

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' and Auditor Selection Committee Meetings, scheduled to be held at **10850 SW 113th Place, Miami, FL 33176 on Thursday, April 24, 2025, at 11:00 a.m.**

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

Please use the following information to join the telephonic conferencing:

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:**
 - **July 25, 2024, Auditor Selection Committee Meeting**
 - **July 25, 2024, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2025-01, Designating Michael J. Pawelczyk as the District's Registered Agent**
- 3. **Review of Number of Registered Voters** (*under separate cover*)

Business Matters

- 4. **Consideration of VGlobalTech Website Maintenance Proposed Fee Increase**
- 5. **Consideration of Resolution 2025-02, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon** [suggested date: July 24, 2025]
- 6. **Review and Acceptance of the Fiscal Year 2024 Audit Report** (*under separate cover*)
- 7. **Ratification of Auditor Engagement Letter**
- 8. **Consideration of Funding Request Nos. 169 - 176**
- 9. **Review of District's Financial Position**

Other Business

- Staff Reports
 - District Counsel
 - Stormwater Management System Memo
 - District Manager
 - District Engineer
- Supervisors Requests and Audience Comments

Adjournment



**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the:

- **July 25, 2025, Auditor Selection Committee Meeting**
- **July 25, 2025, Board of Supervisors' Meeting**

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

AUDITOR SELECTION COMMITTEE MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Auditor Selection Committee Meeting for the Palace at Coral Gables Community Development District was called to order on Thursday, July 25, 2024, at 11:00 a.m. at 10850 SW 113th Place, Miami, FL 33176.

Board Members present:

Oscar Roiz	Committee Member
Adam Rosenblum	Committee Member
Maria Morales	Committee Member

Also present were:

Jane Gaarlandt	PFM Group Consulting LLC
Kwame Jackson	PFM Group Consulting LLC (via phone)
Rick Montejano	PFM Group Consulting LLC (via phone)
Gregory George	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Review of Auditing Services
Proposals**

- a) **Berger, Toombs, Elam, Gaines & Frank**
- b) **Grau & Associates**
- c) **Carr, Riggs & Ingram (CRI)**

Ms. Gaarlandt presented the District Management's suggested ranking of the three auditor services proposals that were received. She noted that Carr, Riggs & Ingram is the current auditor for the District, but their ranking was lower due to increased pricing. She stated that all of the firms are

equally qualified, but that Carr, Riggs & Ingram has provided auditing services to the District for the past few years.

FOURTH ORDER OF BUSINESS

Ranking of Auditing Services Proposals

There was discussion weighing cost, previous experiences, and impressions of the three firms.

Ms. Gaarlandt noted that Berger, Toombs, Elam, Gaines & Frank at times did not meet the audit report deadline for other District's managed by PFM Group Consulting.

Mr. Montejano stated that Grau works well with PFM Group Consulting and has been very efficient. The Board decided to change the ranking of Berger, Toombs, Elam, Gaines & Frank on ability of personnel from 20 points to 18 points.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the Auditor Selection Committee of the Palace at Coral Gables Community Development District approved the Auditor Selection Rankings with Carr, Riggs, & Ingram at 95.2 points, Berger, Toombs, Elam, Gaines & Frank at 98 points, and Grau & Associates at 99.8 points.

FIFTH ORDER OF BUSINESS

Adjournment

With no further business to discuss, Ms. Gaarlandt suggested a motion to adjourn.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the July 25, 2024, Auditor Selection Committee Meeting of the Palace at Coral Gables Community Development District was adjourned at approximately 11:07 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

**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, July 25, 2024, at 11:08 a.m. at 10850 SW 113th Place, Miami, FL 33176.

Board Members present:

Oscar Roiz	Chairman
Adam Rosenblum	Assistant Secretary
Maria Morales	Assistant Secretary

Also present were:

Jane Gaarlandt	PFM Group Consulting LLC
Kwame Jackson	PFM Group Consulting LLC (via phone)
Rick Montejano	PFM Group Consulting LLC (via phone)
Gregory George	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted that there were no members of the public present.

THRID ORDER OF BUSINESS

**Consideration of the Minutes
of the:**

- a) **April 25, 2024, Board
of Supervisors'
Meeting**
- b) **April 25, 2024, Auditor
Selection Committee
Meeting**

The Board reviewed the minutes of the April 25, 2024, Board of Supervisors' Meeting and the minutes of the April 25, 2024, Auditor Selection Committee Meeting.

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 minutes of the April 25, 2024, Board of Supervisors' Meeting and the April 25, 2024, Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS

Review of Number of Registered Voters

Ms. Gaarlandt stated that as of April 15, 2024, there were 172 registered voters within the District.

No action was required by the Board.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Declaring Vacancies on the Board for Seat 3 and Seat 4

Ms. Gaarlandt explained that two Board seats up for general election in November 2024 and that no person qualified for the seats during the qualification period. She noted that the two Board members who currently hold those seats will 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 2024-06, Declaring Vacancies on the Board for Seat 3 and Seat 4.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Adopting an Annual Meeting Schedule for Fiscal Year 2025

Ms. Gaarlandt stated that the resolution anticipates keeping the same quarterly schedule with on the fourth Thursday of the month.

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 2024-07, Adopting an Annual Meeting Schedule for Fiscal Year 2025.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2024-08, Electronic Signature
Policy**

Ms. Gaarlandt presented the resolution outlining the policy surrounding electronic signatures.

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 2024-08, Electronic Signature Policy.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2024-09, Records Retention
Policy**

Ms. Gaarlandt explained that this resolution makes the electronic records for the District the official records.

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 2024-09, Records Retention Policy.

NINTH ORDER OF BUSINESS

**Consideration of Resolution
2024-10, Adopting Goals,
Objectives, and Performance
Measures and Standards**

Ms. Gaarlandt presented the resolution and explained that these goals can be adjusted annually.

Mr. George confirmed that these goals and objectives are now required by law.

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 2024-10, Adopting Goals, Objectives, and Performance Measures and Standards.

TENTH ORDER OF BUSINESS

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

- a) Public Comments and
Testimony**
- b) Board Comments**
- c) Consideration of
Resolution 2024-11,
Adopting the Fiscal
Year 2025 Budget and
Appropriating Funds**

Ms. Gaarlandt stated that the budget was submitted to the county 60 days prior to the meeting and that it was noticed in the paper.

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 opened the public hearing for the Adoption of the District's Annual Budget.

Ms. Gaarlandt noted that there were no members of the public present.

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 closed the public hearing for the Adoption of the District's Annual Budget.

Mr. Montejano confirmed that there were no changes made to the budget since it was presented as a proposed budget.

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 2024-11, Adopting the Fiscal Year 2025 Budget and Appropriating Funds.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2025 Funding Agreement**

Ms. Gaarlandt stated that the District is developer funded and expenses are determined on an as incurred basis.

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 Fiscal Year 2025 Funding Agreement.

TWELFTH ORDER OF BUSINESS

**Consideration of PFM Fee
Increase Letter**

Ms. Gaarlandt stated that this formalizes the District Management line-item increase that was approved in the budget.

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 PFM Fee Increase Letter.

THIRTEENTH ORDER OF BUSINESS

**Consideration of
Recommendation of the
Auditor Selection Committee**

Ms. Gaarlandt reviewed the auditor proposals and rankings, with Grau & Associates having 99.8 points, Berger, Tombs, Elam, Gaines & Frank having 98 points and Carr, Riggs and Ingram having 95.2 points. She stated that the recommendation of the Auditor Selection Committee is to negotiate an agreement with Grau & Associates.

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 Auditor Selection Committee's recommendation to negotiate an agreement with Grau & Associates.

FOURTEENTH ORDER OF BUSINESS

**Review and Acceptance of the
Fiscal Year 2023 Audit Report**

Ms. Gaarlandt stated that the report was circulated prior to the submittal.

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 accepted the Fiscal Year 2023 Audit Report.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Funding
Request Nos. 166 – 168**

The Board reviewed the funding requests.

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. 166-168.

SIXTEENTH ORDER OF BUSINESS

**Review of District's Financial
Position**

The Board reviewed the District Financials. No action was required by the Board.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. George explained the new legislature requiring the District to establish goals and performance measures.

District Manager – Ms. Gaarlandt confirmed that the Board Members had completed their Form 1 filings. She reminded the Board of the required ethics training. Ms. Gaarlandt presented a memorandum to the Board from the District Secretary designating the District Secretary the Custodian of Public Records and appointing same as the Records Management Liaison Officer.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments & Adjournment

Mr. Jackson stated that per the Board’s request, he confirmed that the South Florida Business Journal would be more expensive than the Miami Herald to publish legal notices. He stated that of the publishers reviewed, the Miami Herald comes in at the lowest cost.

There was discussion surrounding the options for legal publications and publishing on the County’s website.

There was no further business to discuss.

On Motion by Mr. Roiz, seconded by Mr. Rosenblum with all in favor, the July 25, 2024, Board of Supervisors’ Meeting of the Palace at Coral Gables Community Development District was adjourned at approximately 11:27 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

**Consideration of Resolution 2025-01,
Designating Michael J. Pawelczyk as
the District's Registered Agent**

RESOLUTION 2025-01

**A RESOLUTION OF THE PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT’S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Palace at Coral Gables Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF APRIL 2025.

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Review of Number of Registered Voters

(provided under separate cover)

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

**Consideration of VGlobalTech
Website Maintenance Proposed Fee Increase**

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

**Consideration of Resolution 2025-02,
Approving a Preliminary Budget for FY 2026
and Setting a Public Hearing Date Thereon
[suggested date: July 24, 2025]**

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of The Palace at Coral Gables Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 24, 2025

HOUR: 11:00 a.m.

LOCATION: 10850 SW 113 Place
Miami, Florida 33176

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF APRIL 2025.

ATTEST:

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

Secretary/ Assistant Secretary

By:

Its:

Exhibit: Fiscal Year 2025/2026 Proposed Budget



Palace at Coral Gables CDD

FY 2026 Preliminary Proposal Budgets

April 17, 2025

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



Palace at Coral Gables
FY 2026 Preliminary Proposed O&M Budget

	FY 2025 Adopted Budget	FY 2026 Preliminary Proposed Budget
<u>Revenues</u>		
Developer Contributions	\$74,414.00	\$ 74,414.00
Net Revenues	<u>\$74,414.00</u>	<u>\$ 74,414.00</u>
<u>General & Administrative Expenses</u>		
D & O Insurance	\$ 3,494.00	\$ 3,634.00
Trustee Services	5,000.00	5,000.00
Management	37,500.00	37,500.00
Engineering	100.00	100.00
Disclosure	1,000.00	1,000.00
District Counsel	15,000.00	15,000.00
Reamortization Schedule	250.00	250.00
Audit	5,850.00	5,530.00
Tax Preparation Fees	-	15.00
Arbitrage	500.00	500.00
Travel and Per Diem	500.00	500.00
Postage & Shipping	150.00	150.00
Copies	50.00	35.00
Legal Advertising	2,000.00	2,000.00
Miscellaneous	250.00	250.00
Office Supplies	50.00	50.00
Web Site Maintenance	2,520.00	2,700.00
Dues, Licenses, and Fees	200.00	200.00
Total General & Administrative Expenses	<u>\$ 74,414.00</u>	<u>\$ 74,414.00</u>
Total Expenses	<u>\$ 74,414.00</u>	<u>\$ 74,414.00</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>

Palace at Coral Gables Community Development District
O & M Budget Item Description FY 2026

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 Fee:

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 2026

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

Preliminary Proposed Debt Service Fund Budget

Series 2011A Special Assessment Bonds

Fiscal Year 2026

	Prelim. Proposed FY 2026 Budget
REVENUES:	
Developer Contributions	\$ 818,343.75
Parking Garage Revenues	-
TOTAL REVENUES	\$ 818,343.75
EXPENDITURES:	
Series 2011A - Interest 11/1/2025	\$ 188,281.25
Series 2011A - Principal 5/1/2026	260,000.00
Series 2011A - Interest 5/1/2026	188,281.25
TOTAL EXPENDITURES	\$ 636,562.50
EXCESS REVENUES	
2011A Interest 11/1/2026	\$ 181,781.25

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

**Review and Acceptance of
the Fiscal Year 2024 Audit Report**

(provided under separate cover)

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

**Consideration of Funding Request
Nos. 169 – 176**

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 169
7/31/2024

Item No.	Payee	Invoice Number	FY24
1	Billing, Cochran, Lyles, Mauro & Ramsey District Counsel through 06/30/2024	188481	\$ 500.00
2	PFM Group Consulting Billable Expenses: June 2024 June 2024 Postage	131554 OE-EXP-07-2024-27	\$ 755.57 1.28
3	US Bank Administration Fees 07/01/2024 - 06/30/2025	7407971	\$ 4,770.63
4	VGlobalTech July Website Maintenance Fee	6360	\$ 110.00
		Subtotal	\$ 6,137.48
TOTAL			\$ 6,137.48

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
06/30/2024
Account No: 948-08240M
Statement No: 188481

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	\$2,117.50
Total Current Work	500.00

Payments

07/02/2024	PAYMENT RECEIVED - THANK YOU	-1,117.50
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Balance Due

RECEIVED

By Stedman Valentine at 8:38 am, Jul 12, 2024

\$1,500.00

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



Date	Invoice Number
July 8, 2024	131554
Payment Terms	Due Date
Upon Receipt	July 8, 2024

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	\$755.57
Total Amount Due	\$755.57



pfm

Date	Invoice Number
July 8, 2024	131554
Payment Terms	Due Date
Upon Receipt	July 8, 2024

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	06/07/24	\$755.57
			Advertising <u>\$755.57</u>
			Total Expenses: \$755.57

Jennifer Walden

Subject: FW: Thank you for placing your order with us IPL0177685

From: The Legals Adportal <orders@mcclatchy.com>
Sent: Friday, June 7, 2024 5:09 PM
To: Kwame Jackson <jacksonk@pfm.com>
Subject: Thank you for placing your order with us IPL0177685

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. This transaction will show up on your credit card statement as McClatchy.

Job Details

Order Number:
IPL0177685
Classification:
Legals & Public Notices
Package:
MIA - Legal Ads
Order Cost:
\$755.57
Payment Type:
Visa

Account Details

Kwame Jackson
3501 Quadrangle Boulevard, Suite 270
Orlando, FL ♦ 32817
407-723-5946
jacksonk@pfm.com
PFM Group Consulting LLC
Credit Card - Visa *****9887

Schedule for ad number IPL01776850

Mon Jun 17, 2024
Miami Herald
All Zones

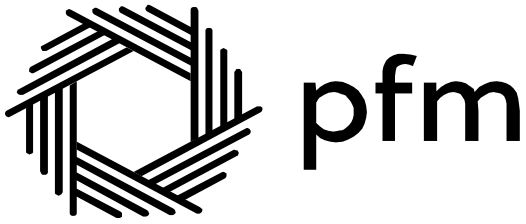
**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT
DISTRICT**

**REQUEST FOR PROPOSALS
FOR ANNUAL AUDIT SERVICES**

The Palace at Coral Gables Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for two (2) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Miami-Dade County and has an operating budget of approximately \$71,832.86. The final contract will require that, among other things, the audit for Fiscal Year 2024 be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the



Date	Invoice Number
July 23, 2024	OE-EXP-07-2024-27
Payment Terms	Due Date
Upon Receipt	July 23, 2024

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: June 2024 Postage \$1.28

Expenses	\$1.28
Total Amount Due	\$1.28

RECEIVED
By Stedman Valentine at 5:25 pm, Jul 23, 2024



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7407971



000000275 02 SP 106481096195369 S

Pfm Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7407971
Account Number: 148935000
Invoice Date: 07/25/2024
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Pfm Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817
United States

PALACE AT CORAL GABLES CDED SERIES 2011

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,770.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PALACE AT CORAL GABLES CDED SERIES 2011

Invoice Number: 7407971
Account Number: 148935000
Current Due: \$4,770.63

Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 148935000
Invoice # 7407971
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7407971
 Invoice Date: 07/25/2024
 Account Number: 148935000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

PALACE AT CORAL GABLES CDED SERIES 2011

Accounts Included 148935000 148935001 148935002 148935004 148935006 148935007
 In This Relationship: 148935008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 07/01/2024 - 06/30/2025				\$4,427.50
Incidental Expenses 07/01/2024 to 06/30/2025	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63



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 # 6360

DATE 07/01/2024

DUE DATE 07/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 9:30 am, Jul 16, 2024

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 170

8/20/2024

Item No.	Payee	Invoice Number	FY24
1	Billing, Cochran, Lyles, Mauro & Ramsey District Counsel through 03/31/2024	186956	\$ 500.00
2	PFM Group Consulting Billable Expenses: August 2024 District Management Fees August 2024	131950 DM-08-2024-40	\$ 1,159.68 \$ 2,916.67
		Subtotal	\$ 4,576.35
		TOTAL	\$ 4,576.35

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
03/31/2024
Account No: 948-08240M
Statement No: 186956

Attn: JENNIFER WALDEN

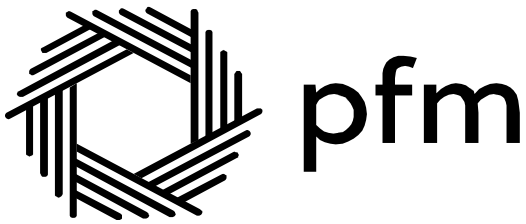
PALACE AT CORAL GABLES CDD

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	\$1,500.00
Total Current Work	500.00
Balance Due	<u>\$2,000.00</u>

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



Date	Invoice Number
August 8, 2024	131950
Payment Terms	Due Date
Upon Receipt	August 8, 2024

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:

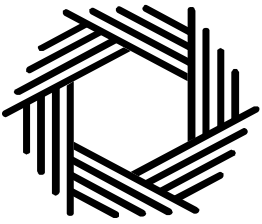
Via Mail:

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

RE: Billable Expenses.

Expenses	\$1,159.68
Total Amount Due	\$1,159.68

RECEIVED
By Stedman Valentine at 11:24 am, Aug 19, 2024



pfm

Date	Invoice Number
August 8, 2024	131950
Payment Terms	Due Date
Upon Receipt	August 8, 2024

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	06/17/24	\$1,159.68
			Advertising \$1,159.68
			Total Expenses: \$1,159.68

Jennifer Walden

From: waldenj@pfm.com
Subject: FW: P-Card re Palace at Coral Gables CDD - Fw: Thank you for placing your order with us IPL0179389

From: The Legals Adportal <orders@mcclatchy.com>
Sent: Monday, June 17, 2024 3:52 PM
To: Kwame Jackson <jacksonk@pfm.com>
Subject: Thank you for placing your order with us IPL0179389

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. This transaction will show up on your credit card statement as McClatchy.

For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:
IPL0179389
Classification:
Legals & Public Notices
Package:
MIA - Legal Ads
Order Cost:
\$1,159.68
Payment Type:
Visa

Account Details

Kwame Jackson
3501 Quadrangle Boulevard, Suite 270
Orlando, FL ♦ 32817
407-723-5946
jacksonk@pfm.com
PFM Group Consulting LLC
Credit Card - Visa *****9887

Schedule for ad number IPL01793890

Wed Jul 10, 2024
Miami Herald
All Zones
Wed Jul 17, 2024
Miami Herald
All Zones

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF PUBLIC
HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2024/2025 BUDGETS;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors of the Palace at Coral Gables Community Development District will hold a public hearing on July 25, 2024 at 11:00 a.m. at 10850 SW 113th Place, Miami, FL 33176 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2024/2025. A regular meeting of the Board will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, Phone: (407) 723-5900, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at www.palaceatcoralgablesccd.com at least two days before the budget public hearing date. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability



Date	Invoice Number
August 8, 2024	DM-08-2024-40
Payment Terms	Due Date
Upon Receipt	August 8, 2024

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

RECEIVED
By Stedman Valentine at 2:28 pm, Aug 19, 2024

RE: District Management Fee: August 2024

Professional Fees	\$2,916.67
Total Amount Due	\$2,916.67

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 171

9/9/2024

Item No.	Payee	Invoice Number	FY24	FY25
1	Billing, Cochran, Lyles, Mauro & Ramsey District Counsel through 07/31/2024	188871	\$ 1,172.50	
2	EGIS FY25 Insurance	24519		\$ 3,303.00
		Subtotal	<u>\$1,172.50</u>	<u>3,303.00</u>
			<u>TOTAL</u>	<u>\$4,475.50</u>

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

Account No: 948-08240M
 Statement No: 188871

Attn: JENNIFER WALDEN

PALACE AT CORAL GABLES CDD

Fees

		Hours	
07/12/2024			
GFG	MONITOR AND REVIEW LEGISLATION PRESENTED DURING THE 2024 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; PREPARE MEMORANDUM TO DISTRICT MANAGER (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.40	
MJP	FINALIZE MEMORANDUM RE: 2024 LEGISLATIVE SESSION; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS	0.10	
07/17/2024			
GEW	REVIEW AND REVISE RESOLUTION AND GOALS AND OBJECTIVES	0.40	
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT WITH ATTACHMENTS	0.40	
07/18/2024			
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 7/25/24 MEETING OF BOARD OF SUPERVISORS	0.50	
GFG	CORRESPONDENCE TO JANE GAARLANDT	0.20	
07/19/2024			
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JANE GAARLANDT	0.20	
07/25/2024			
GFG	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING AND PUBLIC HEARING	2.90	
	For Current Services Rendered	5.10	1,172.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GINGER E. WALD	PARTNERS	0.40	\$275.00	\$110.00

PALACE AT CORAL GABLES CDD

Page: 2
07/31/2024
Account No: 948-08240M
Statement No: 188871

PALACE AT CORAL GABLES CDD

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	0.10	275.00	27.50
GREGORY F. GEORGE	ASSOCIATES	4.60	225.00	1,035.00

Previous Balance \$1,500.00

Total Current Work 1,172.50

Payments

08/02/2024 PAYMENT RECEIVED - THANK YOU -500.00

Balance Due \$2,172.50

RECEIVED

By Stedman Valentine at 2:35 pm, Aug 23, 2024

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



INVOICE

Customer	Palace at Coral Gables Community Development District
Acct #	469
Date	08/20/2024
Customer Service	Charisse Bitner
Page	1 of 1

Palace at Coral Gables Community Development District
 c/o PFM Group Consulting, LLC
 3501 Quadrangle Boulevard, Suite 270
 Orlando, FL 32817

Payment Information	
Invoice Summary	\$ 3,303.00
Payment Amount	
Payment for:	Invoice#24519
100124205	

Thank You

Please detach and return with payment



Customer: Palace at Coral Gables Community Development District

Invoice	Effective	Transaction	Description	Amount
24519	10/01/2024	Renew policy	Policy #100124205 10/01/2024-10/01/2025 Florida Insurance Alliance GL,HNO - Renew policy Due Date: 8/20/2024	3,303.00

Total	
\$	3,303.00

Thank You

Received 9/9/24

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		08/20/2024

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 172

9/30/2024

Item No.	Payee	Invoice Number	FY24
1	Billing, Cochran, Lyles, Mauro & Ramsey District Counsel through 08/31/2024	189378	\$ 500.00
2	Grau & Associates Audit FYE 2024	26408	\$ 1,000.00
3	PFM Group Consulting September District Management Fees August 2024 Postage	DM-09-2024-40 OE-EXP-09-2024-18	\$ 2,916.63 2.07
4	VGlobalTech Q2 ADA Audit Q3 ADA Audit August Website Maintenance Fee September Website Maintenance Fee	6290 6588 6437 6520	\$ 300.00 300.00 110.00 110.00
		Subtotal	<u>\$ 5,238.70</u>
		TOTAL	<u>\$ 5,238.70</u>

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
08/31/2024
Account No: 948-08240M
Statement No: 189378

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	\$2,172.50
Total Current Work	500.00

Payments

08/16/2024	PAYMENT RECEIVED - THANK YOU	-500.00
------------	------------------------------	---------

Balance Due

RECEIVED

By Stedman Valentine at 12:10 pm, Sep 11, 2024

\$2,172.50

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Palace at Coral Gables Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817*

Invoice No. 26408
Date 09/30/2024

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



Date	Invoice Number
September 13, 2024	OE-EXP-09-2024-18
Payment Terms	Due Date
Upon Receipt	September 13, 2024

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

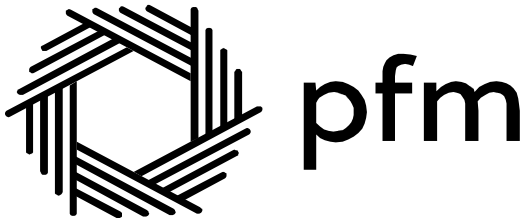
Remittance Options:

Via Mail:

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

RE: August 2024 Postage \$2.07

Expenses	\$2.07
Total Amount Due	\$2.07



Date	Invoice Number
September 9, 2024	DM-09-2024-40
Payment Terms	Due Date
Upon Receipt	September 9, 2024

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: September 2024

Professional Fees	\$2,916.63
Total Amount Due	\$2,916.63

RECEIVED
By Stedman Valentine at 4:54 pm, Sep 20, 2024

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 # 6290

DATE 06/30/2024

DUE DATE 06/30/2024

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 2 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

RECEIVED

By Stedman Valentine at 9:45 am, Sep 18, 2024

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 # 6437

DATE 08/01/2024

DUE DATE 08/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 9:45 am, Sep 18, 2024

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 # 6520

DATE 09/01/2024

DUE DATE 09/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 9:45 am, Sep 18, 2024

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 # 6588

DATE 09/30/2024

DUE DATE 09/30/2024

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 3 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

RECEIVED

By Stedman Valentine at 5:09 pm, Sep 30, 2024

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 173

10/21/2024

Item No.	Payee	Invoice Number	FY24	FY25
1	Billing, Cochran, Lyles, Mauro & Ramsey District Counsel through 09/30/2024	189756	\$ 500.00	
2	FloridaCommerce Special District Fee FY25	91116		175.00
3	PFM Group Consulting October District Management Fees July 2024 Postage/Fedex	DM-10-2024-42 OE-EXP-08-2024-25	\$ 10.00	3,125.00
4	VGlobalTech October Website Maintenance Fee	6646		\$ 110.00
		Subtotal	\$ 510.00	3,410.00
			TOTAL	\$ 3,920.00

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
09/30/2024
Account No: 948-08240M
Statement No: 189756

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	\$2,172.50
Total Current Work	500.00

Payments

09/25/2024	PAYMENT RECEIVED - THANK YOU	-500.00
09/25/2024	PAYMENT RECEIVED - THANK YOU	-1,172.50
	Total Payments	-1,672.50
	Balance Due	<u>\$1,000.00</u>

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

FloridaCommerce, Special District Accountability Program
Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2024				Invoice No: 91116
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

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

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

Palace at Coral Gables Community Development District
 Mr. Dennis Lyles
~~SunTrust Center, Sixth Floor~~ Las Olas Square, Suite 600
 515 East Las Olas Boulevard
 Fort Lauderdale, Florida 33301



- 2. Telephone: 954-764-7150 Ext:
- 3. Fax: 954-764-7279
- 4. Email: dlyles@bclmr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: palaceatcoralgablesccd.com
- 8. County(ies): Miami-Dade
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 04/27/2011
- 11. Creation Document on File: 04/27/2011
- 12. Date Established: 07/30/2010
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Coral Gables
- 15. Creation Document(s): County Ordinance 10-49
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

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

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

Registered Agent's Signature: *Dennis E. Lyles* Date 10/15/24

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

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Date	Invoice Number
October 7, 2024	DM-10-2024-42
Payment Terms	Due Date
Upon Receipt	October 7, 2024

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: October 2024

Professional Fees

\$3,125.00

Total Amount Due

\$3,125.00



Date	Invoice Number
August 14, 2024	OE-EXP-08-2024-25
Payment Terms	Due Date
Upon Receipt	August 14, 2024

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: July 2024 Fedex \$10.00

Expenses	\$10.00
Total Amount Due	\$10.00

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 # 6646

DATE 10/01/2024

DUE DATE 10/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 11:16 am, Oct 02, 2024

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 174

12/17/2024

Item No.	Payee	Invoice Number	FY25
1	Billing, Cochran, Lyles, Mauro & Ramsey		
	District Counsel through 10/31/2024	190236	\$ 512.50
	District Counsel Through 11/30/2024	190758	500.00
2	PFM Group Consulting		
	Billable Expenses: November 2024	133495	\$ 549.32
	November District Management Fees	DM-11-2024-42	3,125.00
	December District Management Fees	DM-12-2024-44	3,125.00
	October Postage	OE-EXP-11-2024-25	0.69
3	VGlobalTech		
	November Website Maintenance Fee	6725	\$ 110.00
TOTAL			\$ 7,922.51

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

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

Account No: 948-08240M
 Statement No: 190236

Attn: JENNIFER WALDEN

PALACE AT CORAL GABLES CDD

Fees

		Hours	
10/09/2024			
GFG	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.30	
GFG	CORRESPONDENCE TO DISTRICT MANAGER	0.20	
GFG	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
GFG	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
10/10/2024			
DEL	CORRESPONDENCE FROM FLORIDACOMMERCE WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30	
10/11/2024			
GFG	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
GFG	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
10/15/2024			
DEL	PREPARATION OF FLORIDACOMMERCE UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40	
10/27/2024			
MJP	CORRESPONDENCE TO DISTRICT MANAGER RE: WEBSITE COMPLIANCE	0.10	
	For Current Services Rendered	2.10	512.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.70	\$275.00	\$192.50
MICHAEL J. PAWELCZYK	PARTNERS	0.10	275.00	27.50
GREGORY F. GEORGE	ASSOCIATES	1.30	225.00	292.50

PALACE AT CORAL GABLES CDD

Page: 2
10/31/2024
Account No: 948-08240M
Statement No: 190236

PALACE AT CORAL GABLES CDD

Previous Balance	\$1,000.00
Total Current Work	512.50
Balance Due	<u>\$1,512.50</u>

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

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
11/30/2024
Account No: 948-08240M
Statement No: 190758

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	\$1,512.50
Total Current Work	500.00

Payments

11/22/2024	PAYMENT RECEIVED - THANK YOU	-500.00
	Balance Due	<u>\$1,512.50</u>

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



Date	Invoice Number
November 8, 2024	133495
Payment Terms	Due Date
Upon Receipt	November 8, 2024

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

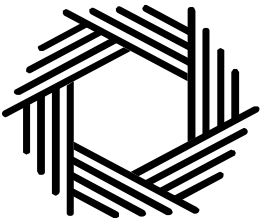
Remittance Options:

Via Mail:

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

RE: Billable expenses.

Expenses	\$549.32
Total Amount Due	\$549.32



pfm

Date	Invoice Number
November 8, 2024	133495
Payment Terms	Due Date
Upon Receipt	November 8, 2024

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Jennifer Walden	10/09/24	\$549.32

Advertising \$549.32

Total Expenses: \$549.32

ORDER DETAILS

Order Number: IPL0198779
External Order #: 601282
Order Status: Approved
Classification: Legals & Public Notices
Package: MIA - Legal Ads
Final Cost: \$549.32
Payment Type: Visa
User ID: IPL0049400

ACCOUNT INFORMATION

Kwame Jackson
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
407-723-5946
jacksonk@pfm.com
PFM Group Consulting LLC

PAYMENT DETAILS

Visa*****9887 12/2025

TRANSACTION REPORT

Date October 9, 2024 2:00:02
PM EDT
Amount: \$549.32

SCHEDULE FOR AD NUMBER IPL01987790

October 17, 2024
Miami Herald Print
Publication

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

The Board of Supervisors of The Palace at Coral Gables Community Development District will hold its meetings for the 2024/2025 Fiscal Year at 10850 SW 113th Place, Miami, FL 33176 at 11:00 a.m. on a quarterly schedule the fourth Thursday of the following months:

October 24, 2024
January 23, 2025
April 24, 2025
July 24, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

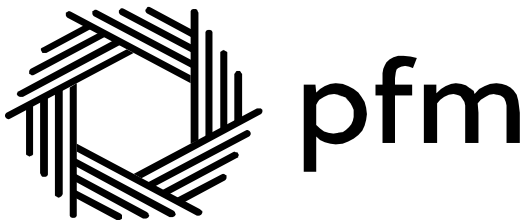
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the

testimony and evidence upon which
such appeal is to be based.

Jane Gaarlandt
District Manager

IPL0198779
Oct 17 2024



Date	Invoice Number
December 9, 2024	DM-12-2024-44
Payment Terms	Due Date
Upon Receipt	December 9, 2024

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: December 2024

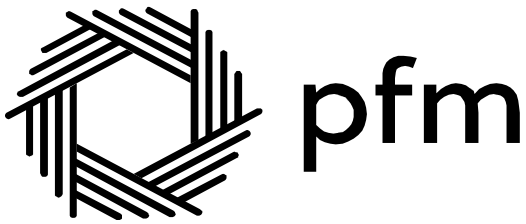
Professional Fees

\$3,125.00

Total Amount Due

\$3,125.00

RECEIVED
By Stedman Valentine at 2:21 pm, Dec 10, 2024



Date	Invoice Number
November 5, 2024	DM-11-2024-42
Payment Terms	Due Date
Upon Receipt	November 5, 2024

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: November 2024

RECEIVED
By Stedman Valentine at 11:26 am, Nov 07, 2024

Professional Fees

\$3,125.00

Total Amount Due

\$3,125.00



Date	Invoice Number
November 13, 2024	OE-EXP-11-2024-25
Payment Terms	Due Date
Upon Receipt	November 13, 2024

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: October 2024 Postage \$0.69

Expenses	\$0.69
Total Amount Due	\$.69

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 # 6725

DATE 11/01/2024

DUE DATE 11/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 10:59 am, Nov 04, 2024

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 175

1/22/2025

Item No.	Payee	Invoice Number	FY25
1	PFM Group Consulting FY25 Disclosure Fee: Bond 2011	134323	\$ 1,000.00
2	VGlobalTech Q4 ADA Audit	6823	\$ 300.00
	December Website Maintenance Fee	6845	\$ 110.00
	January Website Maintenance Fee	6932	\$ 110.00
TOTAL			\$ 1,520.00

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



Date	Invoice Number
December 18, 2024	134323
Payment Terms	Due Date
Upon Receipt	December 18, 2024

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: Annual Disclosure for the period of 10.1.24 - 9.30.25

Bond issue 2011

\$1,000.00

Total Amount Due

\$1,000.00

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 # 6823

DATE 12/01/2024

DUE DATE 12/01/2024

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 4 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

RECEIVED

By Stedman Valentine at 5:16 pm, Dec 23, 2024

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 # 6845

DATE 12/01/2024

DUE DATE 12/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

RECEIVED

By Stedman Valentine at 5:23 pm, Dec 23, 2024

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 # 6932

DATE 01/01/2025

DUE DATE 01/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00



RECEIVED
By Stedman Valentine at 9:30 am, Jan 07, 2025

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request # 176

3/16/2025

Item No.	Payee	Invoice Number	FY25
1	Billing, Cochran, Lyles, Mauro & Ramsey		
	District Counsel through 12/31/2024	191249	\$ 500.00
	District Counsel Through 01/31/2025	191783	500.00
	District Counsel Through 2/28/2025	192272	500.00
2	Grau and Associates		
	Audit FYE 09/30/2024	26408	\$ 1,500.00
	Audit FYE 09/30/2024	27041	500.00
3	PFM Group Consulting		
	January District Management Fees	DM-01-2025-45	\$ 3,125.00
	February District Management Fees	DM-02-2025-46	3,125.00
	March District Management Fees	DM-03-2025-46	3,125.00
4	VGlobalTech		
	Q4 ADA Audit	6437	\$ 110.00
	February Website Maintenance Fee	7008	110.00
	March Website Maintenance Fee	7086	110.00
TOTAL			\$ 13,205.00

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

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
12/31/2024
Account No: 948-08240M
Statement No: 191249

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	\$1,512.50
Total Current Work	500.00

Payments

12/31/2024	PAYMENT RECEIVED - THANK YOU	-500.00
	Balance Due	<u>\$1,512.50</u>

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

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
02/28/2025
Account No: 948-08240M
Statement No: 192272

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	\$1,000.00
Total Current Work	500.00
Balance Due	<u>\$1,500.00</u>

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

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, 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
01/31/2025
Account No: 948-08240M
Statement No: 191783

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	RECEIVED	\$1,512.50
Total Current Work	<i>By Stedman Valentine at 11:39 am, Feb 13, 2025</i>	500.00

Payments

01/24/2025	PAYMENT RECEIVED - THANK YOU	-500.00
01/24/2025	PAYMENT RECEIVED - THANK YOU	-512.50
	Total Payments	-1,012.50
	Balance Due	<u>\$1,000.00</u>

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Palace at Coral Gables Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817*

Invoice No. 26840
Date 02/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Palace at Coral Gables Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817*

Invoice No. 27041
Date 03/03/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



Date	Invoice Number
January 24, 2025	DM-01-2025-45
Payment Terms	Due Date
Upon Receipt	January 24, 2025

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: January 2025

Professional Fees	\$3,125.00
Total Amount Due	\$3,125.00



Date	Invoice Number
March 12, 2025	DM-03-2025-46
Payment Terms	Due Date
Upon Receipt	March 12, 2025

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

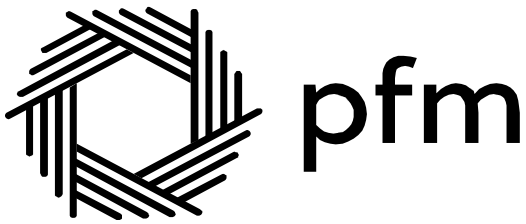
RE: District Management Fee: March 2025

Professional Fees

\$3,125.00

Total Amount Due

\$3,125.00



Date	Invoice Number
February 12, 2025	DM-02-2025-46
Payment Terms	Due Date
Upon Receipt	February 12, 2025

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

RECEIVED
By Stedman Valentine at 1:15 pm, Feb 27, 2025

RE: District Management Fee: February 2025

Professional Fees

\$3,125.00

Total Amount Due

\$3,125.00

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 # 7086

DATE 03/01/2025

DUE DATE 03/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

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 # 7008

DATE 02/01/2025

DUE DATE 02/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$110.00

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Review of District's Financial Position



Palace at Coral Gables CDD

March 2025 Financial Package

March 31, 2025

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



Palace at Coral Gables
Statement of Financial Position
As of 3/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$11,540.71				\$11,540.71
Debt Service Reserve Bond		\$631,687.50			631,687.50
Revenue Bond		11,922.74			11,922.74
Parking Revenue Bond		0.03			0.03
Total Current Assets	\$11,540.71	\$643,610.27	\$0.00	\$0.00	\$655,150.98
<u>Investments</u>					
Amount Available in Debt Service Funds				\$643,610.27	\$643,610.27
Amount To Be Provided				6,531,389.73	6,531,389.73
Total Investments	\$0.00	\$0.00	\$0.00	\$7,175,000.00	\$7,175,000.00
Total Assets	\$11,540.71	\$643,610.27	\$0.00	\$7,175,000.00	\$7,830,150.98
<u>Liabilities and Net Assets</u>					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$7,175,000.00	\$7,175,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$7,175,000.00	\$7,175,000.00
Total Liabilities	\$0.00	\$0.00	\$0.00	\$7,175,000.00	\$7,175,000.00
<u>Net Assets</u>					
Net Assets - General Government	\$14,957.14				\$14,957.14
Current Year Net Assets - General Govt	(3,416.43)				(3,416.43)
Net Assets, Unrestricted		\$648,790.07			648,790.07
Current Year Net Assets, Unrestricted		(5,179.80)			(5,179.80)
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	\$11,540.71	\$643,610.27	\$0.00	\$0.00	\$655,150.98
Total Liabilities and Net Assets	\$11,540.71	\$643,610.27	\$0.00	\$7,175,000.00	\$7,830,150.98



Palace at Coral Gables
Statement of Activities
As of 3/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
Revenues					
Developer Contributions	\$29,750.51				\$29,750.51
Off-Roll Assessments		\$177,303.71			177,303.71
Total Revenues	<u>\$29,750.51</u>	<u>\$177,303.71</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$207,054.22</u>
Expenses					
D & O Insurance	\$3,303.00				\$3,303.00
Trustee Services	3,577.97				3,577.97
Management	18,750.00				18,750.00
Disclosure	1,000.00				1,000.00
District Counsel	2,512.50				2,512.50
Audit	2,000.00				2,000.00
Arbitrage Calculation	500.00				500.00
Postage & Shipping	0.69				0.69
Legal Advertising	549.32				549.32
Web Site Maintenance	1,070.00				1,070.00
Dues, Licenses, and Fees	175.00				175.00
Interest Payments		\$194,406.25			194,406.25
Total Expenses	<u>\$33,438.48</u>	<u>\$194,406.25</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$227,844.73</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$271.54				\$271.54
Interest Income		\$11,922.74			11,922.74
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$271.54</u>	<u>\$11,922.74</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,194.28</u>
Change In Net Assets	(\$3,416.43)	(\$5,179.80)	\$0.00	\$0.00	(\$8,596.23)
Net Assets At Beginning Of Year	<u>\$14,957.14</u>	<u>\$648,790.07</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$663,747.21</u>
Net Assets At End Of Year	<u><u>\$11,540.71</u></u>	<u><u>\$643,610.27</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$655,150.98</u></u>



Palace at Coral Gables
Budget to Actual
For The Month Ending 3/31/2025

	Year To Date			FY 2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
Developer Contributions	\$29,750.51	\$37,207.02	\$(7,456.51)	\$74,414.00	39.98%
Net Revenues	\$29,750.51	\$37,207.02	\$(7,456.51)	\$74,414.00	39.98%
<u>General & Administrative Expenses</u>					
D & O Insurance	\$3,303.00	\$1,747.02	\$1,555.98	\$ 3,494.00	94.53%
Trustee Services	3,577.97	2,500.02	1,077.95	5,000.00	71.56%
Management	18,750.00	18,750.00	-	37,500.00	50.00%
Engineering	-	49.98	(49.98)	100.00	0.00%
Disclosure	1,000.00	499.98	500.02	1,000.00	100.00%
District Counsel	2,512.50	7,500.00	(4,987.50)	15,000.00	16.75%
Reamortization Schedule	-	124.98	(124.98)	250.00	0.00%
Audit	2,000.00	2,925.00	(925.00)	5,850.00	34.19%
Arbitrage Calculation	500.00	250.02	249.98	500.00	100.00%
Travel and Per Diem	-	250.02	(250.02)	500.00	0.00%
Postage & Shipping	0.69	75.00	(74.31)	150.00	0.46%
Copies	-	25.02	(25.02)	50.00	0.00%
Legal Advertising	549.32	1,000.02	(450.70)	2,000.00	27.47%
Miscellaneous	-	124.98	(124.98)	250.00	0.00%
Office Supplies	-	25.02	(25.02)	50.00	0.00%
Web Site Maintenance	1,070.00	1,260.00	(190.00)	2,520.00	42.46%
Dues, Licenses, and Fees	175.00	99.96	75.04	200.00	87.50%
Total General & Administrative Expenses	\$33,438.48	\$37,207.02	\$(3,768.54)	\$74,414.00	44.94%
Total Expenses	\$33,438.48	\$37,207.02	\$(3,768.54)	\$74,414.00	
Income (Loss) from Operations	\$(3,687.97)	\$0.00	\$(3,687.97)	\$0.00	
<u>Other Income (Expense)</u>					
Interest Income	\$271.54	\$0.00	\$271.54	\$0.00	
Total Other Income (Expense)	\$271.54	\$0.00	\$271.54	\$0.00	
Net Income (Loss)	\$(3,416.43)	\$0.00	\$(3,416.43)	\$0.00	

**PALACE AT CORAL GABLES
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.