

The Palace at Coral Gables Community Development District

3501 Quadrangle Boulevard, Suite 270; Orlando, FL 32817; Phone: 407-723-5900

www.palaceatcoralgablesccd.com

The following is the proposed agenda for The Palace at Coral Gables Community Development District Board of Supervisors' Meeting scheduled to be held at **10850 SW 113th Place, Miami, FL 33176 on Thursday, July 23, 2026, at 11:00 a.m.**

A quorum will be confirmed prior to the start of the meeting.

Please use the following information to join by phone:

Phone: **1-844-621-3956**

Participant Code: 2539 **895 0958**

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period
- 1. **Consideration of the Minutes of the April 23, 2026, Board of Supervisors' Meeting**
- 2. **Review of Number of Registered Voters**
- 3. **Consideration of Resolution 2026-06, Adopting an Annual Meeting Schedule for Fiscal Year 2026-2027**

Business Matters

- 4. **Public Hearing on the Adoption of the District's Annual Budget**
 - **Public Comments and Testimony**
 - **Board Comments**
 - A. **Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**
- 5. **Consideration of Fiscal Year 2027 Funding Agreement**
- 6. **Consideration of Funding Request Nos. 187 – 190**
- 7. **Review of District's Financial Position**

Other Business

- **Staff Reports**
 - **District Counsel**
 - **District Manager**
 - **Next Meeting: October 22, 2026**
 - **District Engineer**
- **Supervisors Requests and Audience Comments**

Adjournment



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

**Consideration of the Minutes of
the April 23, 2026,
Board of Supervisors' Meeting**

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Palace at Coral Gables Community Development District was called to order on Thursday, April 23, 2026, at 11:00 a.m. at 10850 SW 113th Place, Miami, FL 33176.

Board Members present:

Oscar Roiz
Sam Montenegro
Maria Morales
Adam Rosenblum

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jane Gaarlandt
Kwame Jackson
Rick Montejano
Gabriella Fernandez Perez

PFM MS LLC
PFM MS LLC
PFM MS LLC (via phone)
BCMLRA, P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Jackson noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Ratification of Agenda Items
Approved and Adopted During
the October 23, 2025, Board of
Supervisors' Meeting**

Mr. Jackson noted there were last minute changes to the call-in information at the October 23, 2025, meeting. This agenda item was at the recommendation of District Counsel.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District ratified the Agenda Items Approved and Adopted during the October 23, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes
of the October 23, 2025, Board
of Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Mr. Montenegro, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the Minutes of the October 23, 2025, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Review of Number of Registered Voters

Mr. Jackson noted the letter has not been received yet. As of last year, there were 152 registered voters within the District.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of District Counsel Fee Adjustment Letter

Ms. Fernandez Perez noted the current fee structure has been in place since 2010. The new fee structure will be implemented on October 1, 2026. She provided an overview of the fee adjustments.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved the District Counsel Fee Adjustment Letter.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Mr. Jackson noted the recommended date for the Public Hearing is July 23, 2026.

Mr. Roiz commented regarding the District Engineer's fees.

Ms. Gaarlandt noted the required 5-year storm water system analysis is coming up in a couple of years and the recommendation is to set aside a portion of that fee within this fiscal year.

On motion by Mr. Roiz, seconded by Mr. Montenegro, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for July 23, 2026.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Board Member Seats for the 2026 General Election

Mr. Jackson noted that Seat 1, Seat 2, and Seat 5 will run in the General Election. The qualifying period will be the week of June 8th, 2026. All information goes through the Supervisor of Elections.

Ms. Gaarlandt gave an overview of the process. It was noted if no one runs, the Seats remain as holdovers.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Resolution 2025-04, Designating Board Member Seats for the 2026 General Election.

NINTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2025 Audit Report

The Board reviewed the report.

Mr. Jackson noted the report has been reviewed by the Chair and District Counsel. It was a standard and clean audit.

On motion by Mr. Roiz, seconded by Mr. Montenegro, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District accepted the Fiscal Year 2025 Audit Report.

TENTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 183 – 186

The Board reviewed the funding requests.

Mr. Jackson noted these are for standard District expenses.

On motion by Mr. Roiz, seconded by Mr. Rosenblum, with all in favor, the Board of Supervisors for the Palace at Coral Gables Community Development District approved Funding Request Nos. 183-186.

ELEVENTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the District Financials as of February 2026.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Fernandez Perez reminded the Board of their required Form 1 due July 1. It was noted the General Election requires a hard copy of the Form 1.

District Manager –

- **Legal Notices on the County Website**
- **Next Meeting: July 23, 2026**

Mr. Jackson gave an update on the legal notices. The County has been difficult to contact regarding posting on their website. Notices are still being posted in the newspaper.

There was brief discussion regarding the Community News newspaper. Mr. Jackson will follow up.

It was noted the next Board Meeting is scheduled for July 23, 2026. This will include approval of the final budget.

Ms. Gaarlandt reminded the Board of the required annual 4-hour Ethics Training due December 31. Once completed, the Board is advised to send a confirmation note to District Management.

There was brief discussion regarding Ethics Training.

District Engineer – No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments & Adjournment

There was no further business to discuss.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the April 23, 2026, Board of Supervisors' Meeting of the Palace at Coral Gables Community Development District was adjourned at 11:16 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

Review of Number of Registered Voters

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

April 29, 2026

Ms. Jane Gaarlandt
PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817

Dear Ms. Jane Gaarlandt:

The Office of the Supervisor of Elections has completed a review of the area described as **Palace at Coral Gables Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Palace at Coral Gables Community Development District**, as described in the attached **MAP**, has **162** voters.

Alina Garcia
Supervisor of Elections

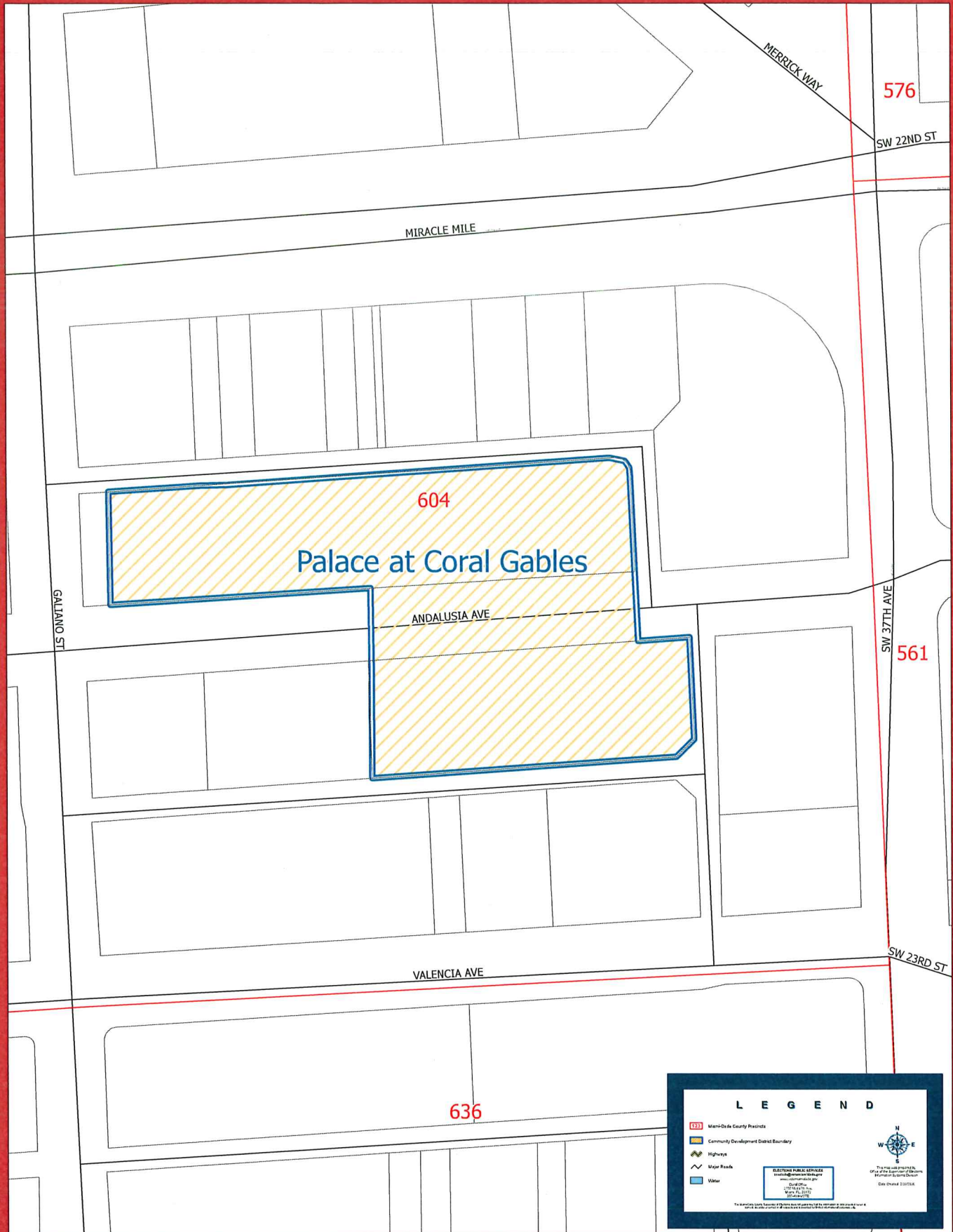
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Palace at Coral Gables CDD with Precincts



LEGEND

- 1331 Miami-Dade County Precincts
- Community Development District Boundary
- Highways
- Major Roads
- Water

ELECTION PUBLIC SERVICE
1-800-451-4646
www.elections.miami.gov
1101 NE 1st Ave.
Miami, FL 33132
(305) 375-1234

DATE 11/11/2024

DATE 11/11/2024



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

**Consideration of Resolution 2026-06,
Adopting an Annual Meeting Schedule
for Fiscal Year 2026-2027**

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Palace at Coral Gables Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Miami-Dade County, Florida; and

WHEREAS, the District is an independent special district as defined in Chapter 189, *Florida Statutes*, and subject to certain requirements therein; and

WHEREAS, Section 189. 015(1), *Florida Statutes*, requires that the Board of Supervisors of the District (“Board”), file a schedule of its regular meeting dates, times, and location either quarterly, semi-annually, or annually with the local governing authority and the Florida Department of Economic Opportunity; and

WHEREAS, the District is required by Section 189.069(13), *Florida Statutes*, to post the regular meeting dates, times, and locations on its official website, and cause the same to be published in a newspaper of general circulation; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Sections 189.015 (1), and 189.069(13), *Florida Statutes*, the District’s Secretary is hereby directed to file this resolution with the Miami-Dade County, Florida, publish a notice of the regular meeting dates, times, and locations in a newspaper of general circulation, and post the same on the District’s official website.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

THE PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT

CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"

**BOARD OF SUPERVISORS' MEETING DATES
THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026/2027**

October 22, 2026

January 28, 2027

April 22, 2027

July 22, 2027

All meetings will convene at 11:00 a.m. on the specified dates
at 10850 SW 113th Place, Miami, FL 33176.



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments and Testimony**
- **Board Comments**
- A. Consideration of Resolution 2026-07,
Adopting the Fiscal Year 2027 Budget and
Appropriating Funds**

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of The Palace at Coral Gables Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set July 23, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Palace at Coral Gables Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2011 A)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2026.

ATTEST:

**THE PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2026/2027 Budget



Palace at Coral Gables CDD

FY2027 Proposed Budgets

PFM Management Services LLC

3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900

Palace at Coral Gables
FY 2027 Proposed O&M Budget

	Actual through 2/28/2026	Anticipated Mar-Sep	Anticipated Total FY 26	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 27,695.04	\$ 41,020.20	\$ 68,715.24	\$74,414.00	\$ 79,400.00
Net Revenues	\$27,695.04	\$ 41,020.20	\$ 68,715.24	\$74,414.00	\$ 79,400.00
<u>General & Administrative Expenses</u>					
D & O Insurance	\$ 3,501.00	\$ -	\$ 3,501.00	\$ 3,634.00	\$ 3,850.00
Trustee Services	3,577.97	1,422.03	5,000.00	5,000.00	5,000.00
Management	15,625.00	21,875.00	37,500.00	37,500.00	37,500.00
Engineering	-	33.33	33.33	100.00	3,000.00
Disclosure	1,000.00	-	1,000.00	1,000.00	1,000.00
District Counsel	3,010.00	7,500.00	10,510.00	15,000.00	15,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Audit	5,300.00	-	5,300.00	5,530.00	5,400.00
Tax Preparation Fees	-	15.00	15.00	15.00	15.00
Arbitrage	-	500.00	500.00	500.00	500.00
Travel and Per Diem	-	250.00	250.00	500.00	500.00
Postage & Shipping	0.74	75.00	75.74	150.00	150.00
Copies	-	17.50	17.50	35.00	35.00
Legal Advertising	737.67	1,000.00	1,737.67	2,000.00	4,000.00
Miscellaneous	-	125.00	125.00	250.00	250.00
Office Supplies	-	25.00	25.00	50.00	50.00
Web Site Maintenance	925.00	1,775.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	200.00	200.00
Total General & Administrative Expenses	\$ 33,852.38	\$ 34,862.86	\$ 68,715.24	\$ 74,414.00	\$ 79,400.00
Total Expenses	\$ 33,852.38	\$ 34,862.86	\$ 68,715.24	\$ 74,414.00	\$ 79,400.00
Net Income (Loss)	\$ (6,157.34)	\$ 6,157.34	\$ -	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$271.54	\$135.77	\$407.31	\$0.00	\$0.00
Total Other Income (Expense)	\$271.54	\$135.77	\$407.31	\$0.00	\$0.00
Net Income (Loss)	\$(5,885.80)	\$6,293.11	\$407.31	\$0.00	\$0.00

Palace at Coral Gables Community Development District
O & M Budget Item Description FY 2027

Revenues:

Developer Contributions:

Funding from the developer.

General & Administrative Expenses:

D&O Insurance:

Supervisors' and Officers' liability insurance.

Trustee Services:

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure:

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel:

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Reamortization Schedule:

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Tax Preparation Fees:

Cost involved with issuing 1099s to non-employee sources of the District such Board Members or certain vendors generating income of more than \$600 throughout the fiscal year.

Palace at Coral Gables Community Development District
O & M Budget Item Description FY 2027

Arbitrage:

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Travel and Per Diem

Travel to and from meetings as related to the District.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous:

Other administrative and grounds expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Website Maintenance:

Website maintenance fee.

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Palace at Coral Gables Community Development District

Proposed Debt Service Fund Budget
Series 2011A Special Assessment Bonds
Fiscal Year 2027

	Proposed FY 2027 Budget
REVENUES:	
Developer Contributions	\$ 813,468.75
Parking Garage Revenues	-
TOTAL REVENUES	\$ 813,468.75
EXPENDITURES:	
Series 2011A - Interest 11/1/2026	\$ 181,781.25
Series 2011A - Principal 5/1/2027	275,000.00
Series 2011A - Interest 5/1/2027	181,781.25
TOTAL EXPENDITURES	\$ 638,562.50
EXCESS REVENUES	
2011A Interest 11/1/2027	\$ 174,906.25



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

Consideration of Fiscal Year 2027 Funding Agreement

DEVELOPER FUNDING AGREEMENT

This Developer Funding Agreement (the "Agreement") is made and entered into this 23rd day of July, 2026 (the "Effective Date"), by and between:

THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and whose mailing address is c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (the "District"); and

THE PALACE MANAGEMENT GROUP, LLC, a Florida limited liability company, the primary developer of lands within the boundaries of the District, whose address is 10850 SW 113th Place, Miami, Florida 33176, and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer is the owner of a ground leasehold estate and interest in certain lands located within the District (the "Leasehold Estate"); and

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation a public component of a parking garage comprising 337 public parking spaces, onsite and offsite roadway and pedestrian improvements, onsite and offsite storm drainage system, water distribution system and sanitary system, all as such improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively, the "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the Leasehold Estate; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the annual fiscal year budget approved by the District Board of Supervisors, a copy of which is attached hereto and made a part hereof as Exhibit "A", as such budget may be amended from time to time (the "Budget"); and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its successors and assigns;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. The Developer shall make available to the District the moneys necessary for any and all operating expenses incurred by the District during the fiscal year covered by the Budget. Such moneys shall be remitted by the Developer to the District within fifteen (15) days of written request by the District. The funds shall be placed in the District's general checking account and expended for the purposes stated herein.

3. The Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements incurred by the District during the fiscal year covered by the Budget. Such moneys shall be remitted by the Developer to the District within fifteen (15) days of written request by the District. The funds shall be placed in the District's general checking account and expended for the purposes stated herein.

4. This Agreement constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

5. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

6. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on the Leasehold Estate or other property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance

of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

12. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the Developer and the District, their successors and assigns.

13. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

14. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**THE PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, as Chair/Vice Chair of the Board of Supervisors for **THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

Notary Public
Commission:

**THE PALACE MANAGEMENT GROUP,
LLC**, a Florida limited liability company

Witnesses:

Print Name

Print Name

By: _____
Print Name: _____
Title: _____

_____ day of _____, 2026

(CORPORATE SEAL)

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, as _____ of **THE PALACE MANAGEMENT GROUP, LLC**, a Florida limited liability company. He or she is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Notary Public
Commission:

Exhibit "A" – Budget

Palace at Coral Gables
FY 2027 Proposed O&M Budget

	Actual through 2/28/2026	Anticipated Mar-Sep	Anticipated Total FY 26	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 27,695.04	\$ 41,020.20	\$ 68,715.24	\$74,414.00	\$ 79,400.00
Net Revenues	\$27,695.04	\$ 41,020.20	\$ 68,715.24	\$74,414.00	\$ 79,400.00
<u>General & Administrative Expenses</u>					
D & O Insurance	\$ 3,501.00	\$ -	\$ 3,501.00	\$ 3,634.00	\$ 3,850.00
Trustee Services	3,577.97	1,422.03	5,000.00	5,000.00	5,000.00
Management	15,625.00	21,875.00	37,500.00	37,500.00	37,500.00
Engineering	-	33.33	33.33	100.00	3,000.00
Disclosure	1,000.00	-	1,000.00	1,000.00	1,000.00
District Counsel	3,010.00	7,500.00	10,510.00	15,000.00	15,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Audit	5,300.00	-	5,300.00	5,530.00	5,400.00
Tax Preparation Fees	-	15.00	15.00	15.00	15.00
Arbitrage	-	500.00	500.00	500.00	500.00
Travel and Per Diem	-	250.00	250.00	500.00	500.00
Postage & Shipping	0.74	75.00	75.74	150.00	150.00
Copies	-	17.50	17.50	35.00	35.00
Legal Advertising	737.67	1,000.00	1,737.67	2,000.00	4,000.00
Miscellaneous	-	125.00	125.00	250.00	250.00
Office Supplies	-	25.00	25.00	50.00	50.00
Web Site Maintenance	925.00	1,775.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	200.00	200.00
Total General & Administrative Expenses	\$ 33,852.38	\$ 34,862.86	\$ 68,715.24	\$ 74,414.00	\$ 79,400.00
Total Expenses	\$ 33,852.38	\$ 34,862.86	\$ 68,715.24	\$ 74,414.00	\$ 79,400.00
Net Income (Loss)	\$ (6,157.34)	\$ 6,157.34	\$ -	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$271.54	\$135.77	\$407.31	\$0.00	\$0.00
Total Other Income (Expense)	\$271.54	\$135.77	\$407.31	\$0.00	\$0.00
Net Income (Loss)	\$(5,885.80)	\$6,293.11	\$407.31	\$0.00	\$0.00



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

**Consideration of Funding Request
Nos. 187 – 190**

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 187

3/31/2026

Item No.	Payee	Invoice Number	FY26
1	PFM Group Consulting		
	Billable Expenses	140958	\$ 11.41
	March 2026 District Management Fees	DM-03-2026-53	3,125.00
2	VGlobaTech		
	Mar Monthly Maintenance	8284	\$ 125.00
	Quarterly Maintenance	8348	300.00
SUBTOTALS			\$ 3,561.41
TOTAL			\$ 3,561.41

Oscar Roiz
The Palace Management Group LLC
11355 SW 84th Street
Miami, FL 33173
TEL.: 305-270-7010
Oscar@thepalaceus.com



Date	Invoice Number
March 3, 2026	140958
Payment Terms	Due Date
Upon Receipt	March 3, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Billable Expenses.

Expenses	\$11.41
Total Amount Due	<u>\$11.41</u>



Date	Invoice Number
March 3, 2026	140958
Payment Terms	Due Date
Upon Receipt	March 3, 2026

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Miscellaneous Expense	Jennifer Walden	01/30/26	\$11.41
			Miscellaneous Expense <u>\$11.41</u>
			Total Expenses: \$11.41



RECEIPT

Ref#

ch_3SvIDCBFBCpItuQH1hGmgakS

Order Time: 1/30/2026 5:58:15 AM PT

Reference:213890055

User: Rick Montejano

Payment Source: Credit Card(***9887)

E-File Date: 1/30/2026



Type	Payer	Tax Year	Quantity	Charge
1099-NEC	Palace at Coral Gables CDD	2025	2	\$2.62
USPS Mail	...	...	2	\$5.80
TIN Check	...	...	2	\$2.00
eDelivery	...	...	...	...
State Filing	...	...	1	\$0.99
Discount	...	...	...	...
Plan Amount	...	...	...	...
SalesTax Amount	...	...	...	\$0.00
Prepaid Amount				...
Card Amount				11.41
Thank you for your business!			Total:	\$11.41



Date	Invoice Number
March 5, 2026	DM-03-2026-53
Payment Terms	Due Date
Upon Receipt	March 5, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: District Management Fee:March 2026

Professional Fees	\$3,125.00
Total Amount Due	<u>\$3,125.00</u>

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Palace at Coral Gables CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 8284

DATE 03/01/2026

DUE DATE 03/01/2026

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	125.00	125.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$125.00

Ways to pay



View and pay

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Palace at Coral Gables
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 8348**DATE** 03/31/2026**DUE DATE** 03/31/2026**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 1 ADA Audit.
Please make check payable to VGlobalTech.

BALANCE DUE**\$300.00**

Ways to pay

[View and pay](#)

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 188

4/30/2026

Item No.	Payee	Invoice Number	FY26
1	Billing, Cochran, Lyles, Mauro & Ramsey		
	District Counsel Through 2/28/2026	197535	\$ 500.00
	District Counsel Through 3/31/2026	198022	500.00
2	Miami-Dade County		
	Registered voters	2026.4.29	\$ 60.00
3	PFM Management Services LLC		
	April 2026 District Management Fees	DM-04-2026-59	\$ 3,125.00
4	VGlobalTech		
	Apr Monthly Maintenance	8419	\$ 125.00
SUBTOTALS			\$ 4,310.00
TOTAL			\$ 4,310.00

Oscar Roiz
The Palace Management Group LLC
11355 SW 84th Street
Miami, FL 33173
TEL.: 305-270-7010
Oscar@thepalaceus.com

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

PALACE AT CORAL GABLES CDD
PFM GROUP CONSULTING LLC
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO FL 32817

Page: 1
03/31/2026
Account No: 948-08240M
Statement No: 198022

Attn: JENNIFER WALDEN

PALACE AT CORAL GABLES CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	500.00
Previous Balance	\$1,085.00
Total Current Work	500.00

Payments

04/06/2026	PAYMENT RECEIVED - THANK YOU	-585.00
	Balance Due	<u>\$1,000.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

PALACE AT CORAL GABLES CDD
PFM GROUP CONSULTING LLC
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO FL 32817

Page: 1
02/28/2026
Account No: 948-08240M
Statement No: 197535

Attn: JENNIFER WALDEN

PALACE AT CORAL GABLES CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	500.00
Previous Balance	\$1,585.00
Total Current Work	500.00

Payments

02/13/2026	PAYMENT RECEIVED - THANK YOU	-500.00
02/13/2026	PAYMENT RECEIVED - THANK YOU	-500.00
	Total Payments	-1,000.00
	Balance Due	<u>\$1,085.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

April 29, 2026

Ms. Jane Gaarlandt
PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817

Dear Ms. Jane Gaarlandt:

The Office of the Supervisor of Elections has completed a review of the area described as **Palace at Coral Gables Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Palace at Coral Gables Community Development District**, as described in the attached **MAP**, has **162** voters.

Alina Garcia
Supervisor of Elections

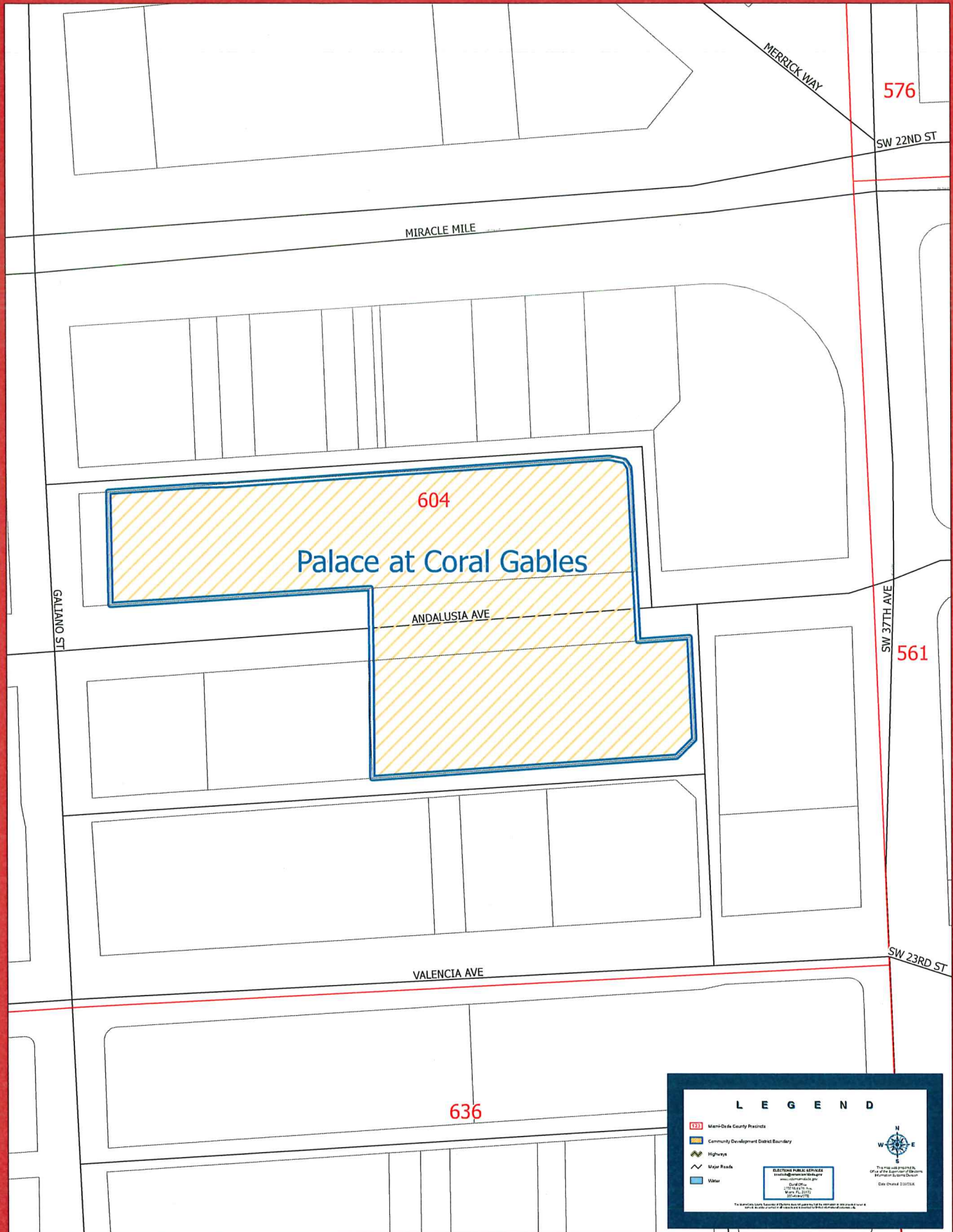
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

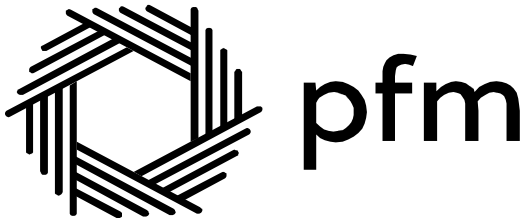
Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Palace at Coral Gables CDD with Precincts





Date	Invoice Number
April 5, 2026	DM-04-2026-59
Payment Terms	Due Date
Upon Receipt	April 5, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Management Services District Acct Dept. 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
PO Box 69751 Baltimore, MD 21264-9751 +1 (215) 5676100

Remittance Options:

<u>Via Mail:</u>
PFM Management Services LLC PO Box 69751 Baltimore, MD 21264-9751 United States of America

RE: District Management Fee: April 2026

Professional Fees	\$3,125.00
Total Amount Due	<u>\$3,125.00</u>

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Palace at Coral Gables CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 8419**DATE** 04/01/2026**DUE DATE** 04/01/2026**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	125.00	125.00

Please make check payable to VGlobalTech.

BALANCE DUE**\$125.00**

Ways to pay

[View and pay](#)

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 189

5/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
198582	Billing Cochran, P.A. (PALACE)	04/30/2026	Palace at Coral Gables	742.50
OE-EXP-04-2026-29	PFM Group Consulting LLC (PALACE)	04/06/2026	Palace at Coral Gables	13.29
DM-05-2026-56	PFM Management Services LLC (PALACE)	05/05/2026	Palace at Coral Gables	3,125.00
OE-EXP-05-2026-47	PFM Management Services LLC (PALACE)	05/06/2026	Palace at Coral Gables	0.74
8500	VGlobalTech (PALACE)	05/01/2026	Palace at Coral Gables	125.00
Total:				4,006.53

Oscar Roiz
The Palace Management Group LLC
11355 SW 84th Street
Miami, FL 33173
TEL.: 305-270-7010
Oscar@thepalaceus.com

BILLING COCHRAN, P.A.
 LAS OLAS SQUARE, SUITE 600
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

PALACE AT CORAL GABLES CDD
 PFM GROUP CONSULTING LLC
 3501 QUADRANGLE BLVD., SUITE 270
 ORLANDO FL 32817

Attn: JENNIFER WALDEN

Page: 1
 04/30/2026
 Account No: 948-08240M
 Statement No: 198582

PALACE AT CORAL GABLES CDD

Fees

		Hours	
04/16/2026			
GAF	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 4/23/26 MEETING OF BOARD OF SUPERVISORS	0.50	
04/21/2026			
GAF	REVIEW DISTRICT FILES; REVIEW MINUTES OF OCTOBER 23, 2025 MEETING OF THE BOARD OF SUPERVISORS	0.40	
04/23/2026			
GAF	PREPARE FOR, TRAVEL, AND ATTEND BOARD OF SUPERVISORS MEETING	1.50	
04/24/2026			
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KWAME JACKSON WITH ATTACHMENT	0.30	
04/28/2026			
GAF	CORRESPONDENCE TO KWAME JACKSON AND JANE GAARLANDT	0.20	
04/30/2026			
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KWAME JACKSON AND REPLY THERETO	0.20	
	For Current Services Rendered	3.30	742.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	3.30	\$225.00	\$742.50

Previous Balance	\$1,000.00
------------------	------------

PALACE AT CORAL GABLES CDD

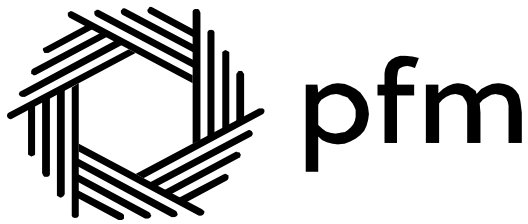
Page: 2
04/30/2026
Account No: 948-08240M
Statement No: 198582

PALACE AT CORAL GABLES CDD

Total Current Work	742.50
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Balance Due	<u>\$1,742.50</u>
-------------	-------------------

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046



Date	Invoice Number
April 6, 2026	OE-EXP-04-2026-29
Payment Terms	Due Date
Upon Receipt	April 6, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: March 2026 FedEx \$13.29

Expenses	\$13.29
Total Amount Due	<u>\$13.29</u>



Date	Invoice Number
May 5, 2026	DM-05-2026-56
Payment Terms	Due Date
Upon Receipt	May 5, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Management Services Dist. Acct. Dept. 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
PO Box 69751 Baltimore, MD 21264-9751 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Management Services LLC PO Box 69751 Baltimore, MD 21264-9751 United States of America

RE: District Management Fee:May 2026

Professional Fees	\$3,125.00
Total Amount Due	<u>\$3,125.00</u>



Date	Invoice Number
May 6, 2026	OE-EXP-05-2026-47
Payment Terms	Due Date
Upon Receipt	May 6, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Management Services District Accounting Dept. 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
PO Box 69751 Baltimore, MD 21264-9751 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC
PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: April 2026 Postage \$0.74

Expenses	\$0.74
Total Amount Due	<u>\$.74</u>

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Palace at Coral Gables CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 8500

DATE 05/01/2026

DUE DATE 05/01/2026

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	125.00	125.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$125.00

Ways to pay



[View and pay](#)

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 190

6/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
199101	Billing Cochran, P.A. (PALACE)	05/31/2026	Palace at Coral Gables	500.00
142358	PFM Group Consulting LLC (PALACE)	06/04/2026	Palace at Coral Gables	762.25
142381	PFM Management Services LLC (PALACE)	06/04/2026	Palace at Coral Gables	505.41
DM-06-2026-56	PFM Management Services LLC (PALACE)	06/05/2026	Palace at Coral Gables	3,125.00
8590	VGlobalTech (PALACE)	06/01/2026	Palace at Coral Gables	125.00
Total:				5,017.66

Oscar Roiz
The Palace Management Group LLC
11355 SW 84th Street
Miami, FL 33173
TEL.: 305-270-7010
Oscar@thepalaceus.com

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

PALACE AT CORAL GABLES CDD
PFM GROUP CONSULTING LLC
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO FL 32817

Page: 1
05/31/2026
Account No: 948-08240M
Statement No: 199101

Attn: JENNIFER WALDEN

PALACE AT CORAL GABLES CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	500.00
Previous Balance	\$1,742.50
Total Current Work	500.00
Balance Due	<u>\$2,242.50</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046



Date	Invoice Number
June 4, 2026	142358
Payment Terms	Due Date
Upon Receipt	June 4, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Group Consulting 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Billable expenses.

Expenses	\$762.25
Total Amount Due	<u>\$762.25</u>



Date	Invoice Number
June 4, 2026	142358
Payment Terms	Due Date
Upon Receipt	June 4, 2026

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	03/30/26	\$762.25
			Advertising <u>\$762.25</u>
			Total Expenses: \$762.25

Jennifer Walden

From: waldenj@pfm.com
Subject: FW: P-Card Payment - Palace at Coral Gables CDD Legal Ad (\$762.25)

From: The Legals Adportal <orders@mcclatchy.com>
Sent: Monday, March 30, 2026 5:02 PM
To: Kwame Jackson <jacksonk@pfm.com>
Subject: Thank you for placing your order with us IPL0327254

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:
IPL0327254

Classification:
Display Ad -
Classified
Section

Package:
Display Ad
Classified -
Create Your
Own

Base amount:
\$739.84

Service fee:
\$22.41

Type
VISA

Discount:
-\$0.00

Total payment:
\$762.25

Payment Type:
visa

Account Details

Kwame Jackson
3501
Quadrangle
Boulevard, Suite
270

Schedule for ad number IPL03272540

Sun Apr 12, 2026

Miami Herald Print Publication
All Zones

Orlando, FL □
32817
407-723-5946
jacksonk@pfm.com
PFM Group
Consulting LLC
Credit Card -
visa
*****9887

**THE PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT
Notice of Public Meeting**

The Board of Supervisors of the Palace at Coral Gables Community Development District will hold its regular Board Meeting on Thursday, April 23, 11:00 a.m. at the offices located at 10850 SW 113 Place, Miami, Florida. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be other persons when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours or from the District's website <http://palaceatcoralgablesccd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any person who decides to appeal any action taken at the meeting is advised that that person will need a record of the proceedings and that accordingly that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt,
District Manager



Date	Invoice Number
June 4, 2026	142381
Payment Terms	Due Date
Upon Receipt	June 4, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Management Services District Accounting Dept. 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
PO Box 69751 Baltimore, MD 21264-9751 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC
PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: Billable Expenses

Expenses	\$505.41
Total Amount Due	<u>\$505.41</u>



Date	Invoice Number
June 4, 2026	142381
Payment Terms	Due Date
Upon Receipt	June 4, 2026

Expense Supporting Detail			
Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	05/11/26	\$505.41
			Advertising <u>\$505.41</u>
			Total Expenses: \$505.41

Jennifer Walden

From: waldenj@pfm.com
Subject: FW: P-Card Payment - Legal Ad for Palace at Coral Gables CDD

From: The Legals Adportal <orders@mcclatchy.com>
Sent: Monday, May 11, 2026 8:55 AM
To: Kwame Jackson <jacksonk@pfm.com>
Subject: Thank you for placing your order with us IPL0339559

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:
IPL0339559
Classification:
Legals & Public
Notices

Package:
MIA - Legal Ads

Base amount:
\$490.45

Service fee:
\$14.96

Type
VISA

Discount:
-\$0.00

Total payment:
\$505.41

Payment Type:
visa

Account Details

Kwame Jackson
3501
Quadrangle
Boulevard, Suite
270
Orlando, FL □
32817
407-723-5946

Schedule for ad number IPL03395590

Wed May 20, 2026
Miami Herald Print Publication
All Zones

jacksonk@pfm.com
PFM Group
Consulting LLC
Credit Card -
visa
*****9887

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the Supervisor of the Palace at Coral Gables Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 15, 2026. Candidates must qualify for the office of Supervisor with the Miami-Dade County Supervisor of Elections located at 2700 NW 87th Ave, Miami, FL 33147, Ph. (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Candidates shall be conducted in accordance with Chapter 106, *Florida Statutes*. The Palace at Coral Gables Community Development District has three seats up for election, specifically seats 1, 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed in the general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

IPL0339559

May 20 2026



Date	Invoice Number
June 5, 2026	DM-06-2026-56
Payment Terms	Due Date
Upon Receipt	June 5, 2026

Bill To:
Palace At Coral Gables CDD c/o PFM Management Services District Accounting Dept. 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
PO Box 69751 Baltimore, MD 21264-9751 +1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC
PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: District Management Fee:June 2026

Professional Fees	\$3,125.00
Total Amount Due	<u>\$3,125.00</u>

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Palace at Coral Gables CDD
3501 Quadrangle Boulevard,
Suite 270, Orlando, FL 32817

INVOICE # 8590**DATE** 06/01/2026**DUE DATE** 06/01/2026**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	125.00	125.00

Please make check payable to VGlobalTech.

BALANCE DUE**\$125.00**

Ways to pay

[View and pay](#)



PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT

Review of District's Financial Position



Palace at Coral Gables CDD

May 2026 Financial Package

May 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Palace at Coral Gables
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$11,895.58				\$11,895.58
Accounts Receivable - Due from Developer	11,877.94				11,877.94
Debt Service Reserve Bond		\$631,687.50			631,687.50
Revenue Bond		2,003.02			2,003.02
Parking Revenue Bond		0.03			0.03
Total Current Assets	<u>\$23,773.52</u>	<u>\$633,690.55</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$657,464.07</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$633,690.55	\$633,690.55
Amount To Be Provided				6,036,309.45	6,036,309.45
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,670,000.00</u>	<u>\$6,670,000.00</u>
Total Assets	<u><u>\$23,773.52</u></u>	<u><u>\$633,690.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,670,000.00</u></u>	<u><u>\$7,327,464.07</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$11,877.94				\$11,877.94
Deferred Revenue	11,877.94				11,877.94
Total Current Liabilities	<u>\$23,755.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$23,755.88</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$6,670,000.00	\$6,670,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,670,000.00</u>	<u>\$6,670,000.00</u>
Total Liabilities	<u><u>\$23,755.88</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,670,000.00</u></u>	<u><u>\$6,693,755.88</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$5,386.38				\$5,386.38
Current Year Net Assets - General Government	(5,368.74)				(5,368.74)
Net Assets, Unrestricted		\$646,236.45			646,236.45
Current Year Net Assets, Unrestricted		(12,545.90)			(12,545.90)
Net Assets, Unrestricted			\$1,223,456.96		1,223,456.96
Net Assets - General Government			(1,223,456.96)		(1,223,456.96)
Total Net Assets	<u><u>\$17.64</u></u>	<u><u>\$633,690.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$633,708.19</u></u>
Total Liabilities and Net Assets	<u><u>\$23,773.52</u></u>	<u><u>\$633,690.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,670,000.00</u></u>	<u><u>\$7,327,464.07</u></u>



Palace at Coral Gables
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$40,080.04				\$40,080.04
Off-Roll Assessments		\$610,242.64			610,242.64
Total Revenues	<u>\$40,080.04</u>	<u>\$610,242.64</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$650,322.68</u>
<u>Expenses</u>					
D & O Insurance	\$3,501.00				\$3,501.00
Trustee Services	3,577.97				3,577.97
Management	25,000.00				25,000.00
Disclosure	1,000.00				1,000.00
District Counsel	4,752.50				4,752.50
Audit	5,300.00				5,300.00
Tax Preparation	11.41				11.41
Postage & Shipping	14.77				14.77
Legal Advertising	737.67				737.67
Miscellaneous	60.00				60.00
Web Site Maintenance	1,600.00				1,600.00
Dues, Licenses, and Fees	175.00				175.00
Principal Payments		\$260,000.00			260,000.00
Interest Payments		376,562.50			376,562.50
Total Expenses	<u>\$45,730.32</u>	<u>\$636,562.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$682,292.82</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$281.54				\$281.54
Interest Income		\$13,773.96			13,773.96
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$281.54</u>	<u>\$13,773.96</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,055.50</u>
Change In Net Assets	(\$5,368.74)	(\$12,545.90)	\$0.00	\$0.00	(\$17,914.64)
Net Assets At Beginning Of Year	<u>\$5,386.38</u>	<u>\$646,236.45</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$651,622.83</u>
Net Assets At End Of Year	<u><u>\$17.64</u></u>	<u><u>\$633,690.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$633,708.19</u></u>



Palace at Coral Gables
Budget to Actual
For The Month Ending 5/31/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
Developer Contributions	\$ 40,080.04	\$ 49,609.36	\$ (9,529.32)	\$ 74,414.00	53.86%
Net Revenues	\$ 40,080.04	\$ 49,609.36	\$ (9,529.32)	\$ 74,414.00	53.86%
<u>General & Administrative Expenses</u>					
D & O Insurance	\$ 3,501.00	\$ 2,422.64	\$ 1,078.36	\$ 3,634.00	96.34%
Trustee Services	3,577.97	3,333.36	244.61	5,000.00	71.56%
Management	25,000.00	25,000.00	-	37,500.00	66.67%
Engineering	-	66.64	(66.64)	100.00	0.00%
Disclosure	1,000.00	666.64	333.36	1,000.00	100.00%
District Counsel	4,752.50	10,000.00	(5,247.50)	15,000.00	31.68%
Reamortization Schedule	-	166.64	(166.64)	250.00	0.00%
Audit	5,300.00	3,686.64	1,613.36	5,530.00	95.84%
Arbitrage Calculation	-	333.36	(333.36)	500.00	0.00%
Tax Preparation	11.41	10.00	1.41	15.00	76.07%
Travel and Per Diem	-	333.36	(333.36)	500.00	0.00%
Postage & Shipping	14.77	100.00	(85.23)	150.00	9.85%
Copies	-	23.36	(23.36)	35.00	0.00%
Legal Advertising	737.67	1,333.36	(595.69)	2,000.00	36.88%
Miscellaneous	60.00	166.64	(106.64)	250.00	24.00%
Office Supplies	-	33.36	(33.36)	50.00	0.00%
Web Site Maintenance	1,600.00	1,800.00	(200.00)	2,700.00	59.26%
Dues, Licenses, and Fees	175.00	133.36	41.64	200.00	87.50%
Total General & Administrative Expenses	\$ 45,730.32	\$ 49,609.36	\$ (3,879.04)	\$ 74,414.00	61.45%
Total Expenses	\$ 45,730.32	\$ 49,609.36	\$ (3,879.04)	\$ -	
Income (Loss) from Operations	\$ (5,650.28)	\$ -	\$ (5,650.28)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 281.54	\$ -	\$ 281.54	\$ -	
Total Other Income (Expense)	\$ 281.54	\$ -	\$ 281.54	\$ -	
Net Income (Loss)	\$ (5,368.74)	\$ -	\$ (5,368.74)	\$ -	