



Rizzetta & Company

Palma Sola Trace Community Development District

Board of Supervisors' Meeting October 24, 2019

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578
813.533.2950**

www.palmasolatracecdd.org

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT**

Palma Sola Trace Clubhouse, 7408 Hamilton Road, Bradenton, FL 34209

Board of Supervisors	Peter Gelman	Chairman
	Roger Ohlson	Vice Chairman
	Axel Bergman	Assistant Secretary
	Robert Mauriello	Assistant Secretary
	Eva Walker	Assistant Secretary
District Manager	Bryan Radcliff	Rizzetta & Company, Inc.
District Attorney	Jere Earlywine	Hopping Green & Sams, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.palmasolatracecdd.org

October 21, 2019

**Board of Supervisors
Palma Sola Trace Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District will be held on **Thursday, October 24, 2019 at 1:30 PM** at the Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, FL 34209. The following is the [revised agenda](#) for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on Aug. 22, 2019Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for Aug. 2019 & Sep. 2019Tab 2
- 4. BUSINESS ITEMS**
 - A. Establishment of Audit Review Committee
 - B. Ratification of Website ADA Compliance Agreement.....Tab 3
 - C. Ratification of Annual Insurance Policy RenewalTab 4
 - [D. Discussion Regarding OpticalTel Agreement.....Tab 5](#)
 - E. Discussion of Website Compliance ItemsTab 6
 - F. Discussion Regarding Aquatic Services
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of Unaudited Financial StatementsTab 7
 - ii. Streetlight Status Update
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813)533-2950.

Respectfully,

Bryan Radcliff

Bryan Radcliff
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**PALMA SOLA TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District was held on **Thursday, August 22, 2019 at 1:30 PM** at the Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, FL 34209.

Present and constituting a quorum:

Peter Gelman	Board Supervisor; Chair <i>(via phone)</i>
Roger Ohlson	Board Supervisor; Vice Chair <i>(via phone)</i>
Robert Mauriello	Board Supervisor; Asst. Secretary
Eva Walker	Board Supervisor; Asst. Secretary
Axel Bergman	Board Supervisor; Asst. Secretary

Also present were:

Bryan Radcliff	District Manager; Rizzetta & Company, Inc.
Lauren Gentry	District Counsel; Hopping Green & Sams <i>(via phone)</i>
Rick Schappacher	District Engineer; Schappacher Engineering

FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Meeting
Held June 27, 2019**

Mr. Radcliff presented the minutes of the Board of Supervisors' meeting held June 27, 2019 to the Board for consideration.

On a Motion by Mr. Bergman, seconded by Mr. Mauriello, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on June 27, 2019 as presented for the Palma Sola Trace Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
June 2019 and July 2019**

Mr. Radcliff presented the Operations & Maintenance expenditures for June 2019 and July 2019 to the Board for consideration.

On a Motion by Ms. Walker, seconded by Mr. Gelman, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for June 2019 (\$9,304.95) and July 2019 (\$10,562.19) for the Palma Sola Trace Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of OpticalTel
Agreement**

Ms. Gentry presented the OpticalTel easement agreement to the Board for consideration and reviewed it with them. The Board approved the document in substantial form, pending some additions from District Counsel.

On a Motion by Mr. Bergman, seconded by Ms. Walker, with all in favor, the Board of Supervisors approved the OpticalTel easement agreement in substantial form for the Palma Sola Trace Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Technology
Services Contract**

Mr. Radcliff presented the technology services contract from Rizzetta & Company to the Board for consideration.

On a Motion by Mr. Mauriello, seconded by Mr. Bergman, with all in favor, the Board of Supervisors approved the technology services contract with Rizzetta & Company for the Palma Sola Trace Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Website ADA
Compliance Proposals**

Mr. Radcliff presented website ADA compliance services proposals to the Board for consideration, along with a summary spreadsheet.

On a Motion by Mr. Bergman, seconded by Mr. Mauriello, with all in favor, the Board of Supervisors approved the proposal for website ADA compliance services from Campus Suite for the Palma Sola Trace Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2019-2020 Budget**

Mr. Radcliff presented the Fiscal Year 2019-2020 approved proposed budget to the Board for consideration and asked for a motion to open the public hearing.

On a motion by Ms. Walker, seconded by Mr. Ohlson, with all in favor, the Board of Supervisors opened the public hearing on adoption of the Fiscal Year 2019-2020 Approved Proposed Budget for the Palma Sola Trace Community Development District.

As there were no questions or comments from the public, Mr. Radcliff asked for a motion to close the public hearing on adoption of the final budget.

On a motion by Ms. Walker, seconded by Mr. Ohlson, with all in favor, the Board of Supervisors closed the public hearing on adoption of the Fiscal Year 2019-2020 Approved Proposed Budget for the Palma Sola Trace Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2019-04, Adopting Fiscal Year
2019-2020 Final Budget**

Mr. Radcliff presented Resolution 2019-04 to the Board for consideration.

On a motion by Mr. Bergman, seconded by Mr. Mauriello, with all in favor, the Board of Supervisors adopted Resolution 2019-04, Adopting the Fiscal Year 2019-2020 Final Budget, for the Palma Sola Trace Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Imposing
Special Assessments**

Mr. Radcliff asked for a motion to open the public hearing on imposing special assessments and certifying the assessment roll.

On a motion by Mr. Bergman, seconded by Ms. Walker, with all in favor, the Board of Supervisors opened the public hearing on imposing special assessments and certifying the assessment roll for the Palma Sola Trace Community Development District.

As there were no questions or comments from the public, Mr. Radcliff asked for a motion to close the public hearing on imposing special assessments and certifying the assessment roll.

On a motion by Mr. Bergman, seconded by Ms. Walker, with all in favor, the Board of Supervisors closed the public hearing on imposing special assessments and certifying the assessment roll for the Palma Sola Trace Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Imposing Special Assessments and Certifying Assessment Roll

Mr. Radcliff presented Resolution 2019-05 to the Board for consideration.

On a motion by Mr. Mauriello, seconded by Mr. Bergman, with all in favor, the Board of Supervisors adopted Resolution 2019-05, Imposing Special Assessments and Certifying the Assessment Roll, for the Palma Sola Trace Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-06, Setting the Fiscal Year 2019-2020 Meeting Schedule

Mr. Radcliff presented Resolution 2019-06 to the Board for consideration. Discussion regarding the December 2019 meeting date ensued. The Board agreed to hold that month's meeting on December 18th instead of the 26th, at the same time and place.

On a Motion by Mr. Mauriello, seconded by Mr. Bergman, with all in favor, the Board of Supervisors adopted Resolution 2019-06, Setting the Meeting Schedule for FY 2019-2020, for the Palma Sola Trace Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry spoke briefly regarding updates from the State Legislature.

B. District Engineer

Mr. Schappacher had no additional information to report.

C. District Manager

Mr. Radcliff confirmed that the next regularly scheduled meeting will be held on October 24, 2019 at 1:30 PM at the Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, Florida 34209.

i. Presentation of Unaudited Financial Statements

Mr. Radcliff presented the latest unaudited financial statements to the Board for review.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bergman asked that a representative from Aquagenix attend the next meeting and requested that copies of the Aquagenix agreements be emailed to the Board. He also asked that the District Engineer look into a pool installation at 3602 Summerwind Circle.

Mr. Mauriello requested that District Management research the process of manually opening and closing the entrance gate.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Walker, seconded by Mr. Mauriello, with all in favor, the Board of Supervisors adjourned the meeting at 3:07 PM for the Palma Sola Trace Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 2

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures August 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2019 through August 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,642.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquagenix	003165	4058477	Aquatic Service 08/19	\$ 850.00
Bradenton Herald	003162	0001759436	Legal Advertising 07/19	\$ 173.16
BrightView Landscape services, Inc.	003166	6419661	Monthly Lawn Service 08/19	\$ 748.00
Florida Power & Light Company	003164	21937-71157 07/19	3724 Summerwind Cir # Gate 07/19	\$ 12.65
Florida Power & Light Company	003164	56695-14423 07/19	3804 Bridlecrest Ln # PUMP 07/19	\$ 116.99
Florida Power & Light Company	003163	75654-55537 07/19	3807 75th ST W # ST LTS 07/19	\$ 109.75
Florida Power & Light Company	003164	84373-03152 07/19	4095 Overture Cir # GATE 07/19	\$ 16.40
Hopping Green & Sams	003159	108886	General/Monthly Legal Services 06/19	\$ 1,254.75
Rizzetta & Company, Inc.	003160	INV0000042300	District Management Fees 08/19	\$ 4,041.67
Rizzetta Technology Services, LLC	003161	INV0000004615	Website Email & Hosting 08/19	\$ 175.00
Securt Holdings, LLC dba CIA Access	003167	13314080819	Service Call-Gate Repair 08/19	\$ 144.25
Report Total				<u>\$ 7,642.62</u>



Remit To:

Aquagenix c/o DBI HOLDING LLC
PO Box 69144
Baltimore, MD 21264-9144
904-262-2001 FAX 904-262-0010
www.dbiservices.com/aquagenix

Invoice

Number
4058477

Date
01-AUG-19

Customer PO

Please include our Invoice Number on your check

Cust # 13801

Palma Sola Trace CDD
Grant Phillips
C/O Rizzetta & Company, Inc.
9428 Camden Field Parkwat
Riverview FL 33578

Referral.
Palma Sola Trace
CDD Lake
Maintenance

Quantity	Description	Unit Price	Amount
1	Aquatics Service	850.00	\$850.00
<p style="text-align: right;">AUG 01 2019</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>(signature)</u> Date <u>8-1-19</u></p> <p>Date entered <u>AUG 02 2019</u></p> <p>Fund <u>00/01/58800004610</u></p> <p>Check# _____</p>			
		Subtotal	\$850.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$850.00

Central Florida Branch Office
St. Cloud, FL
(407) 892-0136

Southeast Florida Branch Office
Fort Lauderdale, FL
(954) 943-5118

West Central Florida Branch Office
Sarasota, FL
(941) 371-8081

Southwest Florida Branch Office
Ft. Myers, FL
(239) 561-1420

West Palm/Treasure Coast Office
West Palm Beach, FL
(561) 881-1291

Tampa Bay Area Branch Office
Tampa, FL
(813) 627-8710

North Florida Branch Office
Jacksonville, FL
(904) 262-2001

BRADENTON HERALD

Bradenton.com

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

Fed ID# 59-1487839

2	2019-07	22	2019-08	2019-09	2019-04+	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$173.16		\$0.00	\$0.00	\$0.00	\$0.00		\$173.16	
SALES REP		24	ADVERTISER INFORMATION						
Crystal Trunick	1		BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			07/01/2019 - 08/04/2019		663248		663248		PALMA SOLA TRACE CDD

4	PAGE #
	1 of 1

PALMA SOLA TRACE CDD
attn ACCTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mcclatchy.com

Payment is due upon receipt.



10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
		Balance Forward						\$74.88	
07/01	P2089495	Payment - Check 3143						-\$74.88	
07/26 08/02	I04309369-07262019	PALMA SOLA TRACE COMMUNITY D	Bradenton Herald	1 x 80 L	80	2	\$1.08	\$173.16	
07/26 08/02	I04309369-07262019	PALMA SOLA TRACE COMMUNITY D	Bradenton Herald.com	1 x 80 L	80	2	\$0.00	\$0.00	
Invoice Total								\$173.16	

PREVIOUS AMOUNT OWED: \$74.88
NEW CHARGES THIS PERIOD: \$173.16
CASH THIS PERIOD: (\$74.88)
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

Approval (Signature) Date 8-9-19
AUG 08 2019
ite entered
ind. 001 51300 00480

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

BRADENTON
HERALD
Bradenton.com

Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

ADVERTISING INVOICE and STATEMENT

Invoice# 0001759436

PALMA SOLA TRACE CDD
attn ACCTS PAYABLE
3434 COLWELL AVE STE 200
TAMPA, FL 33614

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME					
		07/01/2019 - 08/04/2019				PALMA SOLA TRACE CDD					
23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT			
		\$173.16		\$0.00				Payment is due upon receipt			
21		2019-07		22		2019-08		2019-09		2019-04+	
		\$173.16				\$0.00		\$0.00		\$0.00	
5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER	
		08/04/2019				663248				663248	

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

730AB 663248

663248

0001759436

000017316 3

BRADENTON HERALD

Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
663248	0004309369	PALMA SOLA TRACE COMMUNITY DEVELOPM	RACE COMMUNITY DEVELOPM	\$173.16	1	8.00 In

Attention: Bridget Murphy

PALMA SOLA TRACE CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGETS; AND NO- TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Palma Sola Trace Community Development District ("District") will hold a public hearing on August 22, 2019 at 1:30 p.m. at the Palma Sola Trace Clubhouse, 7408 Hamilton Road, Bradenton, Florida 34209, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District 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 Proposed Budget may be obtained at the offices of the District Manager, 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. 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 Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that according to the person may want to be

THE STATE OF TEXAS

COUNTY OF DALLAS

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

2 Insertion(s)

Published On:

July 28, 2019, August 02, 2019

THE STATE OF FLORIDA

COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

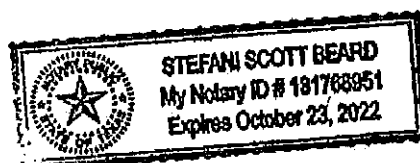
V. Rodela

(Signature of Affiant)

Sown to and subscribed before me this
8th day of August in the year of 2019

Stefani Scott Beard
SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



by 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.

District Manager
Bryan Radcliff



INVOICE

Palma Sola Trace CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

Customer #: 15814541
Invoice #: 6419661
Invoice Date: 8/1/2019
Cust PO #:

Job Number	Description	Amount
341800291	Palma Sola Trace CDD Exterior Maintenance For August	748.00
Date Rec'd Rizzetta & Co., Inc. <u>AUG 06 2019</u> D/M approval <u>81</u> Date <u>8-9-19</u> Date entered <u>AUG 08 2019</u> Fund <u>001</u> GL <u>53900 004604</u> Check# _____		
Total invoice amount		748.00
Tax amount		
Balance due		748.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941-383-0817

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 15814541
Invoice #: 6419661
Invoice Date: 8/1/2019

Amount Due: \$748.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Palma Sola Trace CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



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Please request changes on the back.
Notes on the front will not be detected.

B 8 5205 0



1 087069

PALMA SOLA
TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
21937-71157	\$12.65	Aug 29 2019	\$

Your electric statement

For: Jul 08 2019 to Aug 07 2019 (30 days)

Account number: 21937-71157

Customer name: PALMA SOLA

Statement date: Aug 07 2019

Service address: 3724 SUMMERWIND CIR # GATE

Next meter reading: Sep 07 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
12.66	12.66 CR	0.00	0.00	12.65	\$12.65	Aug 29 2019

Meter reading - Meter AC05813

Current reading 00904
Previous reading - 00892
kWh used 12

Amount of your last bill 12.66
Payment received - Thank you 12.66 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	12	12
Service days	30	30
kWh per day	0	0

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 11.64**
Gross receipts tax 0.30
Franchise charge 0.71
Total new charges \$12.65

***The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$0.31
(\$0.025630 per kWh)
Non-fuel: \$0.79
(\$0.065310 per kWh)

Total amount you owe \$12.65

- Payment received after **October 29, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

Date Rec'd Rizzetta & Co. AUG 12 2019

D/M approval 81 Date 8-9-19Date entered AUG 15 2019Fund 001GL53100 OC 4301

Check# _____

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)



FPL

2 087069

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Please request changes on the back.
Notes on the front will not be detected.

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PALMA SOLA TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
56695-14423	\$116.99	Aug 29 2019	\$

Your electric statement

For: Jul 08 2019 to Aug 07 2019 (30 days)

Customer name: PALMA SOLA TRACE CDD

Service address: 3804 BRIDLECREST LN # PUMP

Account number: 56695-14423

Statement date: Aug 07 2019

Next meter reading: Sep 07 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
125.87	125.87 CR	0.00	0.00	116.99	\$116.99	Aug 29 2019

Meter reading - Meter ACD1300

Current reading 53930
Previous reading - 52862
kWh used 1068

Energy usage

	Last Year	This Year
kWh this month	1070	1068
Service days	30	30
kWh per day	36	36

The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$27.37
(\$0.025630 per kWh)
Non-fuel: \$69.75
(\$0.065310 per kWh)

Amount of your last bill 125.87
Payment received - Thank you 125.87 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 107.66**
Gross receipts tax 2.76
Franchise charge 6.57
Total new charges \$116.99

Total amount you owe \$116.99

- Payment received after **October 29, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

Date Rec'd Rizzetta & Co., Inc. AUG 12 2019
D/M approval *[Signature]* Date 8-19-19
Date entered AUG 15 2019
Fund 001 G53102 OC 4301
Check#

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4011TAGE (468-8242)



/ 27

5202756545553785790100000

Please request changes on the back.
Notes on the front will not be detected.

A A 8

5202 8



1 093302

PALMA SOLA TRACE COMM DEV
DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
75654-55537	\$109.75	Aug 23 2019	\$

Your electric statement

For: Jul 02 2019 to Aug 02 2019 (31 days)

Customer name: PALMA SOLA TRACE COMM DEV

Service address: 3807 75TH ST W # ST LTS

Account number: 75654-55537

Statement date: Aug 02 2019

Next bill date: Sep 04 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
125.90	125.90 CR	0.00	0.00	109.75	\$109.75	Aug 23 2019

Total kWh used

1919

Energy usage

	Last Year	This Year
kWh this month	1919	1919
Service days	30	31
kWh per day	64	62

Amount of your last bill

125.90

Payment received - Thank you

125.90 CR

Balance before new charges

\$0.00

New charges (Rate: SL-1 STREET LIGHTING SERVICE)

Electric service amount

107.01**

Gross receipts tax

2.74

Total new charges

\$109.75

***The electric service amount includes the following charges:**
Non-fuel energy charge:

\$0.031380 per kWh

Fuel charge:

\$0.024280 per kWh

Total amount you owe**\$109.75**

- Payment received after **October 24, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

AUG 06 2019

Date Rec'd Ritzel & Co., Inc.

D/M approval

Date

Date entered

AUG 09 2019

Fund

001 GL 53/00 00 4007

Check#

Please have your account number ready when contacting FPL
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-6242)



FPL

2 093302

Detail of Rate Schedule Charges for
Street Lights

5202 000334

PALMA SOLA TRACE COMM DEV
 DISTRICT
 9428 CAMDEN FIELD PKWY
 RIVERVIEW FL 33578-0519

Account Number: 75654-55537
 Service From: 07-02-2019
 Service To: 08-02-2019
 Service Days: 31
 KWH/Day: 62

Service Address: 3807 75TH ST W # ST LTS, BRADENTON FL 34209

COMPONENT CODE	WATTS	LUMENS	* OWNER/ MAINT	QUANTITY	RATE/ UNIT	KWH USED	AMOUNT
19 KWH Energy			E	101	.580000	1,919	58.58
Energy sub total							58.58
Sub total						1,919	58.58
Energy conservation cost recovery							.81
Capacity payment recovery charge							.36
Environmental cost recovery charge							.67
Fuel charge							46.59
Electric service amount							107.01
Gross receipts tax							2.74
Total						1,919	109.75

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: August 02, 2019



FPL

3 087069

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Please request changes on the back.
Notes on the front will not be detected.

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PALMA SOLA
TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84373-03152	\$16.40	Aug 29 2019	\$

Your electric statement

For: Jul 08 2019 to Aug 07 2019 (30 days)

Customer name: PALMA SOLA

Service address: 4095 OVERTURE CIR # GATE

Account number: 84373-03152

Statement date: Aug 07 2019

Next meter reading: Sep 07 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.64	16.64 CR	0.00	0.00	16.40	\$16.40	Aug 29 2019

Meter reading - Meter AC07429

Current reading 10248

Previous reading - 10198

kWh used 50

Energy usage

	Last Year	This Year
kWh this month	65	50
Service days	30	30
kWh per day	2	2

The electric service amount
includes the following charges:

Customer charge:	\$10.54
Fuel:	\$1.28
(\$0.025630 per kWh)	
Non-fuel:	\$3.27
(\$0.065310 per kWh)	

Amount of your last bill 16.64

Payment received - Thank you 16.64 CR

Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 15.09**

Gross receipts tax 0.39

Franchise charge 0.92

Total new charges \$16.40

Total amount you owe**\$16.40**

- Payment received after **October 29, 2019** is considered **LATE**; a late payment charge of 1% will apply.

- The storm charge on your August bill was removed to reflect final payment of bonds issued during the 2004 and 2005 hurricane restoration effort. There will be a true-up on a future bill, subject to Florida Public Service Commission approval. Learn more: FPL.com/rates.

AUG 12 2019

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

Fund GL OC

Check#

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 30, 2019

Palma Sola Trace Community Development District
c/o Accounts Payable
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 108886
Billed through 06/30/2019

General Counsel/Monthly Meeting

PALMA 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

06/03/19	LMG	Follow up on Opticaltel Easement issues; revise and send updated easement; respond to email from Gelman regarding same.	1.60 hrs
06/05/19	LMG	Prepare budget notice and transmit same; review emails from Schappacher regarding Opticaltel.	0.30 hrs
06/13/19	LMG	Conference with Earlywine regarding assessment notices; update same; correspondence regarding Opticaltel easement.	0.50 hrs
06/17/19	LMG	Revise Opticaltel easement.	0.50 hrs
06/18/19	LMG	Conference with Earlywine regarding easement; revise easement; correspondence with Gelman regarding same.	0.80 hrs
06/20/19	LMG	Review HOA cable agreement.	0.40 hrs
06/24/19	KEM	Research status of budget and assessment resolutions.	0.10 hrs
06/26/19	LMG	Prepare for board meeting.	0.50 hrs
06/27/19	LMG	Prepare for and attend board meeting; follow up from same; revise OpticalTel easement.	2.20 hrs
06/28/19	LMG	Transmit budget resolutions.	0.10 hrs
Total fees for this matter			\$1,254.50

DISBURSEMENTS

Document Reproduction	0.25
Total disbursements for this matter	\$0.25

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	6.90 hrs	180 /hr	\$1,242.00

=====

TOTAL FEES	\$1,254.50
TOTAL DISBURSEMENTS	\$0.25
TOTAL CHARGES FOR THIS MATTER	\$1,254.75

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	6.90 hrs	180 /hr	\$1,242.00
TOTAL FEES			\$1,254.50
TOTAL DISBURSEMENTS			\$0.25
TOTAL CHARGES FOR THIS BILL			\$1,254.75

Please include the bill number on your check.

Approved BM Date 8-1-19
disburse AUG 01 2019
601 51400 003107

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
8/1/2019	INV0000042300

Bill To:

PALMA SOLA TRACE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00390

Description	Qty	Rate	Amount
District Management Services * 3101	1.00	\$1,675.00	\$1,675.00
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
<p> <i>Approved</i> <u>(Signature)</u> <i>Date</i> <u>7-29-19</u> <i>Approved</i> <u>JUL 25 2019</u> <i>Approved</i> <u>001 51300 00 *</u> </p>			
Subtotal			\$4,041.67
Total			\$4,041.67


Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
8/1/2019	INV0000004615

Bill To:

PALMA SOLA TRACE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
August			00390
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p>Approved  Date 7-29-19</p> <p>Accepted JUL 25 2019</p> <p>JUL 001 51300 5103</p>			
Subtotal			\$175.00
Total			\$175.00



PO Box 1403, Osprey, FL 34229
www.CIAAccess.com
License: ES 12001211 / MC 01283

Invoice

Date	Invoice #
8/8/2019	13314080819

Bill To

Ship To

Palma Sola Trace
c/o Rizzetta & Company - Greg Cox
9428 Camden Field Parkway
Riverview, FL 33578

Palma Sola Trace
Palma Sola Trace Rd
Bradenton, FL 34209

Job #	Terms	Project	Requested by
21663	Due on receipt	21663 - Palma Sola T...	Bryan via email

Qty	Description	Rate	Amount
1	Service Call for Access Control - North emergency gate is open.	90.00	90.00
0.5	Hours Technician Time - 8/8, On arrival, both EMS gates closed and working. Inspected operators, and tested batteries. No issues found. Verified operation Tech: DJ	95.00	47.50
1	Fuel Surcharge - Aug 2019	6.75	137.50 6.75
<div>Date Rec'd Rizzetta & Co., Inc. AUG 15 2019 D/M approval <u>(Signature)</u> Date <u>8-26-19</u> Date entered <u>AUG 21 2019</u> Fund <u>061 GL 54 100 004 103</u> Check# _____</div> <p>On time. The Right Way. The First Time...Since 1981</p>			

	Total	\$144.25
Please contact us for all of your gate, access control and surveillance camera projects!	Payments/Credits	\$0.00
Phone: 941-359-3707 , Email: Sales@CIAAccess.com, Fax: 941-404-4648	Balance Due	\$144.25

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures September 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2019 through September 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,089.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquagenix	003175	4060194	Wetland Maintenance 08/19	\$ 3,000.00
Axel Hamilton Bergman, Jr.	003168	AB082219	Board of Supervisors Meeting 08/22/19	\$ 200.00
Bellmore Electric Inc.	003180	7708	Street Light Repairs	\$ 110.00
Bellmore Electric Inc.	003180	7709	Street Light Repairs	\$ 110.00
Bellmore Electric Inc.	003180	7710	Street Light Repairs	\$ 110.00
Bellmore Electric Inc.	003180	7711	Street Light Repairs	\$ 96.00
Bellmore Electric Inc.	003180	7712	Street Light Repairs	\$ 110.00
Egis Insurance Advisors, LLC.	003176	9273	Commercial Insurance Package FY 19/20	\$ 5,593.00
Eva Walker	003174	EW082219	Board of Supervisors Meeting 08/22/19	\$ 200.00
Florida Power & Light Company	003178	21937-71157 08/19	3724 Summerwind Cir # Gate 08/19	\$ 12.65
Florida Power & Light Company	003178	56695-14423 08/19	3804 Bridlecrest Ln # PUMP 08/19	\$ 109.08
Florida Power & Light Company	003181	75654-55537 08/19	3807 75th ST W # ST LTS 08/19	\$ 109.75
Florida Power & Light Company	003178	84373-03152 08/19	4095 Overture Cir # GATE 08/19	\$ 18.77
Hopping Green & Sams	003177	109545	General/Monthly Legal Services 07/19	\$ 781.00
Peter Gelman	003169	PG082219	Board of Supervisors Meeting 08/22/19	\$ 200.00

Palma Sola Trace Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	003172	INV0000043131	District Management Fees 09/19	\$ 4,041.67
Rizzetta Technology Services, LLC	003173	INV0000004700	Website Email & Hosting 09/19	\$ 175.00
Robert Mauriello	003170	RM082219	Board of Supervisors Meeting 08/22/19	\$ 200.00
Roger Ohlson	003171	RO082219	Board of Supervisors Meeting 08/22/19	\$ 200.00
Schappacher Engineering, LLC	003179	1439	Engineering Services 08/19	<u>\$ 712.50</u>
Report Total				<u>\$ 16,089.42</u>



Remit To:

Aquagenix c/o DBI HOLDING LLC
PO Box 69144
Baltimore, MD 21264-9144
904-262-2001 FAX 904-262-0010
www.dbiservices.com/aquagenix

Invoice

Number
4060194

Date
24-AUG-19

Customer PO

Please include our Invoice Number on your check

Cust # 13801

Palma Sola Trace CDD
Grant Phillips
C/O Rizzetta & Company, Inc.
9428 Camden Field Parkwat
Riverview FL 33578

Referral.

Palma Sola Trace
CDD Wetland
Maintenance

Quantity	Description	Unit Price	Amount
1	Wetland Maintenance	3,000.00	\$3,000.00
Date Rec'd Rizzetta & Co., Inc. SEP 03 2019 O/M approval <u>(R)</u> Date <u>9-9-19</u> Date entered SEP 05 2019 Fund <u>021 GL 53800 OC 4607</u> Check# _____			
		Subtotal	\$3,000.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 1/2% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$3,000.00

Central Florida Branch Office
St. Cloud, FL.
(407) 892-0136

Southeast Florida Branch Office
Fort Lauderdale, FL
(954) 943-5118

West Central Florida Branch Office
Sarasota, FL
(941) 371-8081

Southwest Florida Branch Office
Ft. Myers, FL
(239) 561-1420

West Palm/Treasure Coast Office
West Palm Beach, FL
(561) 881-1291

Tampa Bay Area Branch Office
Tampa, FL
(813) 627-8710

North Florida Branch Office
Jacksonville, FL
(904) 262-2001

Palma Sola Trace CDD
Meeting Date: August 22, 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Eva Walker	✓	✓
Peter Gelman	✓	✓
Rodger Ohlson	✓	✓
Axel Bergman	✓	✓
Robert Mauriello	✓	✓

(*) Does not get paid

NOTE: Supervisors are only paid if present.

EXTENDED MEETING TIMECARD


Meeting Start Time:	1:30 PM
Meeting End Time:	3:07 PM
Total Meeting Time:	1:37 MIN.

Time Over () Hours:	MA
----------------------	----

Total at \$175 per Hour:	MA
--------------------------	----

DM Signature: 

Please forward copy to Brian L'Heureux for BOS payment and to Marcia Eannetta for Extended Meeting Hours and/or Agenda Books.


AUG 28 2019 8-30-19
001 051100 1101

Bellmore Electric Inc.
7410 241st Street East
Myakka City, FL 34251
(941) 779-6148
bellmoreelectricinc@gmail.com
EC13004201

Invoice

Date	Invoice #
9/18/2019	7708

Bill To

Palma Sola Trace CDD
3434 COLWELL AVE, SUITE 200
TAMPA, FL. 33614

Project

LIGHT # 40

Terms

Net 15

Description

Amount

Quantity

Total


SCOPE OF WORK

110.00

1

110.00

REPAIR BROKEN CONDUIT AND EXPOSED WIRES AT BASE OF LIGHT POLE. INSTALL NEW
3/4" CONDUIT FITTING. AND WIRE UP LIGHT.

Approved  Date 9-23-19
SEP 19 2019
001 54100 004613

Thank you for your business.

Total

\$110.00

Bellmore Electric Inc.
7410 241st Street East
Myakka City, Fl 34251
(941) 779-6148
bellmoreelectricinc@gmail.com
EC13004201

Invoice

Date	Invoice #
9/18/2019	7709

Bill To

Palma Sola Trace CDD
3434 COLWELL AVE, SUITE 200
TAMPA, FL. 33614

Project

LIGHT \$ 41

Terms

Net 15

Description

Amount

Quantity

Total

SCOPE OF WORK

110.00

1

110.00

REPLACE 220 VOLT PHOTO ON FIXTURE

Approved



Date

9-23-19

Re-entered

SEP 19 2019

001

54100

4613

Thank you for your business.

Total

\$110.00

Bellmore Electric Inc.
7410 241st Street East
Myakka City, FL 34251
(941) 779-6148
bellmoreelectricinc@gmail.com
EC13004201

Invoice

Date	Invoice #
9/18/2019	7710

Bill To

Palma Sola Trace CDD
3434 COLWELL AVE, SUITE 200
TAMPA, FL. 33614


Project

LIGHT # 48

Terms

Net 15

Description	Amount	Quantity	Total
SCOPE OF WORK REPLACE 220 VOLT PHOTO CONTROL ON FIXTURE	110.00	1	110.00
Thank you for your business.			Total \$110.00

Approval  Date 9-23-19
SEP 19 2019
0001 54100 004617

Bellmore Electric Inc.
7410 241st Street East
Myakka City, Fl 34251
(941) 779-6148
bellmoreelectricinc@gmail.com
EC13004201

Invoice

Date	Invoice #
9/18/2019	7711

Bill To

Palma Sola Trace CDD
3434 COLWELL AVE, SUITE 200
TAMPA, FL. 33614

Project

LIGHT # 96

Terms

Net 15

Description

Amount

Quantity

Total

SCOPE OF WORK

96.00

1

96.00

REPLACE BURNED FUSE HOLDER IN BASE OF FIXTURE. ALSO INSTALL NEW FUSES.

SEP 19 2019

Thank you for your business.

Total

\$96.00

Bellmore Electric Inc.
7410 241st Street East
Myakka City, FL 34251
(941) 779-6148
bellmoreelectricinc@gmail.com
EC13004201

Invoice

Date	Invoice #
9/18/2019	7712

Bill To

Palma Sola Trace CDD
3434 COLWELL AVE, SUITE 200
TAMPA, FL. 33614

Project

LIGHT # 57

Terms

Net 15

Description	Amount	Quantity	Total
SCOPE OF WORK REPLACE BROKEN LIGHT SOCKET IN FIXTURE. INSTALL NEW SOCKET MOGUL BASE.	110.00	1	110.00
Thank you for your business.		Total	\$110.00

PAID
SEP 19 2019
DOL \$1100 71613



INVOICE

Customer	Palma Sola Trace Community Development District
Acct #	499
Date	08/29/2019
Customer Service	Kristina Rudez
Page	1 of 1

Palma Sola Trace Community Development District
c/o Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

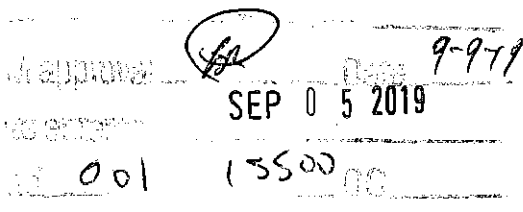
Payment Information	
Invoice Summary	\$ 5,593.00
Payment Amount	
Payment for	Invoice#9273
100119635	

Thank You

Please detach and return with payment



Customer: Palma Sola Trace Community Development District

Invoice	Effective	Transaction	Description	Amount
9273	10/01/2019	Renew policy	Policy #100119635 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 8/29/2019 	5,593.00
				Total
				\$ 5,593.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

08/29/2019



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Please request changes on the back.
Notes on the front will not be detected.

B 8

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PALMA SOLA
TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
21937-71157	\$12.65	Sep 30 2019	\$

Your electric statement

For: Aug 07 2019 to Sep 07 2019 (31 days)

Customer name: PALMA SOLA

Service address: 3724 SUMMERWIND CIR # GATE

Account number: 21937-71157

Statement date: Sep 07 2019
Next meter reading: Oct 08 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
12.65	12.65 CR	0.00	0.00	12.65	\$12.65	Sep 30 2019

Meter reading - Meter AC05813

Current reading 00916
Previous reading - 00904
Wh used 12

Energy usage

	Last Year	This Year
Wh this month	11	12
Service days	30	31
Wh per day	0	0

Amount of your last bill 12.65
Payment received - Thank you 12.65 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 11.64**
Gross receipts tax 0.30
Franchise charge 0.71
Total new charges \$12.65

Total amount you owe**\$12.65****The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$0.31
(\$0.025630 per kWh)
On-fuel: \$0.79
(\$0.065310 per kWh)

- Payment received after **November 27, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- Download the FPL Mobile App to stay informed throughout hurricane season. Visit FPL.com/MobileApp or text APP to MyFPL (69375) to download.

SEP 11 2019

Date Rec'd Fizzella & Co., inc.

D/M approval

Date

9-13-19

Date entered

SEP 12 2019

Fund

001GL53100004301

Check#

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)



FPL

2 080771

/ 27

5205566951442398090100000

Please request changes on the back.
Notes on the front will not be detected.

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PALMA SOLA TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
56695-14423	\$109.08	Sep 30 2019	\$

Your electric statement

For: Aug 07 2019 to Sep 07 2019 (31 days)

Customer name: PALMA SOLA TRACE CDD

Service address: 3804 BRIDLECREST LN # PUMP

Account number: 56695-14423

Statement date: Sep 07 2019
Next meter reading: Oct 08 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
116.99	116.99 CR	0.00	0.00	109.08	\$109.08	Sep 30 2019

Meter reading - Meter ACD1300

Current reading 54918
Previous reading - 53930
kWh used 988

Amount of your last bill 116.99
Payment received - Thank you 116.99 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1069	988
Service days	30	31
kWh per day	36	32

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 100.38**
Gross receipts tax 2.57
Franchise charge 6.13
Total new charges \$109.08

The electric service amount includes the following charges:

Customer charge: \$10.54
Fuel: \$25.32
(\$0.025630 per kWh)
Non-fuel: \$64.52
(\$0.065310 per kWh)

Total amount you owe**\$109.08**

- Payment received after **November 27, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- Download the FPL Mobile App to stay informed throughout hurricane season. Visit FPL.com/MobileApp or text APP to MyFPL (69375) to download.

SEP 11 2019

Date Rec'd Rizzetta & Co., Inc.

O/M approval

Date 9-13-19

Date entered

SEP 12 2019

Fund

001 GL 53100 004301

Check#

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

FPL

PALMA SOLA TRACE COMM DEV DISTRICT
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

PALMA SOLA TRACE COMM DEV DISTRICT:
Here's what you owe for this billing period.

Amount of your last bill	\$109.75
Payments	-\$109.75
New charges due by Sep 25, 2019	\$109.75
Total amount you owe	\$109.75

Amount of your last bill	109.75
Payment received - Thank you	-109.75
Balance before new charges	\$0.00

NEW CHARGES

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount ** **107.01**

Gross receipts tax 2.74

Taxes and charges **2.74**

Total new charges **\$109.75**

Total amount you owe **\$109.75**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:

\$0.031380 per kWh

Fuel charge:

\$0.024280 per kWh

Sep 4, 2019 Electric Bill

For: Aug 2, 2019 to Sep 4, 2019 (33 days)

Service Address

3807 75TH ST W # ST LTS

BRADENTON, FL 34209

GCOX@RIZZETTA.COM

Account Number 75654-55537

Questions? Contact Us

Reliable energy is affordable energy.

Learn how we save you money at fpl.com/savings

Meter Summary

Next bill date Oct 3, 2019

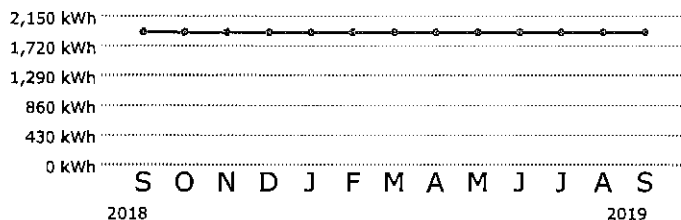
Total kWh used

1919

Energy Usage Comparison

	This Month	Last Month	Last Year
Service to	Sep 4, 2019	Aug 2, 2019	Sep 4, 2018
kWh Used	1919	1919	1919
Service days	33	31	33
kWh/day	58	62	58
Amount	\$109.75	\$109.75	\$125.08

Energy Usage History



Keep In Mind

- Payment received after November 25, 2019 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- Download the FPL Mobile App to stay informed throughout hurricane season. Visit FPL.com/MobileApp or text APP to MyFPL (69375) to download.

Approval Date 9-23-19
SEP 20 2019
ID 001 53106 004307

Stay prepared for storms

Use our interactive guide to build your emergency plan and review safety tips.
[View Storm Center](#)

A new hassle-free way to go solar

FPL SolarTogether would allow you to enjoy the benefits of solar energy without the hassle of doing it alone.
[See How](#)

Electricity theft is a crime

Tampering with an electric meter is dangerous and punishable by Florida law.
[Report Theft](#)

Useful Links

[Billing and service details](#)
[Energy News](#)
[View back of the bill](#)

Important Numbers

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)



Detail of Rate Schedule Charges for
Street Lights

Account Number 75654-55537
Service From 08-02-2019
Service To 09-04-2019
Service Days 33
kWh/Day 58

Service Address 3807 75TH ST W # ST LTS, BRADENTON FL 34209

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
19 KWH Energy			E	101	0.580000	1,919	58.58
Energy sub total							58.58
Sub total							1,919 58.58
Energy conservation cost recovery							0.81
Capacity payment recovery charge							0.36
Environmental cost recovery charge							0.67
Fuel charge							46.59
Electric service amount							107.01
Gross receipts tax							2.74
Total						1,919	109.75

* F -- FPL OWNS & MAINTAINS -- E -- CUSTOMER OWNS & MAINTAINS -- R -- CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



3 080771

/ 27

5205843730315277781000000

Please request changes on the back.
Notes on the front will not be detected.

B 8

5205 7

PALMA SOLA
TRACE CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84373-03152	\$18.77	Sep 30 2019	\$

Your electric statement

For: Aug 07 2019 to Sep 07 2019 (31 days)

Customer name: PALMA SOLA

Service address: 4095 OVERTURE CIR # GATE

Account number: 84373-03152

Statement date: Sep 07 2019
Next meter reading: Oct 08 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
16.40	16.40 CR	0.00	0.00	18.77	\$18.77	Sep 30 2019

Meter reading - Meter AC07429

Current reading 10322
Previous reading - 10248
kWh used 74

Amount of your last bill 16.40
Payment received - Thank you 16.40 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	65	74
Service days	30	31
kWh per day	2	2

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 17.28**
Gross receipts tax 0.44
Franchise charge 1.05
Total new charges \$18.77

***The electric service amount includes the following charges:**

Customer charge: \$10.54
Fuel: \$1.90
(\$0.025630 per kWh)
Non-fuel: \$4.84
(\$0.065310 per kWh)

Total amount you owe**\$18.77**

- Payment received after **November 27, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- Download the FPL Mobile App to stay informed throughout hurricane season. Visit FPL.com/MobileApp or text APP to MyFPL (69375) to download.

SEP 11 2019

Date Rec'd Flizzetta & Co., inc.

D/M approval RL Date 9-13-19Date entered SEP 12 2019Fund 001 GL 53100 OC 4301

Check#

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 30, 2019

Palma Sola Trace Community Development District
c/o Accounts Payable
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 109545
Billed through 07/31/2019

General Counsel/Monthly Meeting

PALMA 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

07/01/19	LMG	Revise easement agreement.	0.30 hrs
07/10/19	JLE	Analyze issue regarding easement.	0.20 hrs
07/10/19	LMG	Revise easement and transmit to Gelman and Radcliffe.	0.30 hrs
07/11/19	JLE	Conference call regarding easement item.	0.30 hrs
07/11/19	LMG	Conferences regarding Opticaltel easement; correspondence with Schappacher regarding OpticalTel antenna plans; revise same.	1.70 hrs
07/12/19	LMG	Correspondence regarding OpticalTel easement and analysis regarding same.	0.50 hrs
07/19/19	LMG	Finalize and send budget and assessment resolutions.	0.30 hrs
07/22/19	LMG	Follow up on status of OpticalTel easement.	0.20 hrs
07/29/19	LMG	Follow up on status of OpticalTel easement.	0.20 hrs
07/31/19	MCE	Research new law regarding new definition of "home address" and property appraiser objections to confidential information in assessment rolls; prepare memorandum to district manager regarding same.	0.10 hrs

Total fees for this matter \$781.00

MATTER SUMMARY

Earlywine, Jere L.	0.50 hrs	250 /hr	\$125.00
Gentry, Lauren M.	3.50 hrs	180 /hr	\$630.00
Eckert, Michael C.	0.10 hrs	260 /hr	\$26.00

TOTAL FEES \$781.00

TOTAL CHARGES FOR THIS MATTER \$781.00

BILLING SUMMARY

Earlywine, Jere L.	0.50 hrs	250 /hr	\$125.00
Gentry, Lauren M.	3.50 hrs	180 /hr	\$630.00
Eckert, Michael C.	0.10 hrs	260 /hr	\$26.00

TOTAL FEES	\$781.00
------------	----------

TOTAL CHARGES FOR THIS BILL	\$781.00
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Please include the bill number on your check.

Approved: BA Date: 9-9-19
Reviewed: SEP 05 2019
by: DDI Amount: 51400.00 3/07

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2019	INV0000043131

Bill To:

PALMA SOLA TRACE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
September		Upon Receipt	00390
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,675.00	\$1,675.00
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Subtotal			\$4,041.67
Total			\$4,041.67

Approval (B1) Date 8-30-19
 AUG 28 2019
 001 51300 00 *

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/1/2019	INV0000004700

Bill To:

PALMA SOLA TRACE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
September			00390
Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div>Approval: <u>AA</u> Date: <u>8-30-19</u> <u>AUG 28 2019</u> <u>51300</u> <u>005103</u></div>			
Subtotal			\$175.00
Total			\$175.00

Schappacher Engineering LLC

Invoice

PO Box 21256
 Bradenton, FL 34204
 941-251-7613

Date	Invoice #
9/4/2019	1439

Bill To
Palma Sola Trace CDD Attn: Accounts Payable 9428 Camden Field Parkway Riverview, FL 33578

Terms	Project
Due on receipt	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
8/20/2019	Coordinate with Lauren on OpticalTel agreement, send photo summary.	0.5	150.00	75.00
8/21/2019	Coordinate with Lauren for OpticalTel.	0.25	150.00	37.50
8/22/2019	Prep work for CDD meeting - review agenda items and files. Attend CDD meeting.	3.5	150.00	525.00
8/23/2019	Prepare summary of site reviews and send to board members. Follow up with Bryan.	0.5	150.00	75.00

M approval AS Date 9-13-19
 re entered SEP 11 2019
 001 5000 003103

Due upon request. Please make checks payable to Schappacher Engineering

Total \$712.50

Tab 3

**AGREEMENT BETWEEN THE PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD.,
D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND
MAINTENANCE SERVICES**

THIS AGREEMENT ("Agreement") is entered into as of this ____ day of September, 2019 by and between:

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 12750 Citrus Park Lake, Suite 115, Tampa, FL 33625 ("**District**"), and

INNERSYNC STUDIO, LTD., d/b/a CAMPUS SUITE, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

WHEREAS, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, to remediate or otherwise convert the Website to meet such ADA accessibility requirements, and to perform ongoing management and maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

WHEREAS, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

A. INITIAL WEBSITE REMEDIATION. Contractor shall migrate the District’s existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended, updated, and/or replaced from time to time (as amended, updated, and/or replaced from time to time, “WCAG”). Specifically, Contractor shall, at a minimum:

- i.** provide an ADA-compliant Website that meets, at minimum, the WCAG standards specified above, which may change from time to time, and for which Contractor shall be responsible for monitoring and maintaining District compliance, as further specified in Section 2(B) herein;
- ii.** convert up to 1,500 pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
- iii.** provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District’s engagement of Contractor for ADA-specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information (email and phone number) of the District Manager or their designee for users encountering any problems;
- iv.** provide options to create a District-branded design (colors, logo, etc.);
- v.** provide Contractor’s ADA compliance shield, seal or certification for display on the Website (“**Compliance Shield**”);
- vi.** cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums (including but not limited to mobile phones, smart phones, tablets, laptop computers, and desktop computers), and provide “mobile friendly” or “mobile versions” of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
- vii.** eliminate and prevent any commercial advertising on the Website;
- viii.** eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;
- ix.** provide secure “https” certification and provide secure “cloud” hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;
- x.** provide data back-up and records retention measures as required by Florida law;

xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;

xii. provide a “dashboard” accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;

xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

B. MAINTENANCE. Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

i. manage and maintain the Website;

ii. remediate new documents identified by the District to accessible formats for assistive technologies, up to seven hundred fifty (750) pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.

iii. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m. EST, Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;

iv. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content at regular intervals as it is submitted and uploaded to the Website;

v. ensure that the Website is “live” and “on-line” at all times, unless a scheduled maintenance or upgrades are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance

or upgrade;

vi. perform monthly comprehensive technological, and human (as needed), audits to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

vii. continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

viii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor's expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

C. ADDITIONAL SERVICES. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. providing a point of contact to respond to requests for Website accommodation;

ii. converting documents for a public records requests received by the District;

iii. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

SECTION 3. COMPENSATION. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. INITIAL WEBSITE REMEDIATION. For performance of the Services as provided in Section 2(A) of this Agreement, which shall include conversion of up to one thousand five hundred (1500) pages of PDF documents to accessible formats ("**Initial Max Pages**"), the District shall pay Contractor a one-time fee of Two Thousand Three Hundred Twenty-Five Dollars (\$2,325.00). The District shall pay Contractor fifty-percent (50%) of the fee upon execution of this Agreement by the parties. The District shall pay Contractor the remaining fifty-percent (50%) upon substantial completion of the Services provided in Section 2(A).

B. MAINTENANCE. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019, the District shall pay Contractor One Thousand Five Hundred Thirty-Seven Dollars and Fifty Cents (\$1,537.50) per year, payable in quarterly installments of Three Hundred Eighty-Four Dollars and Thirty-Eight Cents (\$384.38) per installment. The parties understand and acknowledge that this includes (i) the annual fee for the

domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(ii) of up to seven-hundred fifty (750) pages per year ("**Annual Max Pages**").

C. ADDITIONAL CONVERSIONS. For remediating and converting any documents in excess of the Initial Max Pages included in the initial website remediation price, Contractor shall provide such services for an amount not to exceed Ninety-Eight Cents (\$0.98) per page. For remediating and converting any documents in excess of the Annual Max Pages included in the maintenance price, Contractor shall provide such services for an amount not to exceed One Dollar and Five Cents (\$1.05) per page, which pages may be purchased in bundles of one hundred (100) pages. Contractor shall perform remediation and conversion of additional documents only upon receipt of written authorization of the District approving the same.

D. INVOICES; PAYMENT. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et seq.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

SECTION 4. TERM AND TERMINATION.

A. TERM. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the Website; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

SECTION 5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided

in Section 2 herein and **Exhibit A**; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended, updated, or replaced from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

SECTION 6. INTELLECTUAL PROPERTY.

A. CONTRACTOR MATERIALS. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable, worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. THE DISTRICT MATERIALS; PUBLICITY AND TRADEMARKS. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "**District Materials**") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for

such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including without limitation content management systems and/or servers (collectively, “**System**”), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District’s System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall, on its own or through coordination with the District’s Website provider, create a back-up copy of all data that may be affected by Contractor’s access to the System.

C. RIGHT TO DISPLAY CONTRACTOR’S COMPLIANCE SHIELD / ACCESSIBILITY POLICY. Pursuant to this Agreement, the Contractor shall provide the District a Compliance Shield and customized accessibility policy, which District shall display on its Website(s) and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

SECTION 7. PUBLIC RECORDS. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Bryan Radcliff (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE

DISTRICT'S PUBLIC RECORDS CUSTODIAN AT (813) 933-5571, BRADCLIFF@RIZZETTA.COM, OR 12750 CITRUS PARK LAKE, SUITE 115, TAMPA, FL 33625.

SECTION 8. INDEMNITY.

A. Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

SECTION 9. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 10. GENERAL PROVISIONS.

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the terms of **Exhibit A** shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to **Exhibit A**; in all other respects, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an

employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. DISPUTE RESOLUTION. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in Manatee County, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

G. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the

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

H. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

I. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor: Innersync Studio, Ltd.,
d/b/a Campus Suite
752 Dunwoodie Drive
Cincinnati, Ohio 45230
Attn: Steven Williams

If to District: Palma Sola Trace Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lake, Suite 115
Tampa, FL 33625
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. ENTIRE AGREEMENT. This Agreement, together with **Exhibit A**, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

K. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. AMENDMENTS. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. FORCE MAJEURE. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. SURVIVAL. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. WAIVER. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

S. DESCRIPTIVE HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:

**PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT**



Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**INNERSYNC STUDIO, LTD., D/B/A
CAMPUS SUITE**, an Ohio limited
liability company

Print Name:

By: Steven Williams, _____ (Title)

Exhibit A: Proposal for Services

Exhibit A Proposal for Service

Pricing

Effective date: 2019-07-15

Implementation	Quantity	Sumtotal
Onboarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$2,325.00
Ongoing services	Quantity	Sumtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly site reporting, monitoring and error corrections 	1	\$600.00
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750 *	\$937.50
Social Media Manager		Included
Total:		\$3,862.50

**Maximum PDF pages per 12 month period*

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Palma Sola Trace Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Palma Sola Trace Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119635

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$38,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$211

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Palma Sola Trace Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119635

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$211
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,819
Public Officials and Employment Practices Liability	\$2,563
TOTAL PREMIUM DUE	\$5,593

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)




PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2019, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Palma Sola Trace Community Development District

(Name of Local Governmental Entity)

By: 
Signature

Pyotr Gelman

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2019

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Palma Sola Trace Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$38,000	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: 

Date: 9/5/2019

Name: Pyotr Gelman

Title: Chair

**Palma Sola Trace Community Development District**

Policy No.: 100119635

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
1	Gate with Electronics		2006	10/01/2019	\$9,000		\$9,000	
	71st ST West Bradenton FL 34209			10/01/2020				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
2	Gate with Electronics		2006	10/01/2019	\$9,000		\$9,000	
	71st ST West Bradenton FL 34209			10/01/2020				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
3	Wooden Bridge over Canal		2006	10/01/2019	\$20,000		\$20,000	
	Behind HOA Club House Bradenton FL 34209			10/01/2020				
			Total:	Building Value \$38,000		Contents Value \$0		Insured Value \$38,000

Sign:

Print Name:

Pyotr Gelman

Date:

9/5/2019

Tab 5

This instrument was prepared by, and
upon recording, should be returned to:

Lauren Gentry, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

EASEMENT AGREEMENT

This Easement Agreement (the “**Easement Agreement**”) is made and entered into this
_____ day of October 2019, by and between:

Palma Sola Trace Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Bradenton, Florida, and having a mailing address of c/o Rizzetta & Company, Inc., 9428 Camden Field Pkwy., Riverview, Florida 33578 (the “**District**” or the “**Grantor**”); and

Palma Sola Trace Master Association, Inc., a Florida non-profit corporation, with a mailing address of 9300 N. 16th St., Tampa, Florida 33612 (the “**Association**”); and

HControl Communities LLC, d/b/a OpticalTel, a Florida limited liability company with a mailing address of 1360 S. Dixie Hwy., Suite 200, Coral Gables, Florida 33146 (the “**Company**” and, together with the Association, the “**Grantees**”).

RECITALS

WHEREAS, the Association is a non-profit corporation serving the community of Palma Sola Trace; and

WHEREAS, the Company is in the business of providing various systems and/or services including but not limited to multi-channel video, high speed data, security, information and voice services (collectively, the “**Services**”); and

WHEREAS, the Association plans to install, or cause to be installed, a telecommunications system (the “**System**”), in order to facilitate the provision of the Services to the residents of Palma Sola Trace; and

WHEREAS, the Association has entered into a contract with the Company for the Services, including installation of the System, which installation shall be performed by the Company; and

WHEREAS, the proposed System will encroach on property owned by the District, and specifically what is known as **Tracts C-1 through C-11** on the plat entitled, “Palma Sola Trace,” which is recorded at Plat Book 46, Pages 146, et seq., in the Official Records of Manatee County, Florida (“**Plat**”), (together, “**Easement Areas**”) as further described in **Exhibit A** herein; and

WHEREAS, to accommodate the proposed installation of the System, the District previously granted the Association a non-exclusive easement over, under and across Tract C-7 and the adjacent 20’ Public Drainage & Maintenance Access Easement, as identified on the Plat, which non-exclusive easement is recorded at instrument number 201741090907, Book 2693, Pages 7547, et seq., in the Official Records of Manatee County; and

WHEREAS, the installation plans for the System have changed, and the Company has begun and/or completed installation of certain portions of the System within the Easement Areas, as shown on the plans attached as **Exhibit B**; and

WHEREAS, the District now desires to grant and convey to the Grantees and their contractors, successors, and assigns, an additional non-exclusive easement over, under and across the Easement Areas for the purposes described herein, and on the terms and subject to the conditions set forth below.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT; OPERATION AND MAINTENANCE. The District hereby grants to the Grantees and their contractors, successors, and assigns, the following non-exclusive easement(s) (“**Easement**”):

- a. A non-exclusive easement over, upon, under, through, and across the Easement Areas for the purposes of installing, repairing, replacing, maintaining and operating the System.

The Grantees agree to operate and maintain the System, or cause such System to be operated and maintained, consistent with industry standards and the requirements of all applicable permits, approvals and laws. By granting this easement, and subject to the provisions of Section 3(d) herein, the District approves of the geographic location of the System on the District’s property as shown on the plans attached hereto as **Exhibit B**, provided however that such approval is expressly limited to the geographic location, and nothing herein shall be construed as limiting the District’s available rights or remedies against any entity for other damage, including but not limited to that caused in the course of installing, maintaining, or repairing the System and that caused by any defect in the manner or means of installation.

3. DAMAGE AND REPAIRS.

(a) In the event that the Grantees, or their respective employees, agents, assignees, or contractors cause damage or have previously caused damage to the Easement Areas or any of the improvements located within the Easement Areas, or cause damage to District's other property or any improvements located thereon, in the exercise of the easement rights granted herein or otherwise performing work related to the System, Grantees, at Grantees' sole cost and expense, agree to commence or cause to commence the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade within thirty (30) days after receiving written notice of the occurrence of any such damage. Notwithstanding the fact that the District is a local unit of special-purpose government and thus no lien rights are available against its property, the Grantees shall commence remedy of any liens arising out of work performed by, for, or on behalf of Grantees within thirty (30) days after receiving written notice of such lien. The Grantees shall be responsible for coordinating repair of any damage caused by themselves or their employees, agents, assignees, or contractors; provided, however, that nothing herein shall be construed as limiting the District's available rights or remedies against the aforementioned entities.

(b) In the event that District, or its respective employees, agents or contractors, cause damage to the System located within the Easement Areas, the District shall promptly notify the Grantees of said damage so that Grantees may commence repairs and restoration of the System. The District acknowledges that, so long as the Company is providing the Services, only the Company may perform repairs to the System, and the District may not attempt to repair, restore, or interfere with the System. In the event of an emergency necessitating District work that impacts the System, the District shall notify the Grantees of such emergency so that Grantees may commence any necessary work on the System, provided however that Grantees shall be deemed to have consented to the District performing such work if no response is received within forty-eight (48) hours, or such shorter time as specified by the District and necessitated by the circumstances.

(c) In the event that the System requires repair, restoration, or routine maintenance, the Grantees shall be solely responsible for coordinating and/or performing such repair, restoration, or maintenance. In the event such repair and/or restoration is necessitated by damage caused by the District or its respective employees, agents or contractors, as set forth herein, Grantees shall invoice the District for the cost of such repair and/or restoration.

(d) In the event that District requires the use of the Easement Areas for installation of future additional public improvements, the Grantees agree to work in good faith to relocate the System at no expense to the District; provided, however, that nothing herein shall prohibit the Grantees from entering into a separate contract for such relocation.

4. INDEMNIFICATION; SOVEREIGN IMMUNITY. the Grantees agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Areas by the Grantees or their agents, employees or independent contractors. Nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, or other law.

5. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

6. ENFORCEMENT OF AGREEMENT. In the event that any party hereto seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

7. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Association:	Palma Sola Trace Master Association, Inc. 9300 North 16 th Street Tampa, Florida 33612 Attn: Property Manager
---------------------	---

To the Company:	HControl Communities, LLC d/b/a OpticalTel 1360 S. Dixie Highway, Suite 200 Coral Gables, FL 33146 Attn: _____
-----------------	--

To the District:	Palma Sola Trace Community Development District 9428 Camden Field Parkway Riverview, FL 33578 Attention: District Manager
------------------	---

With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe Street (32301) Post Office Box 6526 Tallahassee, Florida 32314 Attn: District Counsel
-----------------	---

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized

by the United States government shall not be regarded as business days. Counsel for the District and counsel for District may deliver Notice on behalf of the District and District, respectively.

8. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect its rights from interference by a third party. Notwithstanding the Grantees' repair responsibilities as set forth in Section 3 herein, nothing herein shall be construed to prevent the District from holding the Grantees responsible for any damage caused by their work within the Easement Area.

9. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties, except that the Company may assign this Easement Agreement to an affiliate of the Company, to an entity that purchases all or substantially all of the Company's assets, or to an institutional lender providing financing to the Company. Any assignments other than those exceptions contained herein that may be attempted to be made by any party without the prior written approval of the other parties are void.

10. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. PUBLIC RECORDS. The Grantees understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement. In the event of a conflict between this instrument and any previous easement agreement, this instrument shall control.

17. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

[Signatures on following pages]

Signed, sealed and delivered
in the presence of:

**PALMA SOLA TRACE COMMUNITY
DEVELOPMENT DISTRICT**

(Signature)

_____, Board of Supervisors

(Print Name)

(Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of October, 2019, by _____, as _____ of the Board of Supervisors of the **Palma Sola Trace Community Development District**, a unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, on behalf of said District. He/she [] is personally known to me, or [] has produced _____ as identification.

Notary Public

Signed, sealed and delivered
in the presence of:

**PALMA SOLA TRACE MASTER ASSOCIATION,
INC.,** a Florida non-profit corporation

(Signature)

By: _____

(Print Name)

Title: _____

(Signature)

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of October, 2019, by _____, as _____ of the Palma Sola Trace Master Association, Inc. He/She [] is personally known to me, or [] has produced _____ as identification.

Notary Public

Signed, sealed and delivered
in the presence of:

**HCONTROL COMMUNITIES, LLC, d/B/A
OPTICALTEL**

(Signature)

(Print Name)

By: _____

Title: _____

(Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of October, 2019, by _____, as Principal for **HControl Communities, LLC**, (d/b/a OpticalTel) Florida corporations, on behalf of corporation. He/she [] is personally known to me, or [] has produced _____ as identification.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Tracts C-1 through C-11

Identified on the plat entitled, "Palma Sola Trace," which is recorded at Plat Book 46, Pages 146, et seq., in the Official Records of Manatee County, Florida.

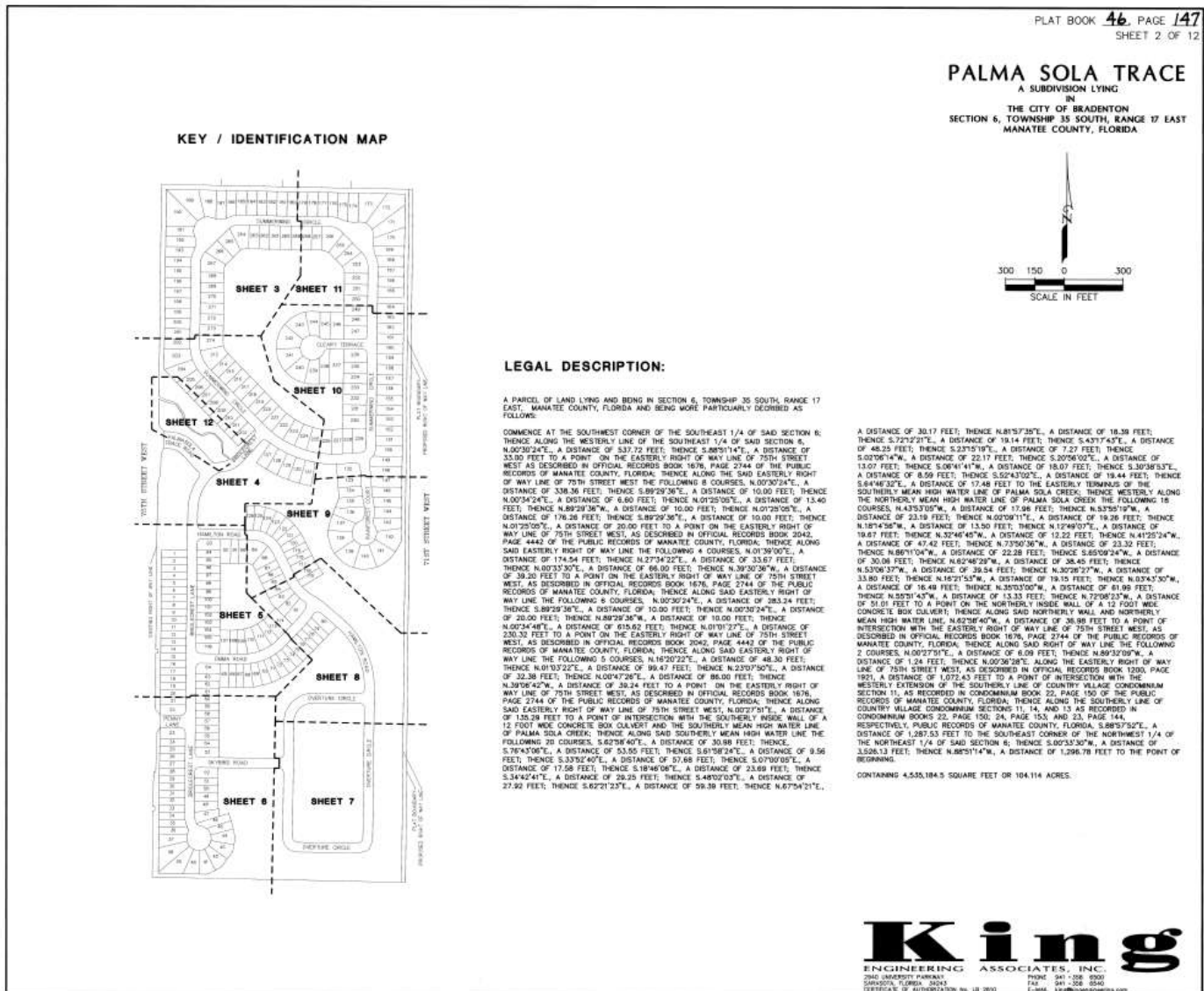


EXHIBIT B
OPTICALTEL INSTALLATION PLANS

Tab 6

SPECIAL DISTRICT WEBSITE COMPLIANCE Fla. Stat. §189.069 (2018)		
Requirements: ¹	Website Timeframe:	Status:
Full legal name of the special district. ²	Permanent.	
Public purpose of the special district. ³	Permanent.	
Contact information for each governing body member, including the member’s name, official address, official e-mail address, and, if applicable, the member’s term and appointing authority. ⁴	Permanent.	
Fiscal year of the special district. ⁵	Permanent.	
Full text of the special district’s charter. ⁶ Community development districts may reference chapter 190, as the uniform charter, but must include information relating to any grant of special powers. ⁷	Permanent.	
Date of establishment of the special district. ⁸	Permanent.	
Establishing entity of the special district. ⁹	Permanent.	
Statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.	Permanent.	
Mailing address of the special district. ¹⁰	Permanent.	
E-mail address of the special district. ¹¹	Permanent.	
Telephone number of the special district. ¹²	Permanent.	
Internet website uniform resource locator (URL) of the special district. ¹³	Permanent.	
Description of the boundaries or service area of the special district. ¹⁴	Permanent.	
Description of the services provided by the special district. ¹⁵	Permanent.	
Listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the current fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. ¹⁶	Permanent, but rates and amounts only must be provided for the current fiscal year.	
Primary contact information for the special district for purposes of communication from the department. ¹⁷	Permanent.	
Code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions. ¹⁸	Permanent.	
Budget of each special district, in addition to amendments in accordance with s. 189.418. ¹⁹	Tentative budgets: must be posted at least two (2) days prior to the budget hearing and remain on the website for forty-five (45) days. ²⁰ Final adopted budgets: must be posted within thirty (30) days after adoption	

¹ If the special district has a defined benefit retirement system there may be additional posting requirements per Fla. Sta. 112.664.

² Fla. Stat. § 189.069(2)(a)(1).

³ Fla. Stat. § 189.069(2)(a)(2).

⁴ Fla. Stat. § 189.069(2)(a)(3).

⁵ Fla. Stat. § 189.069(2)(a)(4).

⁶ Fla. Stat. § 189.069(2)(a)(5).

⁷ *Id.*

⁸ *Id.*

⁹ *Id.*

¹⁰ Fla. Stat. § 189.069(2)(a)(6).

¹¹ *Id.*

¹² *Id.*

¹³ *Id.*

¹⁴ Fla. Stat. § 189.069(2)(a)(7).

¹⁵ *Id.*

¹⁶ Fla. Stat. § 189.069(2)(a)(8).

¹⁷ Fla. Stat. § 189.069(2)(a)(9). Per DEO guidelines, this should be the same person identified to the Department as the District’s registered agent and registered office.

¹⁸ Fla. Stat. § 189.069(2)(a)(10). Per DEO guidelines, one option is to link to the Florida Commission on Ethics – Ethics law webpage (<http://www.ethics.state.fl.us/Research/EthicsLaws.aspx>)

¹⁹ Fla. Stat. § 189.069(2)(a)(11).

²⁰ Fla. Stat. § 189.016 (5).

	and remain on website for two (2) years. ²¹ Budget amendments: must be posted within five (5) days after adoption and remain on website for two (2) years. ²²	
Final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district. ²³	Most recent audit report for most recent completed fiscal year.	
Link to the Department of Financial Services website. ²⁴	Permanent.	
List of regularly scheduled meetings. ²⁵	The schedule for must be posted quarterly, semiannually, or annually and remain on the website until the next schedule is available. ²⁶	
Meeting or workshop agenda, along with any meeting materials available in an electronic format, excluding confidential and exempt information. ²⁷	Post at least (7) days before the meeting or workshop. Agendas and materials must remain on the website for one (1) year after the meeting or workshop. ²⁸	
Public Facilities Report, if applicable. ²⁹	If applicable, the District must post the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Update Report. ³⁰	

²¹ *Id.*
²² Fla. Stat. § 189.016 (7).
²³ Fla. Stat. § 189.069(2)(a)(12).
²⁴ Fla. Stat. § 189.069(2)(a)(15).
²⁵ Fla. Stat. § 189.069(2)(a)(13).
²⁶ Fla. Stat. § 189.015(1).
²⁷ Fla. Stat. § 189.069(2)(a)(16).
²⁸ *Id.*
²⁹ Fla. Stat. § 189.069(2)(a)(14).
³⁰ FLA. DEPT. OF ECON. OPPORTUNITY, SPECIAL DIST. HANDBOOK ONLINE (2016).

Tab 7



Rizzetta & Company

Palma Sola Trace Community Development District

**Financial Statements
(Unaudited)**

August 31, 2019

Prepared by: Rizzetta & Company, Inc.

palmasolatracedd.org
rizzetta.com

Palma Sola Trace Community Development District

Balance Sheet

As of 8/31/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	93,472	0	0	93,472	0	0
Investments	127,992	0	293,714	421,705	0	0
Investments--Reserves	0	168,575	0	168,575	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	7,173	0	0	7,173	0	0
Deposits	381	0	0	381	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	293,714
Amount To Be Provided Debt Service	0	0	0	0	0	2,841,286
Fixed Assets	0	0	0	0	1,341,827	0
Total Assets	<u>229,018</u>	<u>168,575</u>	<u>293,714</u>	<u>691,306</u>	<u>1,341,827</u>	<u>3,135,000</u>
Liabilities						
Accounts Payable	10,374	0	0	10,374	0	0
Accrued Expenses Payable	988	0	0	988	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	3,135,000
Total Liabilities	<u>11,362</u>	<u>0</u>	<u>0</u>	<u>11,362</u>	<u>0</u>	<u>3,135,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	205,696	154,403	275,018	635,118	1,341,827	0
Net Change in Fund Balance	11,960	14,172	18,696	44,827	0	0
Total Fund Equity & Other Credits	<u>217,656</u>	<u>168,575</u>	<u>293,714</u>	<u>679,945</u>	<u>1,341,827</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>229,018</u>	<u>168,575</u>	<u>293,714</u>	<u>691,306</u>	<u>1,341,827</u>	<u>3,135,000</u>

See Notes to Unaudited Financial Statements

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	917	1,076	160	(7.64)%
Special Assessments					
Tax Roll	149,074	149,074	150,720	1,646	(1.10)%
Total Revenues	150,074	149,991	151,796	1,806	(1.15)%
Expenditures					
Legislative					
Supervisor Fees	7,000	7,000	5,400	1,600	22.85%
Financial & Administrative					
Administrative Services	5,400	4,950	4,950	0	8.33%
District Management	20,100	18,425	18,425	0	8.33%
District Engineer	6,500	5,958	6,131	(173)	5.67%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	2,200	2,200	2,227	(27)	(1.22)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	4,583	4,583	0	8.33%
Accounting Services	18,000	16,500	16,500	0	8.33%
Auditing Services	4,000	4,000	3,223	777	19.42%
Arbitrage Rebate Calculation	500	458	0	458	100.00%
Public Officials Liability	2,750	2,750	2,500	250	9.09%
Insurance					
Legal Advertising	700	642	503	139	28.12%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,925	1,925	0	8.33%
Legal Counsel					
District Counsel	10,000	9,167	7,714	1,453	22.86%
Electric Utility Services					
Utility Services	2,000	1,833	1,638	195	18.07%
Street Lights	10,000	9,167	1,364	7,802	86.35%
Stormwater Control					
Fountain Service Repairs & Maintenance	500	458	0	458	100.00%
Lake/Pond Bank Maintenance	5,000	4,583	2,450	2,133	51.00%
Wetland Monitoring & Maintenance	9,000	8,250	7,800	450	13.33%
Aquatic Maintenance	10,200	9,350	9,350	0	8.33%
Miscellaneous Expense	500	458	0	458	100.00%
Aquatic Plant Replacement	5,000	4,583	5,000	(417)	0.00%
Other Physical Environment					

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
General Liability Insurance	3,025	3,025	2,750	275	9.09%
Property Insurance	219	219	199	20	9.13%
Landscape Maintenance	9,250	8,479	13,845	(5,366)	(49.67)%
Miscellaneous Expense	500	458	0	458	100.00%
Road & Street Facilities					
Gate Facility Maintenance	1,000	917	1,459	(542)	(45.90)%
Street Light Decorative Light Maintenance	35,000	32,083	12,570	19,513	64.08%
Contingency					
Miscellaneous Contingency	3,455	3,167	1,155	2,012	66.57%
Total Expenditures	<u>185,074</u>	<u>171,765</u>	<u>139,837</u>	<u>31,929</u>	<u>24.44%</u>
Excess of Revenue Over (Under) Expenditures	<u>(35,000)</u>	<u>(21,775)</u>	<u>11,960</u>	<u>33,735</u>	<u>134.17%</u>
Other Financing Sources (Uses)					
Carryforward Fund Balance	35,000	35,000	0	(35,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>13,225</u>	<u>11,960</u>	<u>(1,265)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	205,696	205,696	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>13,225</u></u>	<u><u>217,656</u></u>	<u><u>204,431</u></u>	<u><u>0.00%</u></u>

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,911	1,911	0.00%
Special Assessments				
Tax Roll	12,265	12,265	0	0.00%
Total Revenues	12,265	14,176	1,911	15.58%
Expenditures				
Financial & Administrative				
Bank Fees	0	5	(5)	0.00%
Contingency				
Capital Reserve	12,265	0	12,265	100.00%
Total Expenditures	12,265	5	12,260	99.96%
Excess of Revenue Over (Under) Expenditures	0	14,172	14,172	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	14,172	14,172	0.00%
Fund Balance, Beginning of Period	0	154,403	154,403	0.00%
Fund Balance, End of Period	0	168,575	168,575	0.00%

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,886	6,886	0.00%
Special Assessments				
Tax Roll	268,612	271,357	2,745	1.02%
Prepayments	0	6,222	6,222	0.00%
Total Revenues	268,612	284,465	15,853	5.90%
Expenditures				
Debt Service				
Interest	128,612	125,769	2,843	2.21%
Principal	140,000	140,000	0	0.00%
Total Expenditures	268,612	265,769	2,843	1.06%
Excess of Revenue Over (Under) Expenditures	0	18,696	18,696	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	18,696	18,696	0.00%
Fund Balance, Beginning of Period	0	275,018	275,018	0.00%
Fund Balance, End of Period	0	293,714	293,714	0.00%

Palma Sola Trace CDD
Investment Summary
August 31, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2019</u>
The Bank of Tampa	Money Market Account	\$ 67,373
The Bank of Tampa ICS Program: BOKF, National Association	Money Market Account	60,619
Total General Fund Investments		<u>\$ 127,992</u>
The Bank of Tampa ICS Capital Reserve BOKF, National Association	Money Market Account	\$ 168,575
Total Reserve Fund Investments		<u>\$ 168,575</u>
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 129,751
US Bank Series 2013 Reserve A-1	First American Treasury Obligation Fund Class Z	134,303
US Bank Series 2013 Reserve A-2	First American Treasury Obligation Fund Class Z	18,375
US Bank Series 2013 Prepayment A-1/A-2	First American Treasury Obligation Fund Class Z	11,285
Total Debt Service Fund Investments		<u>\$ 293,714</u>

Palma Sola Trace Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2019

001 - General Fund

From 8/1/2019 Through 8/31/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Axel Hamilton Bergman, Jr.	8/22/2019	AB082219	Board of Supervisors Meeting 08/22/19	200.00
Eva Walker	8/22/2019	EW082219	Board of Supervisors Meeting 08/22/19	200.00
Peter Gelman	8/22/2019	PG082219	Board of Supervisors Meeting 08/22/19	200.00
Robert Mauriello	8/22/2019	RM082219	Board of Supervisors Meeting 08/22/19	200.00
Roger Ohlson	8/22/2019	RO082219	Board of Supervisors Meeting 08/22/19	200.00
Aquagenix	8/24/2019	4060194	Wetland Maintenance 08/19	3,000.00
Egis Insurance Advisors, LLC.	8/29/2019	9273	Commercial Insurance Package FY 19/20	5,593.00
Hopping Green & Sams	8/31/2019	109545	General/Monthly Legal Services 07/19	781.00
			Total 001 - General Fund	10,374.00
Report Total				10,374.00

Palma Sola Trace Community Development District
Notes to Unaudited Financial Statements
August 31, 2019

Balance Sheet

1. Trust statement activity has been recorded through 08/31/19.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.



Rizzetta & Company

Palma Sola Trace Community Development District

**Financial Statements
(Unaudited)**

September 30, 2019

Prepared by: Rizzetta & Company, Inc.

palmasolatracedd.org
rizzetta.com

Palma Sola Trace Community Development District

Balance Sheet

As of 9/30/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	77,382	0	0	77,382	0	0
Investments	128,089	0	294,211	422,299	0	0
Investments--Reserves	0	168,815	0	168,815	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	9,498	0	0	9,498	0	0
Deposits	381	0	0	381	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	294,211
Amount To Be Provided Debt Service	0	0	0	0	0	2,840,789
Fixed Assets	0	0	0	0	1,341,827	0
Total Assets	<u>215,350</u>	<u>168,815</u>	<u>294,211</u>	<u>678,376</u>	<u>1,341,827</u>	<u>3,135,000</u>
Liabilities						
Accounts Payable	4,993	0	0	4,993	0	0
Accrued Expenses Payable	1,060	0	0	1,060	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	3,135,000
Total Liabilities	<u>6,053</u>	<u>0</u>	<u>0</u>	<u>6,053</u>	<u>0</u>	<u>3,135,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	205,696	154,403	275,018	635,118	1,341,827	0
Net Change in Fund Balance	<u>3,601</u>	<u>14,411</u>	<u>19,193</u>	<u>37,205</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>209,297</u>	<u>168,815</u>	<u>294,211</u>	<u>672,323</u>	<u>1,341,827</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>215,350</u>	<u>168,815</u>	<u>294,211</u>	<u>678,376</u>	<u>1,341,827</u>	<u>3,135,000</u>

See Notes to Unaudited Financial Statements

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	1,000	1,173	173	(17.34)%
Special Assessments					
Tax Roll	149,074	149,074	150,720	1,646	(1.10)%
Total Revenues	150,074	150,074	151,893	1,819	(1.21)%
Expenditures					
Legislative					
Supervisor Fees	7,000	7,000	5,400	1,600	22.85%
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	20,100	20,100	20,100	0	0.00%
District Engineer	6,500	6,500	6,131	369	5.67%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	2,200	2,200	2,227	(27)	(1.22)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	5,000	5,000	(0)	0.00%
Accounting Services	18,000	18,000	18,000	0	0.00%
Auditing Services	4,000	4,000	3,223	777	19.42%
Arbitrage Rebate Calculation	500	500	0	500	100.00%
Public Officials Liability	2,750	2,750	2,500	250	9.09%
Insurance					
Legal Advertising	700	700	503	197	28.12%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	2,100	2,100	0	0.00%
Legal Counsel					
District Counsel	10,000	10,000	9,584	416	4.16%
Electric Utility Services					
Utility Services	2,000	2,000	1,779	221	11.05%
Street Lights	10,000	10,000	1,459	8,541	85.41%
Stormwater Control					
Fountain Service Repairs & Maintenance	500	500	0	500	100.00%
Lake/Pond Bank Maintenance	5,000	5,000	2,450	2,550	51.00%
Wetland Monitoring & Maintenance	9,000	9,000	7,800	1,200	13.33%
Aquatic Maintenance	10,200	10,200	10,200	0	0.00%
Miscellaneous Expense	500	500	0	500	100.00%
Aquatic Plant Replacement	5,000	5,000	5,000	0	0.00%
Other Physical Environment					

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
General Liability Insurance	3,025	3,025	2,750	275	9.09%
Property Insurance	219	219	199	20	9.13%
Landscape Maintenance	9,250	9,250	14,593	(5,343)	(57.76)%
Miscellaneous Expense	500	500	0	500	100.00%
Road & Street Facilities					
Gate Facility Maintenance	1,000	1,000	1,459	(459)	(45.90)%
Street Light Decorative Light Maintenance	35,000	35,000	13,106	21,894	62.55%
Contingency					
Miscellaneous Contingency	3,455	3,455	1,155	2,300	66.57%
Total Expenditures	185,074	185,074	148,293	36,781	19.87%
Excess of Revenue Over (Under) Expenditures	(35,000)	(35,000)	3,601	38,601	110.28%
Other Financing Sources (Uses)					
Carryforward Fund Balance	35,000	35,000	0	(35,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	3,601	3,601	0.00%
Fund Balance, Beginning of Period	0	0	205,696	205,696	0.00%
Fund Balance, End of Period	0	0	209,297	209,297	0.00%

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,151	2,151	0.00%
Special Assessments				
Tax Roll	12,265	12,265	0	0.00%
Total Revenues	12,265	14,416	2,151	17.54%
Expenditures				
Financial & Administrative				
Bank Fees	0	5	(5)	0.00%
Contingency				
Capital Reserve	12,265	0	12,265	100.00%
Total Expenditures	12,265	5	12,260	99.96%
Excess of Revenue Over (Under) Expenditures	0	14,411	14,411	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	14,411	14,411	0.00%
Fund Balance, Beginning of Period	0	154,403	154,403	0.00%
Fund Balance, End of Period	0	168,815	168,815	0.00%

Palma Sola Trace Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7,383	7,383	0.00%
Special Assessments				
Tax Roll	268,612	271,357	2,745	1.02%
Prepayments	0	6,222	6,222	0.00%
Total Revenues	268,612	284,962	16,350	6.09%
Expenditures				
Debt Service				
Interest	128,612	125,769	2,843	2.21%
Principal	140,000	140,000	0	0.00%
Total Expenditures	268,612	265,769	2,843	1.06%
Excess of Revenue Over (Under) Expenditures	0	19,193	19,193	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	19,193	19,193	0.00%
Fund Balance, Beginning of Period	0	275,018	275,018	0.00%
Fund Balance, End of Period	0	294,211	294,211	0.00%

Palma Sola Trace CDD
Investment Summary
September 30, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2019</u>
The Bank of Tampa	Money Market Account	\$ 67,384
The Bank of Tampa ICS Program:		
BOKF, National Association	Money Market Account	6
Pinnacle Bank	Money Market Account	60,699
Total General Fund Investments		\$ 128,089
The Bank of Tampa ICS Capital Reserve		
BOKF, National Association	Money Market Account	\$ 17
Pinnacle Bank	Money Market Account	168,798
Total Reserve Fund Investments		\$ 168,815
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 130,248
US Bank Series 2013 Reserve A-1	First American Treasury Obligation Fund Class Z	134,303
US Bank Series 2013 Reserve A-2	First American Treasury Obligation Fund Class Z	18,375
US Bank Series 2013 Prepayment A-1/A-2	First American Treasury Obligation Fund Class Z	11,285
Total Debt Service Fund Investments		\$ 294,211

Palma Sola Trace Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2019

001 - General Fund

From 9/1/2019 Through 9/30/2019

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquagenix	9/1/2019	4061467	Aquatic Service 09/19	850.00
BrightView Landscape services, Inc.	9/1/2019	6465594	Monthly Lawn Service 09/19	748.00
Innersync	9/20/2019	17757	Website Compliance	2,325.00
Hopping Green & Sams	9/25/2019	110142	General/Monthly Legal Services 08/19	1,070.32
			Total 001 - General Fund	4,993.32
Report Total				4,993.32

Palma Sola Trace Community Development District
Notes to Unaudited Financial Statements
September 30, 2019

Balance Sheet

1. Trust statement activity has been recorded through 09/30/19.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.