - 11/1	\$58,655	\$58,655	\$60,000	(\$1,345)
Interest Expense - 05/1	\$105,469	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<u>\$272,137</u>	<u>\$166,668</u>	<u>\$166,669</u>	<u>(\$1)</u>
EXCESS REVENUES (EXPENDITURES)	\$6,138		<u>\$135,631</u>	
FUND BALANCE - Beginning	\$171,024		\$140,016	
FUND BALANCE - Ending	\$177,162		<u>\$275,647</u>	

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2017 SOUTH PROJECT**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1,666	\$1,666
Special Assessments	\$143,357	\$143,357	\$143,619	\$262
Direct Assessments	\$174,482	\$131,157	\$131,157	\$0
<b>TOTAL REVENUES</b>	<u>\$317,839</u>	<u>\$274,514</u>	<u>\$276,443</u>	<u>\$1,929</u>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017</u></b>				
Interest Expense - 11/1	\$60,757	\$60,757	\$60,588	\$169
Principal Expense - 11/1	\$0	\$0	\$0	\$0
Interest Expense - 05/1	\$116,344	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<u>\$177,101</u>	<u>\$60,757</u>	<u>\$60,588</u>	<u>\$169</u>
EXCESS REVENUES (EXPENDITURES)	\$140,738		<u>\$215,855</u>	
FUND BALANCE - Beginning	\$60,757		\$219,778	
FUND BALANCE - Ending	\$201,495		<u><u>\$435,633</u></u>	



**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2014 NORTH PROJECT**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2018

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$3	\$3
<b>TOTAL REVENUES</b>	<u>\$0</u>	<u>\$0</u>	<u>\$3</u>	<u>\$3</u>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	\$0		<u>\$3</u>	
FUND BALANCE - Beginning			<u>\$0</u>	
FUND BALANCE - Ending			<u><u>\$3</u></u>	

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2016 PALM COVE**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2018

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$866	\$866
<b><i>TOTAL REVENUES</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$866</u>	<u>\$866</u>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$138,303	(\$138,303)
Cost of Issuance	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<u>\$0</u>	<u>\$0</u>	<u>\$138,303</u>	<u>(\$138,303)</u>
EXCESS REVENUES (EXPENDITURES)	\$0		<u>(\$137,437)</u>	
FUND BALANCE - Beginning			\$137,549	
FUND BALANCE - Ending			<u><u>\$112</u></u>	

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2017 SOUTH**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2018

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<u>\$0</u>	<u>\$0</u>	<u>\$1</u>	<u>\$1</u>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$4,235	(\$4,235)
<b>TOTAL EXPENDITURES</b>	<u>\$0</u>	<u>\$0</u>	<u>\$4,235</u>	<u>(\$4,235)</u>
EXCESS REVENUES (EXPENDITURES)	\$0		<u>(\$4,234)</u>	
FUND BALANCE - Beginning			\$6,356	
FUND BALANCE - Ending			<u><u>\$2,122</u></u>	

# SABAL PALM

## COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<b><u>Series 2014 Special Assessment Bonds</u></b> <i>North Parcel Assessment Area Project</i>	
Original Issue Amount:	<b>\$3,785,000</b>	
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: <b>(i) Max Annual Debt Service for Bonds Outstanding</b> (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)	
11/1/2017	(\$50,000)	
Current Bonds Outstanding:	<u><b>\$3,645,000</b></u>	

Bond Issue:	<b><u>Series 2016 Special Assessment Bonds</u></b> <i>Palm Cove Assessment Area Project</i>	
Original Issue Amount:	<b>\$4,055,000</b>	
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: 11/1/2017	(\$60,000)	
Current Bonds Outstanding:	<u><b>\$3,995,000</b></u>	

Bond Issue: **Series 2017 Special Assessment Bonds**  
*South Parcel Assessment Area Project*

Original Issue Amount: **\$4,945,000**

Interest Rate: \$450,000 3.50%  
Maturity Date: November 1, 2022

Interest Rate: \$665,000 4.250%  
Maturity Date: November 1, 2028

Interest Rate: \$1,390,000 4.750%  
Maturity Date: November 1, 2037

Interest Rate: \$2,440,000 5.000%  
Maturity Date: November 1, 2047

Reserve Fund Requirement: **50% of Max Annual Debt Service**

Bonds outstanding \$4,945,000  
Less: 11/1/2017 \$0

Current Bonds Outstanding: **\$4,945,000**

# Sabal Palm

Community Development District  
Tax Collections  
Fiscal Year Ending September 30, 2018

**On Roll Assessments:**

Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$ 356,174.13 \$378,908.65 General Fund	\$ 307,094.24 \$326,696.00 North Debt	\$ 143,355.64 \$152,506.00 South Debt	\$ 44,211.96 \$47,034.00 Palm Cove Debt	\$ 850,835.97 \$ 905,144.65 Total
11/15/2017	\$ 55,802.94	\$ 2,232.09	\$ 58.92	\$ -	\$ 53,511.93	\$ 23,071.59	\$ 11,144.46	\$ 19,295.88	\$ -	\$ 53,511.93
12/5/2017	\$ 766,015.99	\$ 30,639.92	\$ 808.93	\$ -	\$ 734,567.14	\$ 306,590.65	\$ 273,658.77	\$ 109,214.68	\$ 45,103.04	\$ 734,567.14
12/12/2017	\$ 46,983.52	\$ 1,811.22	\$ 49.68	\$ -	\$ 45,122.62	\$ 19,181.56	\$ 13,646.83	\$ 12,294.23	\$ -	\$ 45,122.62
12/29/2017	\$ 6,525.99	\$ 217.53	\$ 6.94	\$ -	\$ 6,301.52	\$ 2,560.90	\$ 3,740.62	\$ -	\$ -	\$ 6,301.52
2/2/2018	\$ 4,350.66	\$ 4.69	\$ 87.02	\$ -	\$ 4,258.95	\$ 1,730.81	\$ 2,528.14	\$ -	\$ -	\$ 4,258.95
3/15/2018	\$ 6,860.27	\$ 68.59	\$ 7.47	\$ -	\$ 6,784.21	\$ 2,851.70	\$ 2,553.94	\$ 1,378.57	\$ -	\$ 6,784.21
3/31/2018	\$ 4,762.83	\$ -	\$ 5.24	\$ -	\$ 4,757.59	\$ 2,032.02	\$ 1,289.87	\$ 1,435.70	\$ -	\$ 4,757.59
\$	-	-	-	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-	-	-	-
\$	-	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 891,302.20</b>	<b>\$ 34,974.04</b>	<b>\$ 1,024.20</b>	<b>\$ -</b>	<b>\$ 855,303.96</b>	<b>\$ 358,019.23</b>	<b>\$ 308,562.62</b>	<b>\$ 143,619.07</b>	<b>\$ 45,103.04</b>	<b>\$ 855,303.96</b>
						100.52%	100.48%	100.18%	102.02%	100.53%

North Central Park	South Manor Park	Palm Cove Hidden Trails	Total O&M
\$ 211,248.03	\$ 114,933.67	\$ 31,837.53	\$ 358,019.23

<u>To Debt Service</u>	V#21 North	V#45 South	V#44 Palm Cove	001.300.20700.10100
12/13/2017	\$ 298,450.06	\$ 140,804.79	\$ 45,103.04	448/449/450
2/8/2018	\$ 3,740.62			485
2/22/2018	\$ 2,528.13			494
4/5/2018	\$ 2,553.94	\$ 1,378.57		518/519
5/8/2018	\$ 1,289.87	\$ 1,435.71		542/543
	<u>\$ 308,562.62</u>	<u>\$ 143,619.07</u>	<u>\$ 45,103.04</u>	
Bal to Transfer	\$ 0.00	\$ (0.00)	\$ 0.00	

**Sabal Palm**  
**Community Development District**  
**Series 2017 Special Assessment Revenue Bonds**  
**South Project**

**1. Recap of Capital Project Fund Activity Through April 30, 2018**

Opening Balance in Construction Account - Series 2017	\$4,725,412.43
Source of Funds: Interest Earned on Series 2017	\$106.88
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements	
Cost of Issuance	(\$261,824.50)
Water Distribution System	(\$341,103.19)
Sewage Collection/Transmission System	(\$739,056.92)
Roadway Improvements	(\$1,210,916.34)
Stormwater System	(\$568,505.32)
Payment Markings & Signage	(\$11,370.11)
Landscape, Irrigation & Entry Features	(\$675,327.47)
Clubhouse & Recreation Facilities	(\$341,103.19)
Professional Fees	(\$574,190.38)
<b>Adjusted Balance in Construction Account at April 30, 2018</b>	<b><u><u>\$2,121.88</u></u></b>

**2. Funds Available For Construction at April 30, 2018**

Book Balance of Construction Fund at April 30, 2018	\$2,121.88
Contracts in place at April 30, 2018	

**3. Investments - Regions Bank**

April 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$2,121.88
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 4/30/18	<b><u><u>\$2,121.88</u></u></b>

**Sabal Palm**  
Community Development District  
Series 2016 Special Assessment Revenue Bonds

**1. Recap of Capital Project Fund Activity Through April 30, 2018**

Opening Balance in Construction Account - Series 2016	\$3,915,862.50
Source of Funds: Interest Earned on Series 2016	\$11,513.68
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements To Developer - Palm Cove Holdings	
Cost of Issuance	(\$383,034.61)
Surface Water Management	(\$132,554.65)
Water Distribution System	(\$357,837.19)
Sewage Colleciton/Transmission System	(\$333,123.28)
Drainage System	(\$468,399.00)
Earthwork/Roadways/Misc	(\$1,876,310.44)
Lift Station Upgrades	(\$332,402.39)
Professional Fees	(\$43,602.81)
<b>Adjusted Balance in Construction Account at April 30, 2018</b>	<b><u><u>\$111.82</u></u></b>

**2. Funds Available For Construction at April 30, 2018**

Book Balance of Construction Fund at April 30, 2018	\$111.82
Contracts in place at April 30, 2018	

**3. Investments - Regions Bank**

April 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$111.82
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 4/30/18	<b><u><u>\$111.82</u></u></b>