



Centre Lake CDD

<http://www.centrelakecdd.com>

Janexy DelRio, Chair

Justin Trujillo, Vice Chair

Mario Cubías, Assistant Secretary

Illesy Martino, Assistant Secretary

September 16, 2026



Centre Lake

Community Development District

(Satori)
Agenda

Seat 2: Janexy DelRio – C.	
Seat 4: Justin Trujillo – V.C.	
Seat 3: Mario Cubías – A.S.	
Seat 1: Illesy Martino – A. S.	
Seat 5: Open Seat	

Wednesday
September 16, 2026
9:30 a.m.

Satori Club at Miami Lakes
8875 NW 155th Terrace, Miami Lakes, FL
Join the meeting now

Meeting ID: 259 241 880 686 and Passcode: zn7Dt96F
1 872-240-4685 and Phone Conference ID: 898 474 612#

1. Roll Call and Pledge of Allegiance
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #5 (11/2026)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Election of Officer(s) – Resolution – **Page 5**
3. Audience Comments (*each speaker has 3 minutes*)
4. Approval of Minutes of the July 15, 2026 Meeting – **Page 7**
5. Public Hearing to Adopt the Rules
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-05** Adopting the Rules – **Page 33**
 - D. Motion to Close the Public Hearing
6. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 100**
7. Ratification of Small Project Agreement (Holiday Lighting 2026) with CV Pro Lighting, LLC – **Page 105**
8. Discussion and Review of:
 - A. Clubhouse Pool Heater Permit Engineering Proposals – **Page 141**
 - B. Fountain Restoration with JB Renovation Services – **Page 160**
9. Review of Lake Bank Assessment with Alvarez Engineers – **Page 161**
10. Staff Reports
 - A. Attorney
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 200**

C. Club – Weekly Reports – **Page 207**

D. Field Manager – Monthly Report – **Page 285**

E. CDD Manager

1) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 299**

2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 303**

11. Financial Reports

A. Acceptance of Check Register – **Page 308**

B. Acceptance of Unaudited Financials – **Page 315**

12. Supervisors Requests

13. Adjournment

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

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Centre Lake Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Centre Lake Community Development District**, _____ County, Florida.

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

RESOLUTION 202__ - __

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Centre Lake Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Centre Lake Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT, THIS ____DAY OF _____, 202__.**

**CENTRE LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

**MINUTES OF MEETING
CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Centre Lake Community Development District was held on Wednesday, July 15, 2026, at 9:30 a.m. at 8875 N.W. 155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio	Chairman
Justin Trujillo	Vice Chairman
Mario Cubias	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Terry Glynn	Governmental Management Services (by phone)
Gabriela Fernandez	District Counsel
Maria Hernandez	Miami Management
Michael Miller	Guest (by phone)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Lorenzo called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Organizational Matters

**A. Consideration of Appointment of Supervisor to Unexpired Term of Office
– Seat #5 (11/2026)**

B. Oath of Office for Newly Appointed Supervisor(s)

C. Election of Officers

Mr. Lorenzo: Moving forward to item No. 2, organizational matters, consideration of appointment of Supervisor to unexpired term of office for seat #5. Unless the Board has anyone they wish to nominate we can table this item and move along. No hearing any, we will table this item.

THIRD ORDER OF BUSINESS

Audience Comments *(each speaker has 3 minutes)*

Mr. Lorenzo: Moving on to item No. 3, audience comments, each speaker has 3 minutes, and as I said, we have no one here present, but we do have Michael Miller on the phone, and Michael if you wish to unmute yourself if you have any questions regarding the agenda or anything about the District please let us know.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 17, 2026 Meeting

Mr. Lorenzo: Hearing none, moving forward to the approval of the minutes of the June 17, 2026 meeting which you'll find on page 5. Unless the Board has any comments, corrections, or deletions, please let me know, and if not, a motion would be in place to approve.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, the Minutes of the June 17, 2026 Meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion of:

- A. Satori Club Rules and Regulations**
- B. Satori Club Schedule**
- C. Date of Rule Amendment Public Hearing**

Mr. Lorenzo: Moving forward to the discussion of the Satori Clubhouse Rules and Regulations which you'll find on page 53. We've been working with Maria and I know Maria has been working with Gabby and I to produce some changes and any adjustments which you'll find there. I know that it was mainly in the pricing of the clubhouse, so unless Maria or Gabby want touch on this.

Ms. Fernandez: Yes, this is just formality so that you guys can track the changes of what we went ahead and edited in the club schedule and in the rules. So, as you can see in the rules is was really just the removal of the fire arms rule, and then in the club schedule is some changes to some of the fees and some of the regulations that are within the club schedule. So, you can see the anything that was added is underlined and anything that was removed is stricken through, and this is just pretty much so you guys can see those changes that you had requested and from this point forward it would just be

a motion to approve these changes and then setting the public hearing for when we would formally adopt these changes.

Ms. DelRio: Ok, I think we just increased the pricing a little bit, we took advantage of that, or we just matched basically, it was that we were using Bonterra fees, because we were under by a lot.

Mr. Cubias: How much more is it?

Ms. Fernandez: It's in there.

Mr. Cubias: I cannot find it.

Ms. DelRio: You sure, it's at the end.

Mr. Cubias: Oh, yes.

Ms. Fernandez: It's on page 67, it will show you what was crossed out so what the fee was before and then what's the new fee.

Mr. Cubias: Well, on page 67 is the schedule, so 68 maybe.

Mr. Fernandez: Yes, page 68.

Ms. DelRio: But it doesn't show the previous price.

Mr. Lorenzo: Yes, it does.

Ms. Fernandez: Like this past fee used be \$10 now it's \$20.

Ms. DelRio: Ok, got it.

Mr. Cubias: Ok, and the processing fee is usually \$100.

Ms. Fernandez: The process fee is \$150.

Mr. Trujillo: No it says \$75.

Ms. Fernandez: Oh that's for the clubhouse, the lease application processing fee.

Mr. Lorenzo: Maria are you guys proposing to change the hours of the clubhouse because I see on page 67 8:00 a.m. is crossed out to show 11:00 a.m.

Ms. Fernandez: Yes, because in one of the rules it had said 11:00 a.m.

Ms. Hernandez: Yes, it's not 8:00: to 8:00 it's 11:00 to 8:00 p.m. and that's in the summertime, in the winter it's from 10:00 to 7:00.

Mr. Lorenzo: Ok.

Ms. Hernandez: So, we do change it.

Ms. DelRio: Yes, according to our By Law, I don't know if this is going to overwrite that but it's from sunrise to sunset.

Ms. Hernandez: Yes, sunrise to sunset, so yes in the winter it's nighttime by 6:00.

Ms. DelRio: But it's by the manager's discretion, the problem is that here in the community with the sunrise and sunset has become a big issue because, oh the sun is still out, so they don't understand that it's a process of closing and so forth. So, they think because the sun is out they can just be out there and they pick a fight, and this is something we discussed in the past where the manager can say, ok, we'll closing at certain times because we also have the personnel that has to shut down so it's not like, ok so today it's at 7:45 so that person is going to stay until 7:45 because closing down and then tomorrow it's 8:00 o'clock and so forth. So, in order to prevent that situation we have drawn times.

Mr. Cubias: I do have a question for the fitness room exercising because a lot of people come by in the morning before work, so before you used to be able to come at 5:00 a.m.

Ms. DelRio: I don't know at what time is the FOB working?

Ms. Hernandez: At 5:00 in the morning.

Mr. Cubias: It says 6:00.

Ms. Hernandez: No, I think they come in at 5:00 or 6:00.

Mr. DelRio: But the FOB is working at 5:00.

Ms. Hernandez: Yes.

Mr. Cubias: Ok, so the FOB is working at 5:00, ok.

Ms. Hernandez: Ok.

Mr. Lorenzo: But not the FOB, the App

Ms. Hernandez: Yes, the App and also our pool permits don't have night swimming because there's not sufficient light.

Ms. DelRio: Exactly.

Mr. Cubias: And we don't have a guard.

Ms. DelRio: Then the other thing too is for the training of exercises.

Ms. Hernandez: We need that changed too.

Ms. DelRio: Yes, so I don't know after this is approved we should have a sign in the room that says if you bring your trainer, there's a fee and you need to go and check them in at the front desk.

Mr. Cubias: Yes.

Ms. DelRio: It's also good because I think there's more trainers coming so they take up space, and we don't have very big gym, so when you bring your own trainer that person is taking up space and machines and so forth.

Mr. Trujillo: Quick question, what if 5 people share the same trainer, it's only \$20?

Ms. DelRio: Yes.

Ms. Hernandez: Yes.

Ms. DelRio: Yes, and I think encourage the club attendant to go and check, look at the cameras, if you see the other person is not exercising, and just giving advice, mostly likely it's a trainer, so they need to ask them, are you registered in the community, where do you live, what's your name, and so forth, if they're not registered in the club, they need to pay a fee to be there but, we need to be proactive with that because then it gets out of hand, and I've seen it happen.

Ms. Hernandez: The only thing I've ever seen in Kendall but, I'll keep an eye on it.

Ms. DelRio: And it's random, I'm sure either in the morning or in the evening, or early afternoon but, it's just like, they have the cameras, access to the cameras, and they should look at them.

Ms. Hernandez: Yes, I know.

Mr. Cubias: What if they're not inside of the premises of the gym and they're training outside because I've seen that a lot.

Ms. DelRio: No.

Ms. Hernandez: It's the same thing, it's the clubhouse.

Mr. Cubias: Ok.

Ms. Fernandez: So, Monday through Friday at 11:00 a.m. and Saturday and Sunday at 10:00 a.m.

Ms. Hernandez: No, it's 11:00 to 8:00 in the summertime, in the winter we change it from 10:00 to 7:00.

Ms. Fernandez: Ok, but Saturday and Sunday too?

Ms. Hernandez: It's 11:00 to 8:00, yes, because if we close the pool at 7:00, then people will start getting mad because it's not nighttime, so by 8:00 o'clock we're closed.

Mr. Cubias: Do you get people at 8:00 in the morning in the pool at all?

Ms. Hernandez: No, not many.

Mr. Cubias: Should we move that forward?

Ms. DelRio: No, it doesn't hurt.

Mr. Cubias: Because I think people would rather have the pool later.

Ms. Hernandez: But they can come in at 7:00 or 8:00 o'clock in the morning if they want because they have the FOBs, it's open, they just don't have a club attendant at that time but, people come in at 8:00 or 9:00 o'clock.

Mr. Cubias: Ok.

Ms. DelRio: Yes, but in the afternoon it's the same problem, people get really rowdy in the evening.

Mr. Cubias: Yes.

Ms. Hernandez: Yes, but I've seen people, or actually I haven't seen them in a while but, 7:00 o'clock in the morning people come in for laps but, yes, the pool is open, the thing is there's no club attendant hours.

Mr. Cubias: Ok.

Mr. Trujillo: Do we have to do anything with this?

Ms. Fernandez: Just accept them with the change that I'll make which is changing the Saturday and Sunday clubhouse hours from 10:00 a.m. to 11:00 a.m. and then setting the public hearing, and I'm going assume two meetings from now because the advertisement has to be 35 days.

Ms. DelRio: I'll make a motion to accept that.

Ms. Fernandez: Hold on, when is the next meeting?

Mr. Lorenzo: September 16th?

Ms. Fernandez: Yes, it will be that one. Are you guys all available because that will be a public hearing so we would need quorum for that one.

Mr. Lorenzo: So, Wednesday September 16th.

Ms. DelRio: I'll be here.

Mr. Cubias: We should get Illesy to be here just in case.

Ms. DelRio: Yes.

Mr. Trujillo: Yes, so right now I'm ok on that date.

Mr. Lorenzo: Ok, so I'll reach out to Illesy and then I'm sure we'll talk to here at the next meeting.

Mr. Cubias: Yes, just in case because my baby is supposed to come on the 20th but, it might come earlier.

Ms. DelRio: So, this will be for the 16th, right?

Mr. Lorenzo: Correct.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Fernandez: So, it's just essentially to accept the proposed amendment to Satori club rules and regulations and club schedule and setting the public hearing for September 16th.

Mr. Lorenzo: Perfect. Ok, so we lost quorum for a second and we'll restart the meeting shortly. Ok, so we have quorum again, so just to repeat the motion, so it would be approving the Satori clubhouse rules and regulations and the club schedule and then setting the date for September 16, 2026 at 9:30 a.m. here at the Satori clubhouse, and I have a motion from Janexy, do I have a second?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting the proposed amended club rules and regulations and club schedule and setting the Public Hearing on September 16, 2026 at 9:30 a.m. at 8875 NW 155th Terrace, Maimi Lakes, Florida was approved.

SIXTH ORDER OF BUSINESS

Consideration of Settlement Agreement and Release between Ecolawn Services, Inc. and Centre Lake Community Development District

Mr. Lorenzo: Moving forward to item No. 6, consideration of settlement agreement and release between Ecolawn and Centre Lake Community Development District which you'll find on page 84 as discussed at the last meeting. This was the agreement that Gabby had drafted so that we could go ahead and have the release and make sure that we go over the payment plan. You guys had mentioned with a year, which is what we discussed with Eli, and he was able commit to the schedule that you see on page 85 which is for 8 months starting in September. He reached out, he doesn't feel comfortable signing it, and I don't know how the Board would like to proceed with this.

Mr. Trujillo: Did he say why he didn't feel comfortable?

Mr. Lorenzo: He mentioned he's available by phone but, he just didn't feel comfortable signing it, he's ready to make the payments and he said I can make more of a payment and start earlier if needed, but he doesn't wish to sign this agreement, and I had sent it to him before just to take a look and make sure everything was ok.

Mr. Cubias: What is your advice in relation to that?

Ms. Fernandez: You can accept the payment we just don't recommend it without this agreement because he can either stop paying and there's nothing tying him to paying you guys accept the verbal agreement or he can turn around and try and put liability on you guys, so we don't necessary recommend it but, if you really wanted to accept payment you could, it's just that you don't have the document that requires him to make the 8 full payments and any consequences if all 8 payments aren't fulfilled.

Mr. Cubias: Right, and there's no way that the city can wait for this any longer, like we tried, and there was nothing?

Mr. Lorenzo: No.

Ms. Fernandez: No.

Ms. DelRio: We actually paid it already.

Ms. Fernandez: Yes, I checked and you guys were able to go in front of the council, if there was another way to mitigate the fee, and the way that you guys went about it which was going in front of the magistrate was the only way, other than going through the courts but, you legal fees and the cost associated would surpass the \$22,000 that you guys would have had to pay, and even with that we couldn't assure you that the fees would either get waived or mitigated so you would have to pay all those legal fees and still have to pay the fee at the end of the day.

Ms. DelRio: Yes, and basically if we were to negotiate anything it would have been before that meeting that they set us up to because there should have been some type of mediation before that meeting.

Mr. Cubias: I agree.

Ms. DelRio: So, they just set it up on that aspect, so they set us up to get fined.

Ms. Fernandez: Yes, and at that mitigation hearing that's where they, if they were going to, they would have reduced your fine.

Ms. DelRio: Exactly, we should have had a meeting before that magistrate meeting, that's what messed up the whole situation here. Now going back to him, if he doesn't want

to sign it, what are we going to do? Like we cannot force him to sign it at this point, so he is our vendor, he took ownership, we didn't have to request anything from him, he volunteered to pay it. If he doesn't want to sign it we cannot force him, yet he's still paid, and I think at the end of the day what we want him to pay and he's still providing services for us.

Mr. Trujillo: And he wouldn't specify if there was something in the agreement that could be changed that would make him feel comfortable signing it. Have we asked him?

Ms. DelRio: I think what happened is this is a legal document drafted by our attorney, so in order for him to sign something he needs to go and hire maybe spend another \$100 on an attorney just to read it and make sure that it's good for him and the way I would see, I don't want to pay an extra fee, I'm already paying and taking ownership of this payment, and I don't want to pay extra money just to hire an attorney, that's the way I see it.

Mr. Cubias: But beating around the bush, no pun intended, how are we going to deal with this now? Frankly we cannot touch them anymore.

Ms. DelRio: Well we have, the trees have been trimmed, they're just being trimmed differently so, whatever people want, especially on that one section, height-wise, it's not getting done.

Ms. Hernandez: They can't do that.

Ms. DelRio: Right, they can't do that, so we just have to be very conservative, and just look at the town, it needs to be luscious and you need to have all those branches going everywhere.

Mr. Lorenzo: There's a way to trim them, they just need to follow the guidelines.

Ms. DelRio: Yes, and he knows already.

Mr. Lorenzo: Yes, and if he has a certified arborist provide the prescription of what he's going to do in the estimate.

Ms. DelRio: So, basically it's us educating the community and them understanding what the town wants from us now.

Mr. Trujillo: Well, we can't afford to get fined like that again.

Ms. DelRio: Exactly, this is not happening again.

Mr. Cubias: I never happened before.

Ms. DelRio: I know.

Mr. Cubias: And you know why it happened.

Ms. DelRio: I know but, we need to focus our energy on future things, this is way done already, so right now it's just, at least for the District and for the community members we're not coming out of pocket on this one, the vendor is. So now, I mean truly the way I see it, and that's my point of view, he doesn't want to go for any extra money.

Mr. Trujillo: And I know him a little bit, he's always seemed like a very honest person, and he's just going to continue what he has to do.

Ms. DelRio: Like the fees here for the CDD is like \$5,000, right?

Mr. Lorenzo: Monthly I believe is \$6,100.

Ms. DelRio: So, \$6,100 so he's getting according to this like \$2,000 something.

Mr. Trujillo: So really, the only thing that would cause him to maybe stop would be if we changed vendors.

Ms. DelRio: Yes, and it would be us making that decision basically, or him quitting, but him quitting, he'll be quitting also with the HOA because if he quits with the CDD, most likely you want to have the same vendor doing both, so it's not like he can quit from the CDD and then he's lose the HOA. So, I think at the end of the day, I think we are in a good position, he's in a good position with us.

Mr. Cubias: Can we talk to him?

Mr. Lorenzo: Yes, and I can ask him if there's anything specific that he disagrees with in the contract.

Mr. Cubias: I can talk to him.

Mr. Lorenzo: And if the Board wants to assign Mario as well to be liaison.

Ms. DelRio: Yes.

Mr. Cubias: I'll talk to him to see what's going on maybe he's just intimidated by the language.

Ms. Fernandez: Yes, and it's just to protect you guys in the essence that if he is taking ownership and he decides not to make a payment then there are legal consequences to not making the payments.

Mr. Cubias: Right. What if we said in the contract that, let's say that he's late with on payment, that the pays double the second month, he doesn't get any late fee.

Ms. DelRio: No, he doesn't have to pay us, we are paying him less, so he's never sending a payment to us.

Mr. Cubias: Of course.

Ms. DelRio: Exactly, because he's doing the service, and then what we're doing at the end of the month, or the beginning of the month, we just send him a partial payment. He's not going to quit.

Ms. Fernandez: Yes, so the way he wants to set up the payment is credits towards you're monthly maintenance, so if every month you pay.

Mr. Lorenzo: I believe it's \$6,100.

Ms. Fernandez: Ok, so about \$6,100 then you're going to be credited \$2,750 eight months. So for eight months you would pay \$6,100 minus \$2,750.

Mr. Cubias: Yes.

Mr. Trujillo: Ok, so you can talk to him about it if that makes you feel better.

Ms. DelRio: Yes, we're in control, he's not sending money to us.

Mr. Lorenzo: Correct, you're going to get a credit on the maintenance side. So, does the Board want to increase the payments and reduce the months, or are you ok with the eight months?

Ms. DelRio: I think it's fair for everybody.

Mr. Lorenzo: Ok, perfect.

Mr. Trujillo: Yes me too.

Mr. Lorenzo: Ok, so we'll reach out to him and then do we need to take a motion to assign Mario?

Ms. Fernandez: Do you want to be the one to discuss it with him.

Mr. Cubias: Yes.

Ms. Fernandez: Then yes, you need a motion.

Mr. Cubias: Or can I talk to him by myself?

Ms. Fernandez: No, you have to talk to him by yourself.

Mr. Lorenzo: Yes, so do I have a motion to assign Mario as the liaison?

On MOTION by Mr. Trujillo seconded by Ms. DelRio with all in favor, appointing Mario Cubias as liaison to finale the payments with Ecolawn was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Moving forward to staff reports, tab A you have the attorney memorandum containing the 2026 legislative update which you'll find on page 91 and we'll let Gabby finish up her notes so that she can go ahead and present this.

Mr. Cubias: Which page?

Ms. DelRio: 91.

Mr. Lorenzo: Page 91.

A. Attorney - Memorandum – 2026 Legislative Update

Ms. Fernandez: Page 91, when I went through all the legislation that was passed.

Ms. DelRio: Yes, you did.

Mr. Cubias: Yes, the changes.

Ms. Fernandez: The only update I have is, if you recall the first piece of legislation that I discussed had to do with sovereign immunity and it was going to increase the caps. So for sovereign immunity that's how much an individual would be able to receive if they're suing a governmental entity like the CDD, and they were going to increase the per person cap and the per incident cap, however, that piece of legislation has been vetoed by the Governor which means that the increases will not go forward. The caps will remain the same per incident and per person, the only way the veto would be overwritten is by two thirds majority vote by the House and the Senate. We don't think that will happen however, if it does, we will again update you but, as of right now the caps will remain the same, so hopefully in the future your insurance premiums will kind of just level off, they won't increase because of that.

Mr. Cubias: Yes, so that was my question.

Ms. Fernandez: But that's the only update I have, all of the other ones were passed and are law, so that's just the only one we wanted to give you a quick update on.

Mr. Cubias: Ok.

B. Engineer

Mr. Lorenzo: Alright, moving along to the engineer, there's nothing under the engineer section.

C. Club

Mr. Lorenzo: Then under the club, I don't know if Maria has anything to report.

Ms. Hernandez: No, nothing to report, all good.

Mr. Lorenzo: Ok.

D. Field Manager – Monthly Report

Mr. Cubias: Is it open to questions right now?

Mr. Lorenzo: Yes.

Mr. Cubias: I want to talk about the pool that was left by the homeowner.

Mr. Lorenzo: Yes, 8844?

Mr. Cubias: Yes.

Ms. DelRio: And then I want to talk about the landscape in front of the monuments.

Mr. Cubias: Ladies first though.

Mr. Lorenzo: Got it.

Ms. DelRio: So, I'm seeing this little plants, what is the name of those?

Mr. Lorenzo: Yes, bromeliads, so I've been working with Ecolawn, he's been trying to get them installed for a little bit of time now replacing them.

Ms. DelRio: And I think, me personally because of the wind and other factors, they keep getting damaged I think, the agave can stay as a feature.

Mr. Lorenzo: Ok.

Ms. DelRio: But I think the other ones they can just go and we can just keep it nice and groomed, like no weeds.

Mr. Lorenzo: So remove the bromeliads altogether.

Ms. DelRio: I think so.

Mr. Lorenzo: Ok.

Ms. DelRio: And that's going to have the extra money putting more towards something else because this has been proven through the years with the chemicals, so the only thing that has been surviving is the agave.

Mr. Lorenzo: Ok.

Ms. DelRio: So, just make sure that the agaves are beautiful.

Mr. Lorenzo: Ok, so do you want to add any more, or just leave it as is?

Ms. DelRio: Just as is.

Mr. Lorenzo: Ok, so remove the bromeliads, perfect, because I've been working with him to go ahead and replenish, so I'll give him an update on that, ok. As you know, we're in the field report section which you'll find on page 97, and on page 98 just to give you guys an update, the fine as mentioned has already been paid with the civil penalty with the Town of Miami Lakes. Moving forward to the lakes, the midge services are being completed, and as mentioned we started 2 months in advance, the service this month was completed the week of July 3rd, and you'll see picture of that on the next report. The next service for the midge is August 7th and September 8th weather permitting obviously, and just so you guys know there's an adulticide that they're spraying with a truck mount and you'll see that on page 102, so they're also doing the adulticide as well which is something that they were already doing on the lake bank but, they're doing it also on the front as well, which is something they don't typically do but, they're doing it at no additional charge. Moving forward to field maintenance, Raptor Vac removed the construction covers from the outfalls behind the units referenced in the report, so those are done. You'll see pictures in the next field report, I'm working with Bruno regarding the fountains, so I don't know if you guys remember seeing like drip of dirt on the entrance side of 154th, we went out there and looked, the water is just sitting there and it seems to not be leveled, and accumulating there. One thing is the water is just sitting there, so we're working with, or met with Angel to come up with a scope of work which he's already doing just to give you guys an update, Angel approved it there was just one little line item which you'll see on page 103 just to fix some of the tiles on the 87th side on both the entrance and exit side with is very minor and bring the roofs of the fountains good, so that it's just not sitting there, the water is not sitting there and also not accumulating dirt. He's also suggesting maybe every quarter or so, depending on the need, it's probably going to be during the rainy season just to clean and make sure there's no leaves or sediment staining.

Ms. DelRio: Because they do have a drain.

Mr. Lorenzo: There is no drainage there but, ideally the approach, and I don't have the proposal yet but, at the next meeting I should have it, is leveling it so that it's just not sitting up there, and just coming off of the sides. We could go into putting in a drain but, it's probably going to be more expensive and now we're messing with the integrity of it.

Ms. DelRio: No, and I'm just surprised, I think this is the first time we've seen this since you've been here, so maybe cleaning them every quarter will work.

Mr. Lorenzo: Yes, so every 2 months or quarter he's going to figure out what the frequency is and it should only be during the rainy season when stuff accumulates there. That's pretty much it what I have for the field side, unless the Board has any questions, and just an update, I know we assigned to Illesy, I met with Illesy and the CV Pro Lighting for the holiday lights, and you'll see a revised proposal, if you want to just go to page 120. I know the Board approved a not to exceed of \$21,500, and he met that, keeping everything and also adding, he's going to remove some of the palm fronds, and it's something that you guys didn't have before on all of them, so he's just going to remove a couple but, the good news is I know that the Board mentioned him having to install a tree that you guys have, unfortunately he can't install that tree but, he did add a tree, so added a tree and you'll see a picture of that on page 120.

Ms. Hernandez: Oh, nice.

Mr. Cubias: So what about our tree?

Ms. DelRio: We'll keep it there.

Mr. Lorenzo: You guys will have it as a replacement but, it's included.

Ms. Hernandez: Yes, it's there.

Mr. Lorenzo: And it's a 16' tree, so the meeting went well, just to give you guys an update.

Ms. DelRio: What do we currently have for our tree right now?

Mr. Cubias: Ours is bigger right, I think 20' right?

Mr. Trujillo: It may be, it's tall.

Mr. Cubias: It's very tall.

Ms. Hernandez: I think it's as tall as that one.

Ms. DelRio: No, I don't know.

Mr. Cubias: No, it's taller than that one.

Ms. DelRio: Do we have a box where it says the height?

Ms. Hernandez: Yes.

Mr. Trujillo: The box is in the gym.

Ms. DelRio: It should have a height there, you can check it.

Mr. Trujillo: I don't remember but it is tall, it could be that size, I mean based on the picture but, I don't know how accurate the height is in that picture.

Mr. Lorenzo: That picture should be very accurate.

Ms. Hernandez: Let me see the picture of the tree, it's that size.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: So, I'm going to send it to Gabby if the Board is ok with it.

Mr. Trujillo: So, he said he was removing the ones from the palm fronds.

Mr. Lorenzo: So, removing some of the palm fronds, you're not going to see every palm frond lit so, just to make an adjustment and accommodate the pricing and the not to exceed amount and then also throwing in the tree.

Ms. DelRio: And we're still getting the ornaments?

Mr. Lorenzo: Correct and you're still going to get the displays which you see on there.

Mr. Cubias: So, it's going to be one palm yes, one palm no.

Mr. Lorenzo: Correct, and the displays that you see on page 117, you're still going to have those displays.

Mr. Cubias: What about the big one in the middle of the rotunda, nothing?

Mr. Lorenzo: What do you mean?

Ms. DelRio: Yes, so the rotundas don't belong to the CDD but, I do have a suggestion, maybe Maria can reach out to the same company, so maybe they can do the two rotundas.

Ms. Hernandez: And give us the price and bill us, the HOA.

Ms. DelRio: And what I was thinking that I know and this is a separate topic that has nothing to do with the CDD but, maybe going to the HOA side, try to get the two rotundas, how much would that be, the two canary palms and I know on 87th we have the same concept of the palms, like we have in front of the clubhouse.

Ms. Hernandez: Ok, on the outside.

Ms. DelRio: Try to get a quote from Bruno how it would be to bring lighting there to imitate whatever we have on the clubhouse we can see it on 87th and then we can take care of that from the HOA side, so it can look uniform.

Mr. Lorenzo: So Maria, I'll get with you and Nick so we can get on a call real quick and just get everything added.

Ms. Hernandez: Ok, alright.

Ms. DelRio: And maybe we can piggyback, like get a discount since they're going to be onsite, they're just going to bill a different entity.

Ms. Hernandez: Exactly, yes, I'll ask Bruno first about the electrical part.

Ms. DelRio: Yes, and I know the electrical was halfway done at some point, so I don't know.

Ms. Hernandez: I can ask him.

Mr. Lorenzo: So, Maria, we're running close to the holidays, and we need to move on this ASAP.

Ms. Hernandez: I'll get it done next week, let me know.

Mr. Lorenzo: But I'll get with you now after the meeting and I'll give you his contact information, I'm going to also give him an update to let him know that you're going to reach out to him and give him some of the details but, I'll let you follow through with it.

Ms. Hernandez: Yes, ok.

Ms. DelRio: So, the front of the palms, it would be good if we could get them in front of the clubhouse, I think how many palms do we have there, I only see two here, I think it's four.

Mr. Trujillo: There's on here, and I think there's a few because you can see them here.

Ms. DelRio: Yes, so I don't know where are getting the flood lighting but it would be good to get them on all in front of the clubhouse so it looks good.

Mr. Cubias: Yes, because this picture it seems like there's only two of them.

Ms. DelRio: Yes.

Mr. Trujillo: You see what she's saying?

Mr. Lorenzo: Yes, I see what she's saying.

Mr. Trujillo: In front of the clubhouse there's really like four.

Mr. Lorenzo: And it's only showing two, right.

Ms. DelRio: And all of them to have them, and then what we're going to try to get on 87th would be the same concept, all lit up with the white one.

Ms. Hernandez: Yes, I'll take a look at that.

Mr. Trujillo: Do we have to vote to approve these people?

Ms. DelRio: No, we already did.

Mr. Lorenzo: Well, it's already within the not to exceed, I just wanted to bring it to your attention and show you the new stuff.

Ms. Fernandez: What was the date that you guys want the lights up by and then lit by?

Ms. DelRio: November 1st.

Mr. Lorenzo: November 1st, and on by November 1st, you want them lit?

Ms. DelRio: Yes, the 1st week of November.

Mr. Lorenzo: Right, but do you want them installed by November 1st and lit by November the 1st.

Ms. DelRio: Yes.

Ms. Fernandez: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: Ok, I just want to make sure because she's going to put that in the contract and make sure that I also make sure he has the date.

Ms. DelRio: People love celebrating Thanksgiving with Christmas.

Ms. Fernandez: Ok, I just wanted to make sure because I can put that in the agreement.

Mr. Lorenzo: Correct, perfect. Are there any other questions for the holiday lights?

Mr. Trujillo: And when do they get removed?

Mr. Lorenzo: January 15th.

Ms. DelRio: Ok.

Mr. Lorenzo: Usually by around Three Kings Day, so this year the 15th will be on a Friday, January 15, 2027 is that fine?

Ms. DelRio: Yes.

Mr. Cubias: Sounds good.

Mr. Lorenzo: Ok.

E. CDD Manager

1) Selection of District Records Office within Miami-Dade County

Mr. Lorenzo: Moving on to the CDD manager's section, line #1 is the selection of the District records office with Miami-Dade County, we need to designate an office. We're

proposing the Homestead office which is located at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Ms. DelRio: What is this for again, I'm sorry?

Mr. Lorenzo: We need to have a District records office within the county, and we need to assign one for this District.

Ms. DelRio: And that would be for hard copies?

Mr. Lorenzo: Yes, I mean mostly everything is electronic now, but they had mentioned that we need to do this just as a housekeeping item.

Ms. DelRio: Ok.

Ms. Hernandez: That's what we're saying for storage?

Mr. Lorenzo: Correct, so I just need a motion from the Board unless you have any questions.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the District records office within Miami-Dade County at 2804 NE 8th Street, Suite 202, Homestead, Florida was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Lorenzo: Next is the financial disclosure, the Form 1s that are due July 1, 2026, great job to everyone, they have all been completed. So moving along, just a reminder of the annual ethics training which is due by December 31, 2026.

Mr. Cubias: Yes, you sent it to me.

Mr. Lorenzo: Ok, do you guys need me to send that to you?

Ms. DelRio: Sure.

Mr. Lorenzo: Ok.

Mr. Trujillo: I know you just said it was in an email.

Mr. Lorenzo: Correct, so when you do your Form 1 next year, you're going to check a box, it's on the honor system that you completed it, and you did that this year for last year's.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving along to the financial reports, tab A is the acceptance of the check register which you'll find on page 126, and tab B is the acceptance of the unaudited financials on page 132. Unless the Board has any questions or concerns a motion to accept would be in place.

On MOTION by Mr. Cubias seconded by Mr. Trujillo with all in favor, the Check Register and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Lorenzo: Moving forward to Supervisor's requests?

Mr. Cubias: Ok, I really want to talk about the pool, what's going on with it? Like he still has the turf on the CDD side.

Mr. Lorenzo: No.

Mr. Cubias: Are you sure?

Mr. Lorenzo: Yes, I mean he sent me pictures that it's been done.

Ms. Hernandez: Ok, so 8824, they were missing some, are you talking about 8824?

Mr. Lorenzo: Which one are we talking about, the one next to the outfall, with the artificial turf?

Ms. DelRio: Yes, that one.

Mr. Cubias: Yes, the one with the artificial turf.

Mr. Lorenzo: Ok, he sent me pictures.

Ms. Hernandez: Yes, he took care of it, I have the pictures.

Mr. Lorenzo: Yes.

Mr. Cubias: Which is the one made by Victor?

Ms. Hernandez: No, the one from Victor is 8844.

Mr. Cubias: That one has the problem with all the debris going to the lake.

Ms. Hernandez: Yes, that's been taken care of with Jesus, I already told them what they needed to do, what was pending was their certificate of insurance and their license which they are already sent and we just uploaded it yesterday, so the ACC Committee will be getting it to review it all so they can finish that.

Mr. Cubias: Ok, because the plans were already finally approved by the city.

Ms. Hernandez: Yes, everything was done.

Ms. DelRio: Are they in the violation program already with the association?

Ms. Hernandez: They're in the violation because we never approved them before.

Mr. Cubias: No, the city did.

Ms. DelRio: So have they being cited?

Ms. Hernandez: They haven't been cited because they asked for an extension.

Ms. DelRio: Well, how many extensions did we give them, how long as the pool been abandoned?

Mr. Cubias: Like almost a year.

Ms. DelRio: Exactly, so I think the extension is an overdue, so I think the HOA should be processing this, so I think you should continue until they get approved.

Ms. Hernandez: Ok.

Mr. Lorenzo: They told me they couldn't continue work because I followed up with them but, they told me that the association had stopped them.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Hernandez: That's why I told them that they had to stop and I didn't let them in because they had to redo everything.

Mr. Lorenzo: They've been provided with the resolution for the drainage that they need to do, they started it but, they were stopped by the association because they need to make sure they provide insurance. The whole idea and the specs and the resolution that was passed in 2022 because of the way that they're backing into the lake bank so that the water doesn't run off, all of it runs towards the lake and erode eventually more, they were suggested to put half of the drain, and then a french drain that takes it to the water next to, a little bit closer to their house and their property.

Ms. DelRio: So, that property that had the turf was the slope fixed?

Mr. Lorenzo: No.

Ms. DelRio: And what's the follow up with that, and it's not just the slope, it's ruining the grass, it's an issue, so how are we taking care of that because the homeowner came here complaining that all the clippings were going into his pool which that happens to any

house on the lake depending on the wind but, also they're not cutting with mowing machine.

Mr. Cubias: Yes, because it flips over, so that's a problem for us and can we get sued by Eli if somebody falls over?

Ms. DelRio: So, how do we handle that?

Mr. Cubias: Because the way that they built the pool they had like a retainer wall, but they had to take all the slope out, so right now that slope is like this, so if you go in with a mower you can flip over.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Fernandez: We had an issue with a District that happened and the individual actually passed away, so we recommend, so they were cutting and it flipped over and went into the lake, so definitely don't use with the mower.

Mr. Lorenzo: And he knows that. So you want the owner to fix that?

Ms. DelRio: Yes, and is that the only property with that issue?

Mr. Cubias: No, we have somebody else.

Mr. Lorenzo: And as you guys know there's erosion, here's a little bit worse and then also you have the incline. You want us to go individually against each owner to have them redo the slope?

Mr. Cubias: I think that would be the safest.

Mr. Lorenzo: It's going to be very costly if we do this.

Mr. Cubias: Yes, for them.

Ms. DelRio: Why?

Ms. Fernandez: You're going to incur legal fees.

Mr. Lorenzo: We have to show proof that they did it which I mean it's going to be very difficult to show proof that they did it because it's been like that, so we're going to have to go back and aerials are not going to depict.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: We have to show proof that they did it which I mean it's going to be very difficult to show proof that they did it because it's been like that, so we're going to have to go back and aerials are not going to depict.

Mr. Cubias: Then let's go for the ones that are still in construction first, and we can deal with the ones that were built before, however we have that study.

Mr. Lorenzo: No, we haven't done the study yet.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: So, if you go to the lake there's other permanent structures throughout, so it's not just the pools, but yes, some of the pools yes, so we were suggesting to do the analysis and doing the lake erosion, I mean you can do it through the CDD which is going to be costly. Now if you guys want to go after homeowners, we can do that too, but it's going to be a legal expense and now we have to show proof that they caused the erosion, and I mean without that proof it's going to be very difficult.

Ms. DelRio: And we're not talking about the erosion itself it's just the slope.

Mr. Lorenzo: For the slope but how are we going to show that the slope was affected?

Mr. Cubias: But right now with the pictures that you have there you can show it in this case.

Ms. DelRio: And what you're going to see too is the slope from the neighbors is going to be different from theirs.

Mr. Cubias: Yes.

Ms. DelRio: So if your neighbors doesn't have a pool their slope is going to be different than theirs that land is going to go further out.

Ms. Fernandez: What they can do is per that resolution you can send a notice to the homeowner with whatever photos you have and then attach the resolution, and say that they're in violation this resolution and that they need to fix it by "X" date.

Mr. Cubias: I have a question, can we use the case study that you mentioned?

Ms. Fernandez: Yes, the resolution, because they need to be following those guidelines so if they're not in compliance with that, then my first instinct is just kind of sending them a notice with your resolution attached and seeing if they're will to fix that

without pursuing litigation, so if that will be the first step. If not, then you guys have to go down the litigation right, so you're going to essentially sue them for injunctive release which means you're going to sue them to force them to do something.

Mr. Cubias: Ok.

Ms. Fernandez: So, just go one step at a time, and so I first recommend sending a letter, another follow up letter, if you don't see any action then see where it goes from there, that way you don't have to incur so many additional fees and maybe they're willing to do it on their own right now.

Mr. Cubias: Jesus, can we have like, or can we recommend like a vendor for that to them because I don't think it's something that Eli can fix.

Ms. Fernandez: No.

Mr. Lorenzo: You're going to need an engineer, you're going to need a lake expert or someone that's done that before, I mean that was the gist, they can get somebody else that does it but.

Ms. DelRio: I think we'll get there when we get there. I think sending the letter and making them aware that they're in violation that will also give us some type of protection.

Mr. Cubias: Of course.

Ms. Hernandez: But they're going to come to me and ask me how to remediate and then I can refer them somewhere.

Mr. Cubias: If they hire someone from down the road, and they just put some direct on top, so it needs to have like an engineer.

Ms. DelRio: Yes, but what I'm saying is, we'll get to that stage later on, right now it's just trying to make them aware and trying them to comply, so we need to take it very slowly because it could be a very lengthy process but, I think what I'm more concerned about is removing some of the liability from the CDD by letting them know what they have done in case we have like an accident, like the one you were saying, we did notify them. And I think like you're saying there's other structures, like retaining walls for fences, I think you should also send them a letter, not only because they look bad but to the eye you see the cement coming out and I think that's against our Bylaws.

Ms. Fernandez: The cement, the wall?

Ms. DelRio: They have to have a retaining wall.

Ms. Fernandez: Retaining walls for the fence?

Ms. DelRio: Yes.

Mr. Cubias: I think a retainer wall, you can have that if you have it inside of your property 10' away from the lake.

Ms. DelRio: But these ones that I'm mentioning to them, and I know he knows because I know they are like on the property line. So what happens is a lot of people don't have the land for the pool but, they want a pool. So, the retaining walls that are on the property lines, that also have a slope situation.

Mr. Lorenzo: Were the ACC's approved for this do you know Maria? I guess I'll get with you.

Mr. Cubias: For the pool yes, but the slope is different.

Ms. Hernandez: The communication hasn't been there, we know that between the city and the individual.

Ms. DelRio: Again, it doesn't mean that because you have it approved by the ACC, it means that they file it.

Mr. Lorenzo: Yes, but it's not going to help if the ACC was approved and they did do it as per specs.

Mr. Cubias: But remember the slope is not part of it.

Mr. Lorenzo: The slope no, but whatever they did within the property but, we'll look into it, let's not speculate, let's look into it.

Ms. DelRio: Exactly.

Mr. Lorenzo: Ok.

Ms. Hernandez: Because a lot of these people get approved for the pool but you see they dump everything on the lake berm, and those are from people filling in.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Lorenzo: Ok, so give me some time to look at it because I have to make sure about the pictures because last time the pictures have to be coincided with each unit.

Ms. DelRio: Ok.

Ms. Hernandez: And I may have some pictures too, I have the ACC approval so I may have some pictures too, so we can work together on that.

Mr. Lorenzo: Ok.

Mr. Cubias: And remember the rule is like they cannot go over the property line, actually they have to have 5' before the property line.

Ms. Hernandez: I know.

Ms. DelRio: So, what's next?

Mr. Lorenzo: Any other Supervisor's requests?

TENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, the Meeting was adjourned.
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Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT SATORI CLUB RULES AND REGULATIONS AND SATORI CLUB SCHEDULE, HOURS OF OPERATION, DUES, FEES, AND CHARGES, AREAS AND FEES FOR RENTAL, RENTAL POLICIES, PROCEDURES, AND REGULATIONS (THE “CLUB RULES”); PROVIDING FOR REVISIONS TO EACH OF THESE CATEGORIES AND FOR A NEW RATE; AND DELETING CLUB RULE 3.6; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Centre Lake Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida; and

WHEREAS, the District is the owner of Clubhouse facilities that include swimming pool facilities, a fitness center, a clubhouse building with restroom facilities, as well as other recreation facilities (collectively, the “Club”), located within the District on Tract R, Dunwoody Lake Plat, as recorded at Plat Book 172, Page 35 of the public records of Miami-Dade County, Florida;

WHEREAS, the District has previously adopted pursuant to applicable Florida law, the Centre Lake Community Development District Satori Club, Club Schedule of Hours of Operation, Dues, Fees, and Charges, Areas & Fees for Rental, Rental Policies, Procedures and Regulations, and the Additional Rules Pertaining to Facility Rental, last revised or amended pursuant to Resolution 2022-02, adopted by the District Board of Supervisors on January 19, 2022 (the “Club Schedule”); and

WHEREAS, the District has previously adopted pursuant to applicable Florida law, the Centre Lake Community Development District Satori Club Rules and Regulations, last revised or amended pursuant to Resolution 2022-02, adopted by the District Board of Supervisors on January 19, 2022 (the “Club Rules”); and

WHEREAS, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, modify, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, Florida Statutes and has conducted a public hearing to address certain the adoption of the amendments and revisions to the Club Rules, as contemplated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

Section 2. The amendments and revisions to the Club Schedule, as identified in the underline/strike-through version of such Club Schedule attached hereto and made a part hereof as Exhibit “A” are hereby adopted and enacted by the Board of Supervisors of the Centre Lake Community Development District.

Section 3. The “clean version” of the Club Schedule accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit “B” is hereby adopted and accepted as the new Club Schedule of the District.

Section 4. The amendments and revisions to the Club Rules, as identified in the underline/strike-through version of such Club Rules attached hereto and made a part hereof as Exhibit “C” are hereby adopted and enacted by the Board of Supervisors of the Centre Lake Community Development District.

Section 5. The “clean version” of the Club Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit “D” is hereby adopted and accepted as the new Club Rules of the District.

Section 6. The District Manager shall include the new Club Rules, as amended from time to time, in the Official Records of Proceeding of the District, and shall post the same on the District’s website.

Section 7. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 8. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 10. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Centre Lake Community Development District, this **16 day of September 2026**.

Attest:

**CENTRE LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit “A”

Exhibit “B”

Exhibit “C”

Exhibit “D”

**CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

**SATORI CLUB
RULES AND REGULATIONS**

Adopted January 19, 2022 (Resolution 2022-02)
Amended September 16, 2026 (Resolution (2026-05))

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CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT

SATORI CLUB RULES AND REGULATIONS

Centre Lake Community Development District (“**District**”), as owner of Satori Club, adopts these Satori Club Rules and Regulations (the “Club Rules and Regulations”, “Club Rules”, or “Rules and Regulations”). The rights and obligations of each user of Satori Club (the “**Club**”) are set forth in the Amended and Restated Satori Club Club Plan, as amended from time to time (the “**Club Plan**”), and in these Rules and Regulations. All initially capitalized terms shall have the meanings set forth in the Club Plan.

1. **Membership.**

1.1 **Members.** Every Owner (other than an Owner who has leased the Owner’s Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home. A person shall continue to be a Member until he or she ceases to be an Owner or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home, unless Owner otherwise notifies the District Manager in writing; however, the Owner and Lessee shall be jointly and severally liable for all Club fees and charges.

1.2 **Lessees.** “Lessee” shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any rental Home within the Community and who has obtained the prior approval of the respective homeowners or property owners association (“Association”). If there is more than one (1) Lessee of a Home, only one (1) of the persons occupying the Home shall be considered a Member. A Lessee may not exercise his or her rights as a Member until such Lessee’s lease of a Home has been submitted to District Manager. An Owner who has leased his or her Home remains liable for Club Assessments but will not have membership rights at any time his or her Home is leased, unless Owner has notified the District Manager pursuant to Section 1.1. A Lessee, for purposes of these Rules and Regulations, shall be a person or persons who obtained the prior approval of the Association to lease a Home within the boundaries of the District pursuant to the rules, regulations, or covenants of said association entity having jurisdiction thereof.

1.2.1 **Application.** Each Lessee must submit an application to District Manager along with a copy of his or her lease, and Lease Certificate of Approval from the Association and obtain a membership card (“**Membership Card**”) before his or her membership rights will be recognized. Each Lessee shall notify the Club of any changes in the terms of such lease.

1.2.2 **Administrative Charges.** The District may, from time to time, establish the amount to be charged for processing of the application of a Lessee to exercise his or her membership rights.

1.2.3 **Expiration of Lease.** A Lessee’s status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee’s rights of occupancy under such lease. The Owner shall notify the District Manager in writing of the expiration of the

lease or termination of Lessee's rights of occupancy under such lease, absent which the Owner shall not be deemed a Member.

1.3 Annual Members. Annual Memberships shall run from the date of acceptance of an application for membership by the District Manager until the end of the Club fiscal year, September 30. Annual Membership renewals shall run from the beginning of the renewal Club fiscal year, October 1, to September 30 of the succeeding year. Annual Dues shall be payable by the Annual Member in advance of the Club fiscal year, which shall be prorated for applications accepted during the initial fiscal year (Fiscal Year 2021/2022).

1.4 Corporate and Partnership Members. When a Member or Annual Member is a corporation, partnership or other legal entity ("Entity"), the Entity must notify the District Manager in writing of the one (1) person to be designated to exercise the rights of the Entity with respect to the membership ("Designees"). Only the one (1) person designated will be considered as the Member.

1.4.1 Application. Each Designee must submit an application to the District Manager and obtain a Membership Card before his or her membership rights will be recognized.

1.4.2 Administrative Charges. The District Manager may, from time to time, establish the amount to be charged for processing of the application of a Designee to exercise his or her membership rights.

1.5 Immediate Family Members. Immediate Family Members shall mean the spouse or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members. By way of example, if a Member is single and her twelve-year old daughter and her mother live with such Member, the Member may designate her mother and daughter as Immediate Family Members. If a Member is single and lives with his son and his father and mother in a Home, the Member may designate his son and his father as an Immediate Family Member, but not his Mother (upon payment of all applicable fees). Notwithstanding the foregoing, a minor or person shall not qualify as an Immediate Family Member unless such person is living with the Member or Annual Member. Notwithstanding the foregoing, a minor who only lives with an adult parent Member during part of the year as a result of divorce, or a child of a Member or Annual Member who is serving in the Armed Services, or is currently pursuing educational opportunities at an institution of higher learning (e.g. college, university or technical school) may be deemed an Immediate Family Member. No person may claim the status of Immediate Family Member until designated by the Member or Annual Member in writing to District Manager.

1.6 Guests. A person shall be deemed a guest ("**Guest**") if he or she enters the Club Facilities at the invitation of a Member, Annual Member, Immediate Family Member or the District. Each Member (per Home) and each Annual Member (per Annual Membership) shall be

entitled to have up to four (4) guests per visit accompany such Member or Annual Member when utilizing the Club Facilities. Additional Guest Passes may be purchased by the Member or Annual Member at the rate set forth in the current fee schedule. Guests may be required to sign a waiver form before using the Club Facilities. All Guests must be sixteen (16) years of age or older, or be accompanied by a Member, Annual Member, and Immediate Family Member who is sixteen (16) years of age or older. All Guests must be accompanied by a Member, Annual Member or Immediate Family Member when using the Club Facilities. A Guest Pass is non-transferable. GUEST PRIVILEGES FOR A GUEST MAY BE CHANGED AT ANY TIME BY THE DISTRICT MANAGER. Nothing herein shall prohibit the District Board of Supervisors from implementing (1) a temporary guest policy by resolution to address long-term guests of Members or (2) a policy limiting the number of Guests per Home on a specified day, time of year, or time of day.

1.6.1 Caregiver Pass. A caregiver or other person who provides medical, nursing or child care to a Member, Annual Member or Immediate Family Member while within the Club Facilities is deemed to be a Guest; however, there will be no additional fee or charge provided that the caregiver accompanies and remains in the company of the Member, Annual Member or Intermediate Family Member, as the case may be, providing caregiver services while that person is using the Club Facilities. A Member must obtain a caregiver pass (“**Caregiver Pass**”) from Club staff for use of the Club Facilities. Only one Caregiver Pass is permitted per household. Persons utilizing such Caregiver Passes are not permitted to utilize the Club Facilities other than to accompany the persons under their care. The Caregiver Pass is non-transferable.

1.6.2 Guest Passes. Guest Passes give Guests access to the Club Facilities. Guest Passes may be purchased at the Club’s office. A person may be a Guest for no more than thirty (30) days in a calendar year.

1.6.3 Personal Trainer. A Member, Annual Member or Immediate Family Member may be accompanied in the Exercise Room or Pool by a personal trainer, who is retained for the purpose of providing physical fitness or exercise training, education or guidance to the Member, Annual Member or Immediate Family Member (“**Personal Trainer**”). The Personal Trainer shall be required to pay a fee of \$10.00 for each training session, which training session shall be no more than three (3) hours in duration. A training session is defined as the providing of training to one (1) individual. Personal Trainers shall not solicit business within the Clubhouse or on the grounds of the Clubhouse, shall leave the Clubhouse when the training session is completed, and shall not utilize the Clubhouse facilities for personal business use.

1.7 Membership Cards. A maximum of four (4) Membership Cards will be issued to each Home or Annual Membership at no additional charge. Membership Cards shall only be issued to Members, Annual Members, and Immediate Family Members who are sixteen (16) years of age or older. Additional Membership Cards may be purchased for Immediate Family Members for a fee.

1.7.1 Requirement to Present Card. Membership Cards, Caregiver Passes, and Guest Passes must be presented when requested for use of the Club Facilities.

1.7.2 Transfer of Membership Cards. Membership Cards are the property of the District and are not transferable. A Membership Card may not be used by any person other than the person to whom it is issued. Membership Cards are the property of the Club.

1.7.3 Lost Cards. You must immediately notify the Club in writing of a lost or stolen Membership Card. The replacement fee for a Membership Card shall be established from time to time by the District. If an unauthorized person uses the Membership Card, the Member or Annual Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

2. The Club Facilities.

2.1 Supplemental Rules. Before using the various Club Facilities, users should inquire about supplemental Rules and Regulations. For example, District Manager may promulgate supplemental or additional rules respecting the clubhouse meeting rooms, pools and the fitness center from time to time. The District Manager shall have reasonable discretion to police the Club Facilities to maintain proper order and the safe and healthy use of the Club Facilities.

2.2 The Clubhouse. The Clubhouse shall be open on the days and during the hours established by the District, provided the District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time.

2.3 Special Functions and Parties. Certain Club Facilities may be used for private functions by the Members and Annual Members, subject to availability, only with the prior consent of District Manager, upon execution of a license agreement and upon payment of all applicable fees, deposits and costs therefor. The sponsor of the private party shall be responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private party.

2.4 Alcoholic Beverages. No person may enter or leave the Club Facilities with any alcoholic beverage. It is the intent of these Rules that the possession or consumption of alcoholic beverages at or within the Club Facilities is prohibited unless previously approved in connection with an approved (in accordance with Section 2.3 above) event, function or party.

2.5 Smoking. Smoking, including cigar and pipe smoking and the use of smokeless tobacco, is not permitted within any of the Club Facilities including, but not limited to, the pool or playground areas.

2.6 Attire. Shirts and shoes must be worn at all times when on the Club Facilities, except in the pools and adjacent patio areas.

2.7 Minors. Minors sixteen (16) years and older are permitted to use the Club Facilities (other than the fitness center) without adult supervision. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases the District from liability for such use pursuant to consent form(s) provided by the District from time to time; provided, however,

parents are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors. Minors under sixteen (16) years of age are not permitted to use the fitness center. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Members, Annual Members and Parents of the minors are responsible for the actions and safety of such minors and any damages to the pools caused by such minors. Notwithstanding the foregoing, if minors use the Club Facilities without the proper execution of a consent form or without adult supervision, the District is not liable for the actions of such minors.

2.8 Hours of Operation. The District shall set the scheduled hours of operation for the Club Facilities. The District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time. No person shall be permitted to use the Club Facilities other than during such hours of operation.

3. General Rules.

3.1 Advertisements and Pamphlets. Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of District Manager.

3.2 Bikes, Scooters and Skates. Skates, scooters, in-line skates, skateboards, bikes and like items may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in Club Facilities at any time. All bikes and scooters must be stored in bike and scooter storage areas. Bike and scooter racks must be used if provided by the District. Notwithstanding the foregoing, bikes and scooters left within the Club Property, Club Facilities, bike and scooter storage areas and/or bike and scooter racks (if provided) are stored at such person's own risk.

3.3 Club Employees. Persons using the Club Facilities may not abuse any of the employees of the Club, verbally or otherwise. All service employees are under the supervision of the District Manager and no person shall reprimand or discipline any employee or send any employee outside of the Club for any reason.

3.4 Pets. No pets (with the exception of those assisting persons with disabilities) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities.

3.5 Parking Areas. Self parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "**No Parking**" signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at anytime between the hours of 1:00 AM and 5:00 AM. Any vehicles parked in violation of this section are subject to being towed without notice or warning.

3.6 ~~Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes.~~

3.67 Coolers. Any coolers or similar forms or food or beverage storage brought to the Club Facilities are subject to inspection by the District Manager, Club manager or Club staff at anytime.

4. **Responsibility for Personal Property and Persons.** Each person using the Club Facilities assumes sole responsibility for the health, safety and welfare of such person, his or her Immediate Family Members, and Guests, and the personal property of all of the foregoing.

4.1 Vehicles and Personal Property. The Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities. Without limiting the foregoing, any person parking a vehicle within the Parking Areas assumes all risk of loss with respect to (i) his or her vehicle in the Parking Areas or Common Areas of the Association, and (ii) equipment, wallets, bags, jewelry, clothing, books, personal items or other possessions stored in lockers (if lockers are provided by the District), on bicycles, within vehicles, or left in the pool and recreation areas.

4.2 Activities. Any person who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club Property, shall do so at their own risk. Every person shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by such person. All Members, Annual Members, and Immediate Family Members shall be jointly and severally liable to the District in connection with the foregoing.

4.3 Property Belonging to the Club. Property, furniture and equipment belonging to the Club shall not be removed from the room or area in which it is located or from the Club Facilities.

5. **Obligation to Pay Club Assessments and Dues.** Each Member shall pay Club Assessments when due in accordance with law. Each Annual Member shall pay Annual Club Dues in advance to the District. Each other person shall pay such Club Dues and Fees as established from time to time by the District.

5.1 Grace Period and Late Fee. A monthly or annual payment of Club Dues and Fees shall be deemed past due if received after the 15th of the month or fifteen (15) days after the day payment is due. A late fee of a maximum of \$25.00 per month shall be payable for each past due payment in order to cover the administrative costs of the Club in processing such late payment.

5.2 Bills and Coupon Books. Annually, the District Manager, or his or her designee, may, in its discretion, send bills or coupon books with instructions for payment of Club Dues and Fees.

5.3 Suspension. Notwithstanding any suspension of Membership, an Owner shall remain liable for Club Dues. A Member's use of the Club Facilities shall be suspended in the event Club Assessments and Club Fees are not paid when due and shall remain suspended

until such time as the Club Assessments are paid in full. An Annual Member's use of the Club Facilities shall be suspended in the event Club Dues and Club Fees are not paid when due and shall remain suspended until such time as the Club Dues and Club Fees are paid in full.

6. **Pools.**

6.1 **Presentation of Membership Cards.** Everyone must register and present Membership Cards and/or Guest Passes or Monthly Guest Passes to Club attendants prior to entering the pools and the adjacent patio areas. For purposes of these Club Rules and unless otherwise specified, all references to "pool" or "pools" shall include the swimming pool, the hot tub, and any other recreational water facility or feature intended for use by patrons. Users of Club Facilities shall keep Membership Cards, Guest Passes or Monthly Guest Passes with them and present the Membership Card, Guest Pass or Monthly Guest Pass to any staff member upon request. There shall be **NO EXCEPTIONS** to this rule.

6.2 **Risk of Use.** Use of the pools is at the swimmer's own risk. Without limiting any other provision of these Rules and Regulations, each person is personally liable for any injury to his or her Immediate Family Members, and Guests using the pools.

6.3 **Equipment and Towels.**

6.3.1 **Towels.** Users of the Club Facilities are required to bring their own towels.

6.3.2 **Equipment and Furniture.** All equipment used for aqua classes (if provided) is the property of the Club and should be returned to the Club. Chaise lounges are available for use at no charge. All persons using pool furniture must cover the furniture with a towel when using suntan lotions. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible user.

6.4 **Hours of Use.** Swimming is permitted only during published open hours of the pools, which are subject to change. The pools are also officially closed when a "Closed" sign is posted; however, the absence of a posted "Closed" sign does not authorize use of the pools after hours. Any person swimming or using the pools facility outside of the published open hours of the pools may be suspended from using the Club Facilities.

6.5 **Showers.** Showers are required prior to entering the pools to remove all suntan oils and lotions.

6.6 **Aqua Classes.** From time to time, classes (including, without limitation, so called "**Aqua Classes**") may be offered by the Club or upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

6.7 **Swimming Instructors.** Persons may not bring an independent swimming instructor into the pools as a Guest or otherwise.

6.8 **Restrictions.**

6.8.1 Glass objects and sharp objects are not permitted in the pool area.

6.8.2 Food or beverages may be brought into the pool areas, however, any foods or snacks shall be eaten, distributed, or consumed only in those food areas so designated by the District Manager or the club manager. Such food, beverages, and any garbage or trash resulting therefrom shall be properly removed or disposed of after use. Alcoholic beverages are **not** permitted in any pool or pool area at any time. Under no circumstances, shall any food or beverages be possessed or consumed in the pool or within ten feet (10') of the water's edge of the pool.

6.8.3 Running, ball-playing and noisy or hazardous activity will not be permitted in the pool areas. The throwing of any object is not permitted at any time within the pools or pool areas. Pushing, dunking, and dangerous games are not permitted.

6.8.4 Only floats or rafts smaller than eighteen (18) square feet, snorkels, dive sticks, flotation devices, and toys (collectively, "Pool Toys") designed for use in swimming areas may be utilized in District pools. The use of such Pool Toys may be suspended at the District Manager's discretion when there are more than fifty (50) persons at the pool, during weekends and holidays, or during other heavy use of the pools and pool areas. Where the use of Pool Toys is suspended, the District Manager will post a sign at the Club entrance informing members and the public of the restriction. The use of masks, goggles, or certified personal flotation devices ("PFDs") is not prohibited. Radio-controlled watercraft or other similar devices are not permitted in the Pools at anytime. Diving equipment such as scuba tanks, are not to be used in the pools except as part of an organized course of instruction permitted by the District Manager.

6.8.5 No diving is permitted in any of the pools.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under two (2) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas.

6.10 Audio/Video Players. Radios, tablets, phones, E-readers, speakers, computers and similar devices capable of playing music, e-books, pod-casts, and videos may only be used with earphones, or headphones.

6.11 Trash. All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans, plastic bottles, and all other trash. Notwithstanding the foregoing, all cigarettes must be extinguished and properly disposed of prior to entering the Club Facilities.

6.12 Pets. No pets are permitted in the pool area at any time.

6.13 Minors. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Persons under the age of fourteen (14) years of age are prohibited from using the hot tub.

7. Exercise Room.

7.1 Hours of Operation. The hours of operation of the exercise room located at the Club ("Exercise Room") will be established from time to time by the District.

7.2 Membership Cards. Membership Cards and Guest Passes must be presented before any person will be given access to the Exercise Room. Guests, when accompanied by a Member or Immediate Family Member, are only permitted to use the Exercise Room on weekends and between the non-peak hours of 10:00 a.m. and 6:00 p.m. on weekdays.

7.3 Equipment and Towels. When others are waiting to use equipment, use of cardio equipment is limited to thirty (30) minutes per person. Use of all equipment is at your own risk. Persons using the Exercise Room must bring their own towels and wipe down equipment after use.

7.4 Attire. Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Exercise Room equipment and facilities shall not wear sandals or open-toed shoes.

7.5 Minors. Persons under sixteen (16) years of age are not permitted in the Exercise Room under any circumstances. Minors sixteen (16) years of age and older may use the Exercise Room either with adult supervision or without adult supervision if such minor's parent or legal guardian releases Club Owner from liability for such use pursuant to consent form(s) provided by Club Owner from time to time; provided, however, parents, Member and Annual Members are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors.

7.6 Personal Trainers. Except as provided in Section 1.7.3 above, persons using the Exercise Room may not train another person in the Exercise Room. Personal trainers may be made available through the Club upon prior reservation and at charges to be established by the District Manager.

7.7 Cancellation Policy. Persons using the Exercise Room must cancel appointments for special services at least twelve (12) hours prior to the scheduled appointment or the responsible user will be charged the full amount of the service. If a person has prepaid for the services, and properly cancels, that person may reschedule within the same month at no additional charge.

8. Violation of Club Rules.

8.1 Basis for Suspension. Membership rights and Club Facilities use rights of any person (and the benefits for their Guests) may be suspended by Club Manager if, in the sole judgment of Club Manager:

- 8.1.1 a person submits false information on the Application for Membership;
- 8.1.2 the person violates one or more of these Rules and Regulations;
- 8.1.3 the person has injured or harmed or threatened to injure or harm any other person within the Club Facilities, or harmed, destroyed or stolen any personal property on the Club Property or within the Club Facilities, whether belonging to a third party or to Club Owner.
- 8.1.4 the person has failed to pay any Club Assessments, Club Fees, Club Dues, or Club damages invoices.

8.2 Types of Suspension. Club Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Club Facilities, for such period of time as reasonably determined by Club Manager. In addition, Club Manager may suspend some membership rights while allowing a Member to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Member (and/or Immediate Family Member), or Club Manager may prohibit a Member (and/or Immediate Family Member) from using the pools or other Club Facilities. No person whose Membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues and Club Fees shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Club are paid in full.

8.3 Effective Date. Prior to the effective date of a suspension, the District Manager shall provide notice and an opportunity to be heard to the person proposed to be suspended. If the person does not submit a request to be heard in writing within the time frame set forth in the notice, the suspension shall become effective immediately upon the date provided in the notice for submitting a request to be heard; otherwise, the suspension, as may be adjusted by the District Manager after hearing, shall become effective as of the end of business on the date of the hearing.

9. **Authority to Designate Club Manager and to Promulgate and Amend Rules.** The District Manager may from time to time designate a Club Manager in writing to fulfil certain or all responsibilities and duties of the District Manager under these Rules and Regulations. THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. ALL USERS OF THE CLUB FACILITIES ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CLUB AS PROMULGATED BY THE DISTRICT. These Rules and Regulations may be amended from time to time by the District without the joinder or consent of any other person or entity. All changes to these Rules and Regulations shall be available at the Club Facilities. All

Rules and Regulations promulgated by the District shall become effective on the date determined by the District.

10. **Application of Rules and Regulations.** All of these Rules and Regulations shall apply to all persons on or about the Club Property even if not specifically stated in portions hereof. The District Manager, in its reasonable discretion, shall be permitted, but not required, to grant relief to one or more persons from specific Rules and Regulations upon a written request and a showing of good cause that shall be determined in the sole discretion of the District Manager.

11. **Club Dues, Fees, and Charges.** The Club dues, fees, and charges, including but not limited to fees for Annual Members, Caregivers, Personal Trainers, and Guests, and for card replacement, rentals and deposits shall be established by Resolution of the District Board of Supervisors in accordance with Section 190.035, Florida Statutes.

**CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

**SATORI CLUB
RULES AND REGULATIONS**

Adopted January 19, 2022 (Resolution 2022-02)
Amended September 16, 2026 (Resolution (2026-05))

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CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT

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1. **Membership.**

1.1 **Members.** Every Owner (other than an Owner who has leased the Owner’s Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home. A person shall continue to be a Member until he or she ceases to be an Owner or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home, unless Owner otherwise notifies the District Manager in writing; however, the Owner and Lessee shall be jointly and severally liable for all Club fees and charges.

1.2 **Lessees.** “Lessee” shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any rental Home within the Community and who has obtained the prior approval of the respective homeowners or property owners association (“Association”). If there is more than one (1) Lessee of a Home, only one (1) of the persons occupying the Home shall be considered a Member. A Lessee may not exercise his or her rights as a Member until such Lessee’s lease of a Home has been submitted to District Manager. An Owner who has leased his or her Home remains liable for Club Assessments but will not have membership rights at any time his or her Home is leased, unless Owner has notified the District Manager pursuant to Section 1.1. A Lessee, for purposes of these Rules and Regulations, shall be a person or persons who obtained the prior approval of the Association to lease a Home within the boundaries of the District pursuant to the rules, regulations, or covenants of said association entity having jurisdiction thereof.

1.2.1 **Application.** Each Lessee must submit an application to District Manager along with a copy of his or her lease, and Lease Certificate of Approval from the Association and obtain a membership card (“**Membership Card**”) before his or her membership rights will be recognized. Each Lessee shall notify the Club of any changes in the terms of such lease.

1.2.2 **Administrative Charges.** The District may, from time to time, establish the amount to be charged for processing of the application of a Lessee to exercise his or her membership rights.

1.2.3 **Expiration of Lease.** A Lessee’s status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee’s rights of occupancy under such lease. The Owner shall notify the District Manager in writing of the expiration of the

lease or termination of Lessee's rights of occupancy under such lease, absent which the Owner shall not be deemed a Member.

1.3 Annual Members. Annual Memberships shall run from the date of acceptance of an application for membership by the District Manager until the end of the Club fiscal year, September 30. Annual Membership renewals shall run from the beginning of the renewal Club fiscal year, October 1, to September 30 of the succeeding year. Annual Dues shall be payable by the Annual Member in advance of the Club fiscal year, which shall be prorated for applications accepted during the initial fiscal year (Fiscal Year 2021/2022).

1.4 Corporate and Partnership Members. When a Member or Annual Member is a corporation, partnership or other legal entity ("Entity"), the Entity must notify the District Manager in writing of the one (1) person to be designated to exercise the rights of the Entity with respect to the membership ("Designees"). Only the one (1) person designated will be considered as the Member.

1.4.1 Application. Each Designee must submit an application to the District Manager and obtain a Membership Card before his or her membership rights will be recognized.

1.4.2 Administrative Charges. The District Manager may, from time to time, establish the amount to be charged for processing of the application of a Designee to exercise his or her membership rights.

1.5 Immediate Family Members. Immediate Family Members shall mean the spouse or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members. By way of example, if a Member is single and her twelve-year old daughter and her mother live with such Member, the Member may designate her mother and daughter as Immediate Family Members. If a Member is single and lives with his son and his father and mother in a Home, the Member may designate his son and his father as an Immediate Family Member, but not his Mother (upon payment of all applicable fees). Notwithstanding the foregoing, a minor or person shall not qualify as an Immediate Family Member unless such person is living with the Member or Annual Member. Notwithstanding the foregoing, a minor who only lives with an adult parent Member during part of the year as a result of divorce, or a child of a Member or Annual Member who is serving in the Armed Services, or is currently pursuing educational opportunities at an institution of higher learning (e.g. college, university or technical school) may be deemed an Immediate Family Member. No person may claim the status of Immediate Family Member until designated by the Member or Annual Member in writing to District Manager.

1.6 Guests. A person shall be deemed a guest ("**Guest**") if he or she enters the Club Facilities at the invitation of a Member, Annual Member, Immediate Family Member or the District. Each Member (per Home) and each Annual Member (per Annual Membership) shall be

entitled to have up to four (4) guests per visit accompany such Member or Annual Member when utilizing the Club Facilities. Additional Guest Passes may be purchased by the Member or Annual Member at the rate set forth in the current fee schedule. Guests may be required to sign a waiver form before using the Club Facilities. All Guests must be sixteen (16) years of age or older, or be accompanied by a Member, Annual Member, and Immediate Family Member who is sixteen (16) years of age or older. All Guests must be accompanied by a Member, Annual Member or Immediate Family Member when using the Club Facilities. A Guest Pass is non-transferable. GUEST PRIVILEGES FOR A GUEST MAY BE CHANGED AT ANY TIME BY THE DISTRICT MANAGER. Nothing herein shall prohibit the District Board of Supervisors from implementing (1) a temporary guest policy by resolution to address long-term guests of Members or (2) a policy limiting the number of Guests per Home on a specified day, time of year, or time of day.

1.6.1 Caregiver Pass. A caregiver or other person who provides medical, nursing or child care to a Member, Annual Member or Immediate Family Member while within the Club Facilities is deemed to be a Guest; however, there will be no additional fee or charge provided that the caregiver accompanies and remains in the company of the Member, Annual Member or Intermediate Family Member, as the case may be, providing caregiver services while that person is using the Club Facilities. A Member must obtain a caregiver pass (“**Caregiver Pass**”) from Club staff for use of the Club Facilities. Only one Caregiver Pass is permitted per household. Persons utilizing such Caregiver Passes are not permitted to utilize the Club Facilities other than to accompany the persons under their care. The Caregiver Pass is non-transferable.

1.6.2 Guest Passes. Guest Passes give Guests access to the Club Facilities. Guest Passes may be purchased at the Club’s office. A person may be a Guest for no more than thirty (30) days in a calendar year.

1.6.3 Personal Trainer. A Member, Annual Member or Immediate Family Member may be accompanied in the Exercise Room or Pool by a personal trainer, who is retained for the purpose of providing physical fitness or exercise training, education or guidance to the Member, Annual Member or Immediate Family Member (“**Personal Trainer**”). The Personal Trainer shall be required to pay a fee of \$10.00 for each training session, which training session shall be no more than three (3) hours in duration. A training session is defined as the providing of training to one (1) individual. Personal Trainers shall not solicit business within the Clubhouse or on the grounds of the Clubhouse, shall leave the Clubhouse when the training session is completed, and shall not utilize the Clubhouse facilities for personal business use.

1.7 Membership Cards. A maximum of four (4) Membership Cards will be issued to each Home or Annual Membership at no additional charge. Membership Cards shall only be issued to Members, Annual Members, and Immediate Family Members who are sixteen (16) years of age or older. Additional Membership Cards may be purchased for Immediate Family Members for a fee.

1.7.1 Requirement to Present Card. Membership Cards, Caregiver Passes, and Guest Passes must be presented when requested for use of the Club Facilities.

1.7.2 Transfer of Membership Cards. Membership Cards are the property of the District and are not transferable. A Membership Card may not be used by any person other than the person to whom it is issued. Membership Cards are the property of the Club.

1.7.3 Lost Cards. You must immediately notify the Club in writing of a lost or stolen Membership Card. The replacement fee for a Membership Card shall be established from time to time by the District. If an unauthorized person uses the Membership Card, the Member or Annual Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

2. The Club Facilities.

2.1 Supplemental Rules. Before using the various Club Facilities, users should inquire about supplemental Rules and Regulations. For example, District Manager may promulgate supplemental or additional rules respecting the clubhouse meeting rooms, pools and the fitness center from time to time. The District Manager shall have reasonable discretion to police the Club Facilities to maintain proper order and the safe and healthy use of the Club Facilities.

2.2 The Clubhouse. The Clubhouse shall be open on the days and during the hours established by the District, provided the District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time.

2.3 Special Functions and Parties. Certain Club Facilities may be used for private functions by the Members and Annual Members, subject to availability, only with the prior consent of District Manager, upon execution of a license agreement and upon payment of all applicable fees, deposits and costs therefor. The sponsor of the private party shall be responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private party.

2.4 Alcoholic Beverages. No person may enter or leave the Club Facilities with any alcoholic beverage. It is the intent of these Rules that the possession or consumption of alcoholic beverages at or within the Club Facilities is prohibited unless previously approved in connection with an approved (in accordance with Section 2.3 above) event, function or party.

2.5 Smoking. Smoking, including cigar and pipe smoking and the use of smokeless tobacco, is not permitted within any of the Club Facilities including, but not limited to, the pool or playground areas.

2.6 Attire. Shirts and shoes must be worn at all times when on the Club Facilities, except in the pools and adjacent patio areas.

2.7 Minors. Minors sixteen (16) years and older are permitted to use the Club Facilities (other than the fitness center) without adult supervision. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases the District from liability for such use pursuant to consent form(s) provided by the District from time to time; provided, however,

parents are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors. Minors under sixteen (16) years of age are not permitted to use the fitness center. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Members, Annual Members and Parents of the minors are responsible for the actions and safety of such minors and any damages to the pools caused by such minors. Notwithstanding the foregoing, if minors use the Club Facilities without the proper execution of a consent form or without adult supervision, the District is not liable for the actions of such minors.

2.8 Hours of Operation. The District shall set the scheduled hours of operation for the Club Facilities. The District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time. No person shall be permitted to use the Club Facilities other than during such hours of operation.

3. General Rules.

3.1 Advertisements and Pamphlets. Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of District Manager.

3.2 Bikes, Scooters and Skates. Skates, scooters, in-line skates, skateboards, bikes and like items may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in Club Facilities at any time. All bikes and scooters must be stored in bike and scooter storage areas. Bike and scooter racks must be used if provided by the District. Notwithstanding the foregoing, bikes and scooters left within the Club Property, Club Facilities, bike and scooter storage areas and/or bike and scooter racks (if provided) are stored at such person's own risk.

3.3 Club Employees. Persons using the Club Facilities may not abuse any of the employees of the Club, verbally or otherwise. All service employees are under the supervision of the District Manager and no person shall reprimand or discipline any employee or send any employee outside of the Club for any reason.

3.4 Pets. No pets (with the exception of those assisting persons with disabilities) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities.

3.5 Parking Areas. Self parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "**No Parking**" signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at anytime between the hours of 1:00 AM and 5:00 AM. Any vehicles parked in violation of this section are subject to being towed without notice or warning.

3.6 Coolers. Any coolers or similar forms or food or beverage storage brought to the Club Facilities are subject to inspection by the District Manager, Club manager or Club staff at anytime.

4. **Responsibility for Personal Property and Persons.** Each person using the Club Facilities assumes sole responsibility for the health, safety and welfare of such person, his or her Immediate Family Members, and Guests, and the personal property of all of the foregoing.

4.1 **Vehicles and Personal Property.** The Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities. Without limiting the foregoing, any person parking a vehicle within the Parking Areas assumes all risk of loss with respect to (i) his or her vehicle in the Parking Areas or Common Areas of the Association, and (ii) equipment, wallets, bags, jewelry, clothing, books, personal items or other possessions stored in lockers (if lockers are provided by the District), on bicycles, within vehicles, or left in the pool and recreation areas.

4.2 **Activities.** Any person who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club Property, shall do so at their own risk. Every person shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by such person. All Members, Annual Members, and Immediate Family Members shall be jointly and severally liable to the District in connection with the foregoing.

4.3 **Property Belonging to the Club.** Property, furniture and equipment belonging to the Club shall not be removed from the room or area in which it is located or from the Club Facilities.

5. **Obligation to Pay Club Assessments and Dues.** Each Member shall pay Club Assessments when due in accordance with law. Each Annual Member shall pay Annual Club Dues in advance to the District. Each other person shall pay such Club Dues and Fees as established from time to time by the District.

5.1 **Grace Period and Late Fee.** A monthly or annual payment of Club Dues and Fees shall be deemed past due if received after the 15th of the month or fifteen (15) days after the day payment is due. A late fee of a maximum of \$25.00 per month shall be payable for each past due payment in order to cover the administrative costs of the Club in processing such late payment.

5.2 **Bills and Coupon Books.** Annually, the District Manager, or his or her designee, may, in its discretion, send bills or coupon books with instructions for payment of Club Dues and Fees.

5.3 **Suspension.** Notwithstanding any suspension of Membership, an Owner shall remain liable for Club Dues. A Member's use of the Club Facilities shall be suspended in the event Club Assessments and Club Fees are not paid when due and shall remain suspended until such time as the Club Assessments are paid in full. An Annual Member's use of the Club Facilities shall be suspended in the event Club Dues and Club Fees are not paid when due and shall remain suspended until such time as the Club Dues and Club Fees are paid in full.

6. Pools.

6.1 Presentation of Membership Cards. Everyone must register and present Membership Cards and/or Guest Passes or Monthly Guest Passes to Club attendants prior to entering the pools and the adjacent patio areas. For purposes of these Club Rules and unless otherwise specified, all references to “pool” or “pools” shall include the swimming pool, the hot tub, and any other recreational water facility or feature intended for use by patrons. Users of Club Facilities shall keep Membership Cards, Guest Passes or Monthly Guest Passes with them and present the Membership Card, Guest Pass or Monthly Guest Pass to any staff member upon request. There shall be **NO EXCEPTIONS** to this rule.

6.2 Risk of Use. Use of the pools is at the swimmer’s own risk. Without limiting any other provision of these Rules and Regulations, each person is personally liable for any injury to his or her Immediate Family Members, and Guests using the pools.

6.3 Equipment and Towels.

6.3.1 Towels. Users of the Club Facilities are required to bring their own towels.

6.3.2 Equipment and Furniture. All equipment used for aqua classes (if provided) is the property of the Club and should be returned to the Club. Chaise lounges are available for use at no charge. All persons using pool furniture must cover the furniture with a towel when using suntan lotions. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible user.

6.4 Hours of Use. Swimming is permitted only during published open hours of the pools, which are subject to change. The pools are also officially closed when a “Closed” sign is posted; however, the absence of a posted “Closed” sign does not authorize use of the pools after hours. Any person swimming or using the pools facility outside of the published open hours of the pools may be suspended from using the Club Facilities.

6.5 Showers. Showers are required prior to entering the pools to remove all suntan oils and lotions.

6.6 Aqua Classes. From time to time, classes (including, without limitation, so called “**Aqua Classes**”) may be offered by the Club or upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

6.7 Swimming Instructors. Persons may not bring an independent swimming instructor into the pools as a Guest or otherwise.

6.8 Restrictions.

6.8.1 Glass objects and sharp objects are not permitted in the pool area.

6.8.2 Food or beverages may be brought into the pool areas, however, any foods or snacks shall be eaten, distributed, or consumed only in those food areas so designated by the District Manager or the club manager. Such food, beverages, and any garbage or trash resulting therefrom shall be properly removed or disposed of after use. Alcoholic beverages are **not** permitted in any pool or pool area at any time. Under no circumstances, shall any food or beverages be possessed or consumed in the pool or within ten feet (10') of the water's edge of the pool.

6.8.3 Running, ball-playing and noisy or hazardous activity will not be permitted in the pool areas. The throwing of any object is not permitted at any time within the pools or pool areas. Pushing, dunking, and dangerous games are not permitted.

6.8.4 Only floats or rafts smaller than eighteen (18) square feet, snorkels, dive sticks, flotation devices, and toys (collectively, "Pool Toys") designed for use in swimming areas may be utilized in District pools. The use of such Pool Toys may be suspended at the District Manager's discretion when there are more than fifty (50) persons at the pool, during weekends and holidays, or during other heavy use of the pools and pool areas. Where the use of Pool Toys is suspended, the District Manager will post a sign at the Club entrance informing members and the public of the restriction. The use of masks, goggles, or certified personal flotation devices ("PFDs") is not prohibited. Radio-controlled watercraft or other similar devices are not permitted in the Pools at anytime. Diving equipment such as scuba tanks, are not to be used in the pools except as part of an organized course of instruction permitted by the District Manager.

6.8.5 No diving is permitted in any of the pools.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under two (2) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas.

6.10 Audio/Video Players. Radios, tablets, phones, E-readers, speakers, computers and similar devices capable of playing music, e-books, pod-casts, and videos may only be used with earphones, or headphones.

6.11 Trash. All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans, plastic bottles, and all other trash.

Notwithstanding the foregoing, all cigarettes must be extinguished and properly disposed of prior to entering the Club Facilities.

6.12 Pets. No pets are permitted in the pool area at any time.

6.13 Minors. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision. Persons under the age of fourteen (14) years of age are prohibited from using the hot tub.

7. Exercise Room.

7.1 Hours of Operation. The hours of operation of the exercise room located at the Club ("Exercise Room") will be established from time to time by the District.

7.2 Membership Cards. Membership Cards and Guest Passes must be presented before any person will be given access to the Exercise Room. Guests, when accompanied by a Member or Immediate Family Member, are only permitted to use the Exercise Room on weekends and between the non-peak hours of 10:00 a.m. and 6:00 p.m. on weekdays.

7.3 Equipment and Towels. When others are waiting to use equipment, use of cardio equipment is limited to thirty (30) minutes per person. Use of all equipment is at your own risk. Persons using the Exercise Room must bring their own towels and wipe down equipment after use.

7.4 Attire. Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Exercise Room equipment and facilities shall not wear sandals or open-toed shoes.

7.5 Minors. Persons under sixteen (16) years of age are not permitted in the Exercise Room under any circumstances. Minors sixteen (16) years of age and older may use the Exercise Room either with adult supervision or without adult supervision if such minor's parent or legal guardian releases Club Owner from liability for such use pursuant to consent form(s) provided by Club Owner from time to time; provided, however, parents, Member and Annual Members are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors.

7.6 Personal Trainers. Except as provided in Section 1.7.3 above, persons using the Exercise Room may not train another person in the Exercise Room. Personal trainers may be made available through the Club upon prior reservation and at charges to be established by the District Manager.

7.7 Cancellation Policy. Persons using the Exercise Room must cancel appointments for special services at least twelve (12) hours prior to the scheduled appointment or the responsible user will be charged the full amount of the service. If a person has prepaid for the services, and properly cancels, that person may reschedule within the same month at no additional charge.

8. Violation of Club Rules.

8.1 Basis for Suspension. Membership rights and Club Facilities use rights of any person (and the benefits for their Guests) may be suspended by Club Manager if, in the sole judgment of Club Manager:

- 8.1.1 a person submits false information on the Application for Membership;
- 8.1.2 the person violates one or more of these Rules and Regulations;
- 8.1.3 the person has injured or harmed or threatened to injure or harm any other person within the Club Facilities, or harmed, destroyed or stolen any personal property on the Club Property or within the Club Facilities, whether belonging to a third party or to Club Owner.
- 8.1.4 the person has failed to pay any Club Assessments, Club Fees, Club Dues, or Club damages invoices.

8.2 Types of Suspension. Club Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Club Facilities, for such period of time as reasonably determined by Club Manager. In addition, Club Manager may suspend some membership rights while allowing a Member to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Member (and/or Immediate Family Member), or Club Manager may prohibit a Member (and/or Immediate Family Member) from using the pools or other Club Facilities. No person whose Membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues and Club Fees shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Club are paid in full.

8.3 Effective Date. Prior to the effective date of a suspension, the District Manager shall provide notice and an opportunity to be heard to the person proposed to be suspended. If the person does not submit a request to be heard in writing within the time frame set forth in the notice, the suspension shall become effective immediately upon the date provided in the notice for submitting a request to be heard; otherwise, the suspension, as may be adjusted by the District Manager after hearing, shall become effective as of the end of business on the date of the hearing.

9. **Authority to Designate Club Manager and to Promulgate and Amend Rules.** The District Manager may from time to time designate a Club Manager in writing to fulfil certain or all responsibilities and duties of the District Manager under these Rules and Regulations. THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. ALL USERS OF THE CLUB FACILITIES ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CLUB AS PROMULGATED BY THE DISTRICT. These Rules and Regulations may be amended from time to time by the District without the joinder or consent of any other person or entity. All changes to these Rules and Regulations shall be available at the Club Facilities. All

Rules and Regulations promulgated by the District shall become effective on the date determined by the District.

10. **Application of Rules and Regulations.** All of these Rules and Regulations shall apply to all persons on or about the Club Property even if not specifically stated in portions hereof. The District Manager, in its reasonable discretion, shall be permitted, but not required, to grant relief to one or more persons from specific Rules and Regulations upon a written request and a showing of good cause that shall be determined in the sole discretion of the District Manager.

11. **Club Dues, Fees, and Charges.** The Club dues, fees, and charges, including but not limited to fees for Annual Members, Caregivers, Personal Trainers, and Guests, and for card replacement, rentals and deposits shall be established by Resolution of the District Board of Supervisors in accordance with Section 190.035, Florida Statutes.

**CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

SATORI CLUB

CLUB SCHEDULE OF
HOURS OF OPERATION
DUES, FEES AND CHARGES
AREAS & FEES FOR RENTAL
RENTAL POLICIES, PROCEDURES AND REGULATIONS
(the “Club Schedule”)

HOURS OF OPERATION

CLUB FACILITY	HOURS
CLUB HOUSE	Monday - Friday: 11:00 am to 8:00 pm* Saturday - Sunday 11:00 am to 8:00 pm*
FITNESS CENTER/EXERCISE ROOM	Monday - Friday: 6:00 am to 11:00 pm * Saturday - Sunday: 6:00 am to 11:00 pm*
POOL	Monday - Friday: 8:00 am to Sunset* Saturday - Sunday 10:00 am to Sunset*
	*Hours subject to change by District Manager

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CLUB DUES, FEES AND CHARGES

CATEGORY	AMOUNT
ANNUAL MEMBER CLUB DUES – Residents ⁽¹⁾	*\$
ANNUAL MEMBER CLUB DUES – Non-Residents	*\$
GUEST PASS FEE	\$20.00
PERSONAL TRAINER FEE	\$20.00
LEASE APPLICATION PROCESSING FEE	\$75.00
MEMBERSHIP CARD REPLACEMENT FEE	\$10.00
ADDITIONAL MEMBERSHIP CARDS (per Section 1.8 of Club Rules)	\$40.00
LATE PAYMENT FEES	\$25.00 PER MONTH

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* Annual Member Club Dues are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year. For the period of ____, 2021 through September 30, 2022, an Annual Club Membership for Annual Members may be purchased on a prorated basis for such period for \$____ for non-residents, based on the schedule above.

⁽¹⁾ Residents Club Dues are levied by the District Board of Supervisors as a part of the residents' property taxes. Accordingly, the Tax Collector fees and early payment discounts may vary the Residents' annual Club Dues from the amount set forth above. For purposes of Membership and Annual Dues, there shall be only one Member per Home.

FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL

MULTI-PURPOSE ROOM- 4 hours (Available during & after hours, includes multi-purpose room with kitchen, may be use for all types of events. No other club amenities/areas are included in the rental).

MONDAY- SUNDAY: ~~\$350.00~~ Non-Refundable Fee + ~~\$500.00~~ Deposit (Refundable) + ~~\$100.00~~ Optional Cleaning Fee* + \$40.00 per additional hour up to 11:59 pm.

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FOR AFTER HOURS EVENTS, RENTER WILL BE REQUIRED TO PAY ADDITIONAL ~~\$55.00~~ PER EACH HOUR OR PART THEREOF FOR FACILITY RENTAL. ~~UNAUTHORIZED USE BEYOND THE RESERVED TIME SLOT MAY RESULT IN ADDITIONAL CHARGES AND MAY RESULT IN FORFEITURE OF THE REFUNDABLE SECURITY DEPOSIT.~~

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~~THE REFUNDABLE SECURITY DEPOSIT MAY BE APPLIED TO ANY DAMAGES, ADDITIONAL CLEANING COSTS, OR VIOLATIONS OF THE RULES. ANY AMOUNTS IN EXCESS OF THE SECURITY DEPOSIT SHALL BE BILLED TO THE RESIDENT AND SHALL REMAIN THE RESIDENT'S RESPONSIBILITY.~~

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IF ALCOHOL IS TO BE CONSUMED, A GUARD FEE OF ~~\$55.00~~ PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. AS DETERMINED BY THE DISTRICT MANAGER, IF EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL ~~\$55.00~~ PER SERVICE PER HOUR. DISTRICT SHALL HAVE THE DISCRETION TO REQUIRE RENTER TO HIRE AN OFF-DUTY LAW ENFORCEMENT OFFICER, FOR WHICH THERE MAY BE A MINIMUM NUMBER OF HOURS CHARGED TO RENTER.

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RENTER IS ALLOWED ONE HOUR BEFORE THE EVENT FOR PREPARATION AND ONE HOUR AFTER FOR CLEANING. IT IS IN THE AFTER INSPECTION WHERE IT WILL BE DETERMINED IF ADDITIONAL CLEAN IS REQUIRED IN WHICH CASE THE COLLECTED FEES WILL BE USED. IF ADDITIONAL CLEAN-UP IS NECESSARY, IN THE DISCRETION OF THE DISTRICT MANAGER, SHALL BE \$20.00 PER HOUR THAT WILL BE CHARGED TO THE RENTER.

DEPOSIT REQUIREMENT: A deposit is required in advance for all rentals of the Club Facilities. The deposit shall be paid by the Renter in the form of check or money order along with copy of the renter's driver's license. In the event that the renter does not cancel the reservation within fifteen (15) days prior to the event (or such other date reasonably determined by the District Manager for reservations made within fifteen (15) days of the event), the Club will retain the full amount of the deposit as liquidated damages. If the Club Facility after the event and the inspection by the District Manager (or its representative attendant) is in good order (e.g., there is no damage to walls, area, or equipment, the Club Facility is clean (including the removal and proper disposal of all party balloons, strings, trash, etc.), and the Club Facility is restored to the condition existing prior to the function), then the full amount of the Deposit shall be refunded. If any damage is found, or if janitorial services or staff time are required to clean or restore the Club Facility, then the District Manager will apply the deposit to pay all costs of repairs and the expense of janitorial services and staff time in full, with any remaining deposit refunded (provided that if the deposit is not sufficient to pay such costs and

expenses in full, renter shall remain liable to pay the District the balance of such costs and expenses).

FITNESS CENTER/EXERCISE ROOM-
May NOT be rented for private functions.

ADDITIONAL REGULATIONS:

1. **Limited Time to Rent:** Reservations can be made no more than ninety (90) days in advance.
2. **Fees include:** Fees are just for the area being rented, they do not include chairs, tables, or set-up fees.
3. **Inspections:** Inspections are performed within 24-Hours after the end of your event. It is not required to call District and ask for status of inspection.
4. **Deposits:** If a deposit is made by check or money order, the District Manager may cash such check or money order before the event or hold such check or money order pending the event. If the District Manager holds the deposit check or money order, and no costs and expenses are chargeable against the deposit, then the check or money order will be voided and will be returned to the renter via by mail. If the District Manager holds the deposit check or money order and costs and expenses are chargeable against the deposit, the District Manager may cash the deposit and refund any amount due renter by the District check via mail.
5. **Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, District barbeque grills, etc. If the District Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facility back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$20.00) will be charged to the renter.
6. **Time Slots:** Rental of any area must fit within one of the time frames ("Rental Times") established by the District. Reservations shall be limited to designated time blocks, as established by the District, including, but not limited to, four (4)-hour increments. Only one (1) event may be reserved per day.
7. **Club Attendant:** The Clubhouse attendant is unavailable between the hours of 1:00 p.m. and 2:00 p.m., due to a scheduled lunch break.

**RULES OF USE FOR THE CLUB
CLUBHOUSE AREAS RENTALS**

I. GENERAL RULES.

A. The Satori Club Facility rental areas are available to the public upon application and acceptance by the District Manager. For official meetings and official functions of the District and its Board of Supervisors, and the Satori Homeowners Association, Inc., and its Board of Directors and Committees, there is no charge for use of a Club Area.

Deleted: Rental of any area must fit within one of the time frames ("Rental Times") provided by the Club. Only one (1) event will be reserved per day.

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B. A Club Area may be reserved only by an applicant who is a Member or Annual Member in good standing (the “Renter”). Reservations must be requested at least fourteen (14) days prior to event, but no more than ninety (90) days in advance through the District Manager. Reservation requests shall be accepted on a first-come, first-served basis. Requests shall be noted and filed by the District Manager and marked on a calendar maintained by the District Manager. Reservation requests and applications are not accepted unless accompanied by payment of all required fees and deposits and receipt of a fully executed application form.

C. All private events held within the Clubhouse shall require a duly executed Clubhouse Rental Agreement, which must be approved by Management prior to use of the Clubhouse.

D. Written notice of cancellation must be received no later than ten (10) days prior to the event date and time. Cancellations received less than ten (10) days prior to the event date and time will result in the forfeiture of the non-refundable rental fee.

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E. Club Areas may not be used for any profit-making activities. No advertising will be permitted, and no charge or admittance fee will be allowed nor is it to be charged by the applicant for the event.

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F. The Renter agrees to be personally in attendance during the reserved hours. The reserving resident must be present for the entire duration of the event and is responsible for the conduct of all guests, invitees and vendors. Only the approved Renter reserving the Club Area may gain access to the Club Area, no more than one (1) hour before the event. Approved Renters may gain access to the Club Area by using their swipe cards. Any change in plans, caterer, deliveries or number of guests must be communicated to and cleared with the District Manager prior to the date of the event. Renter agrees to pay all key, swipe-key system and lock replacement costs resulting from misuse, loss or damage to the swipe-key system, lock, or doors.

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G. The Clubhouse shall open at 11:00 a.m. Access to the Clubhouse prior to 11:00 a.m. for event setup, decorating, vendor entry, or any other purpose is prohibited unless arrangements have been made in advance for a security guard or other authorized personnel, at the sole expense of the reserving resident.

H. The Clubhouse attendant is unavailable between the hours of 1:00 p.m. and 2:00 p.m. due to a scheduled lunch break. Residents or vendors accessing the Clubhouse for event setup, decorating, or related activities during the Clubhouse Attendant’s lunch break or outside of normal operating hours shall be required to arrange for, and bear the cost of, a security guard or other authorized personnel, as determined by the Association.

I. The District reserves the right, in its sole discretion, to require licensed security personnel for any event exceeding a specified number of attendees (recommended threshold of forty (40) to fifty (50) guests), or for any event otherwise deemed higher risk. All associated costs shall be borne solely by the reserving resident.

J. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Area. Such damage amounts shall not be limited to the amount of the any security deposit received.

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K. Cleaning or breakdown activities conducted after normal operating hours shall require the presence of a security guard or other authorized personnel. All associated costs shall be borne solely by the reserving resident.

L. Prior to the use of the Club Area by the Renter, the District Manager shall inspect the Area using a prepared checklist. The same checklist shall be used to re-inspect the Area following the event. A post-event inspection will be conducted. If the Club Area is in its original condition and there are no other charges or rule violations, the security deposit shall be refunded. If the Club Area is not in its original condition, or if there are charges, damages, or loss sustained, such costs and charges shall be deducted from the security deposit as applicable. Additional cleaning fees may be assessed if the facility is not restored to acceptable conditions. If there are covenant or rules violations, the security deposit shall be withheld until a rules violation hearing has been held and a determination is made regarding any applicable charges. Any amount exceeding the security deposit shall be charged to the Renter and shall be due and payable on demand.

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M. Furniture and furnishings may be removed from the Club Area; however, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event. The Clubhouse must be returned to its original condition immediately following the event.

Deleted: Prior to the use of the Club Area by the Renter, the District Manager shall inspect the Area with a prepared checklist. The same checklist will be used to re-inspect the Area after the event. If the Club Area is in its original condition and there are no other charges or rules' violations, the security deposit shall be refunded. If the Club Area is not in its original condition or there are other charges, damages or loss sustained, those costs and charges will be deducted from the security deposit. If there are covenants or rules' violations, the security deposit will be withheld until after a rules' violation hearing has been held and a decision rendered as to whether charges will be assessed. Any difference over the original deposit will be charged to the Renter and shall be payable on demand. ...

N. All events shall be confined to the Club Area reserved. However, use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and Regulations, the guest parking areas available, and that spaces are on a first-come, first-served basis. All guests must go directly to the Club Area where the event is being held. No loitering or disturbing noises in the common areas shall be permitted. In no instance may parties or gatherings extend to halls or any other Club Areas within or outside of the building. These other common area facilities adjacent to the Club Area may be used by other Club users while a Renter's function is in progress in the Club Area.

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Deleted: Furniture and furnishings may be removed from the Club Area and, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event. ...

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O. The number of persons in attendance in the Club Area is limited by the posted occupancy number, in accordance with Miami-Dade County, State, municipal, and other applicable fire codes and regulations. All events must comply with maximum occupancy limits as established by applicable fire code. The reserving resident must provide an estimated guest count in advance and shall not exceed the approved capacity.

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Deleted: The number of persons in attendance in the Club Area is limited by the posted number, according to the Miami-Dade County, State, municipal and other applicable Fire Codes. ...

P. Parties or events for minors under the age of eighteen (18) years are required to be continuously chaperoned by the Renter hosting the event. Two (2) adult chaperones are

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required for every ten (10) minors in attendance. Renter and chaperone(s) must be present throughout the entire event.

Q. Smoking is prohibited in the Club Areas, restrooms, or the Clubhouse. Use and/or availability of alcoholic beverages will be in accordance with the Florida State and County Alcoholic Beverage Control laws (no monies allowed to be exchanged, no alcohol for persons under twenty-one (21), etc.).

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R. Use of the Club Areas and all facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the Club Areas or other Club property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other Club users. Playing of loud amplified music is not permitted. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The Club Area's doors and windows must remain closed during any event or function.

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S. Renter agrees that any decorations or the decorating or the Club Area must be done in a manner so as not to cause any damage to any area of the Clubhouse. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wallpaper and must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Area.

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T. Renter agrees to remove and properly dispose of all personal property immediately after the event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Area and adjacent premises in good conditions similar to that of the original condition of the Club Area and adjacent premises prior to the function. Nothing should be left in the refrigerator and the garbage disposal must be empty. The Club Area must be cleaned and restored to its pre-event condition by the Applicant one (1) hour after the event. Arrangements must be made with the District Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 11:00 P.M. must be removed by 11:00 A.M. the following day. Deliveries and removal of food, tables, musical equipment, or caterers providing service, will be permitted during certain hours from 9 A.M. through 8 P.M. on weekdays. Renter must be present to deal and meet with the rental or service companies for delivery or pick up.

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U. The District and its agents and the District Manager will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any personal property or items left unattended after the event will be considered abandoned and will be removed for disposal.

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V. All music and noise making activities must stop by the prescribed hour. The Club Area must be returned to their original condition, vacated of people, lights out (except for one which should be left on), window shades placed in the up position, the room secured, and the door locked by the prescribed closing hours. Adjacent restrooms should be left in the same condition as they were in prior to the event with lights out.

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W. The District and District Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Area by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the Association's declaration or rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the District or District Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the District and District Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the Club Area and/or to call the local police. A partial refund is in the District Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the Club Area use is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

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X. The District Manager and the District shall have free access to the Club Area and adjacent facilities at all times.

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Y. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. Spilled liquids or food must be cleaned from the floors, counters, walls, furniture or other surfaces. A charge of \$20.00 per hour/per worker will be assessed to cover additional cleanup if the District or District Manager deems it necessary.

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Z. No candles or other open flame items are permitted. Food warming trays may be used only under the strict supervision of a caterer or attendant and must be removed from the premises at the conclusion of the event.

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AA. Violation of any provision of the Club Rules and Regulations, including this Club Schedule, constitute grounds for District Manager to prohibit a Renter from using the Club Area for a period of one (1) year and suspension of the use of other services and Club facilities for up to one (1) year for rules violation.

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AB. Renter assumes sole and total responsibility for any property damage, injury or accident to any person arising out of the Club Area use. Renter further agrees on behalf of itself and its guests and invitees to indemnify, reimburse and hold the District and District Manager harmless for any and all violations of any and all Federal, State or local laws, statutes or ordinances, and to indemnify, reimburse and hold the District and

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District Manager harmless for any and all losses, damages, causes of actions claims, proceedings, and/or injuries sustained, including attorneys fees, arising out of or related to Applicant's and his or her guests' or invitees' use of the Club Area.

AC. No pets, except trained see-eye dogs used by a blind Renter or guest, are permitted in the Club Area's, except as otherwise provided by Federal or State law.

AD. Any Club Area that is rented must be cleaned. If the Club Area is not found as it was given to you, a portion of Renter's deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash bags for the party. The District will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the renter.

AE. The Club Area will be available for use only between the hours of 11:00 A.M. - 11:59 P.M. Under no circumstances will time be extended past 11:59 PM.

AF. The District Manager may waive or amend any of the above requirements in its reasonable discretion, provided such waivers must be in writing and signed by the District Manager and the renter.

AG. The form of Facility Rental Agreement, Clubhouse Areas Inspection Form and Access Card Control Information Sheet attached below are approved for use by the District Manager.

AH. Violation of Clubhouse Rules during a private event may result in immediate termination of the event, forfeiture of the security deposit, and suspension of Clubhouse use and access, including suspension of future rental privileges.

FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE DISTRICT MANAGER'S OFFICES FROM MONDAY-FRIDAY 11:00 AM -12:00 PM

YOU MUST HAVE AN APPOINTMENT IN ORDER TO RESERVE A DATE

SATORI CLUB
Club Facility Rental Agreement
Centre Lake Development District

This Agreement is by and between **Centre Lake Community Development District** (the “**District**”) and a **Renter** who is further defined as a: *(check one) Satori Club Club Member or Annual Member _____ or General Public User _____*. This Agreement is for the rental of a portion of the “**Satori Club**” facility, to be used for a private function (the “Club Facility”), and shall be subject to the terms and conditions set forth in the “*Satori Club Rules and Regulations*”(referred to in this Agreement as the “Club Rules and Regulations”), which document is attached hereto and made a part hereof and the “*Satori Club Schedule Of Hours Of Operation, Dues, Fees And Charges, Areas & Fees For Rental, Rental Policies, Procedures And Regulations*” (referred to in this Agreement as the “Club Schedule”), which document is attached hereto and made a part hereof. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Fax: _____

Renter’s Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** (s) being requested:

A) Multi-purpose Room _____

(Note: use of fitness center is prohibited)

2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If “Yes” state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

All requests are subject to the approval of the District Manager.

Reservations will be granted on a first come, first served basis.

Time Slots for Reservations (Four (4) Hours each):

Multi-purpose Room time slots:

Sunday – Thursday

~~11:00~~ AM – 2:00 PM _____

3:00 PM - 11:00 PM _____

Other: _____

Friday - Saturday

~~11:00~~ AM – 2:00 PM _____

3:00 PM - 11:00 PM _____

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3. Fee Schedule & Usage: See Attached Rental Schedule

4. Reservations, Applications, Payment of Fees:

The Rental Fee and Deposit must accompany this application and will be cashed upon receipt. The District Manager may not accept an application or confirm reserved space without receipt of one hundred percent (100%) of the Deposit and Rental Fee. Rental Fees and Deposits must be received at least fourteen (14) days in advance of the function to allow time for bank clearance of the checks. Shorter time frames will require cashier’s checks, certified checks or money orders. Payments are made to: “*Centre Lake Development District.*”

5. Deposit Refund, Inspection:

If the Club Facility being rented and other Club Areas are left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Rental Schedule as deemed by the District Manager’s inspection, the Deposit will be fully refunded. The Deposit, or portion thereof, will be refunded by the District Office within thirty (30) days after receipt of the signed “*Cleaning & Usage Checklist*” inspection form. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the District Manager will mail a copy of the final inspection, based upon the “*Cleaning & Usage Checklist,*” to the Renter.

The Renter is responsible for the repair or replacement of all Club property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the District Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facility and other impacted Club Areas used after use, unless payment and arrangements have been made with the District Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

At the discretion of the District Manager, Renters may be required to pay a reasonable hourly fee for a District Manager appointed "*facility monitor*" or "*police/traffic control monitor*" during the hours of the special event. The need for such fee would be determined during the review process based upon the nature of the event and the history of the Renter. Should a monitor be required, the Renter would be notified prior to the District Manager accepting the facility engagement. The Renter would have the right to withdraw the Application for facility's rental.

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter.
- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool, Fitness Center or Club lounge areas during a function.
- e) Closing time for private functions is 11:59 PM, if extended, cleaning must be completed before check-out time at 1:00 a.m. the morning after the function, or by other arrangements made with the District Manager. Short term Rentals (four (4) hours) shall be cleaned within the rental period, unless a cleaning service is scheduled.

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Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board of Supervisors, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage until the matter can be brought before the Board of Supervisors for its decision. If there is property damage in excess of the Deposit, the Board of Supervisors reserves the right to bill the Renter for the damage and to pursue collection to recover the funds.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the District Manager:

Signature of RENTER: _____

If a corporation, print name of above signature _____ Title: _____

Name of District Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

Satori Club Clubhouse Areas Inspection Form

Pre-Event Inspection Post-Event Inspection

- | | | |
|------------------------------------|--|--|
| 1. Exterior Doors | | |
| 2. Women's Bathroom | | |
| 3. Men's Bathroom | | |
| 4. Kitchen | | |
| Floor | | |
| Counter Top/Sink | | |
| Cabinet's | | |
| Appliances | | |
| 5. Carpeting | | |
| 6. Furniture Sofa | | |
| 7. Furniture Loveseat | | |
| 8. Coffee/End tables | | |
| 9. Chairs and tables | | |
| 10. Interior Decor | | |
| 11. Walls | | |
| 12. Windows | | |
| 13. Interior Doors | | |
| 14. Interior window shades | | |
| 15. Exterior (rails, plants, etc.) | | |
| 16. Pool tables | | |
| 17. Pool chairs | | |
| 18. Height back pool chairs | | |
| 19. Playground/tot Lot | | |
| 20. Others | | |
| Comments: | | |

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent
Centre Lake Community Development District

Post-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Post-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent:
Centre Lake Community Development District

**CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT
SATORI CLUB**

ACCESS CARD CONTROL INFORMATION SHEET

Applicant(s):	Access Card # 1	Access Card # 2																																						
Property Address:	Access Card # 3	Access Card # 4																																						
Home Phone #	Work Phone #																																							
Cellular Phone #	Email Address, if any																																							
Mailing Address (if different)																																								
City	State	Zip Code																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Immediate Family Members</th> <th rowspan="2">Relationship</th> <th rowspan="2">Day Phone #, if diff</th> </tr> <tr> <th>Last</th> <th>First</th> <th>Age</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			Immediate Family Members			Relationship	Day Phone #, if diff	Last	First	Age																														
Immediate Family Members			Relationship	Day Phone #, if diff																																				
Last	First	Age																																						
Name of Approved Lessee(s) (if Applicant is resident within the District):																																								
Home Phone #	Work Phone #																																							
Cellular Phone #	Email Address, if any																																							

I **authorize** my Lessee(s) to have an Access Card(s) on my behalf. Yes ___ No ___
N/A ___

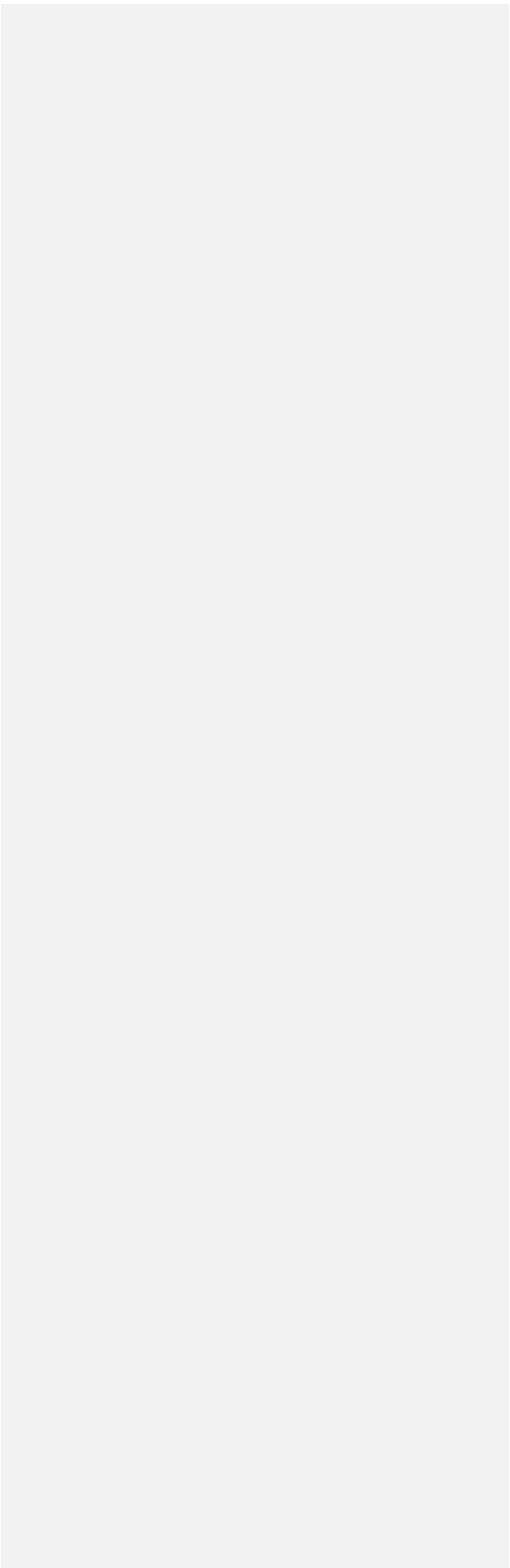
Applicant Signature: _____ Date: _____

With the signing of this form I acknowledge that I have received the Access Card(s) stated above and that if my card is lost I will contact the District Manager

immediately to terminate the card from the system. In addition, if there is a change in Lessee I will collect the card from the previous Lessee and inform management.

_____ Date: _____
Signature of Applicant

Print Name: _____



**CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

SATORI CLUB

CLUB SCHEDULE OF
HOURS OF OPERATION
DUES, FEES AND CHARGES
AREAS & FEES FOR RENTAL
RENTAL POLICIES, PROCEDURES AND REGULATIONS
(the “Club Schedule”)

HOURS OF OPERATION

CLUB FACILITY	HOURS
CLUB HOUSE	Monday - Friday: 11:00 am to 8:00 pm* Saturday - Sunday 11:00 am to 8:00 pm*
FITNESS CENTER/EXERCISE ROOM	Monday - Friday: 6:00 am to 11:00 pm * Saturday - Sunday: 6:00 am to 11:00 pm*
POOL	Monday - Friday: 8:00 am to Sunset* Saturday - Sunday 10:00 am to Sunset*
	*Hours subject to change by District Manager

CLUB DUES, FEES AND CHARGES

CATEGORY	AMOUNT
ANNUAL MEMBER CLUB DUES – Residents ⁽¹⁾	*\$_____
ANNUAL MEMBER CLUB DUES – Non-Residents	*\$_____
GUEST PASS FEE	\$20.00
PERSONAL TRAINER FEE	\$20.00
LEASE APPLICATION PROCESSING FEE	\$75.00
MEMBERSHIP CARD REPLACEMENT FEE	\$10.00
ADDITIONAL MEMBERSHIP CARDS (per Section 1.8 of Club Rules)	\$40.00
LATE PAYMENT FEES	\$25.00 PER MONTH

* Annual Member Club Dues are calculated on a fiscal year basis based on the District's fiscal year, which runs from October 1st through September 30th of the following year. For the period of _____, 2021 through September 30, 2022, an Annual Club Membership for Annual Members may be purchased on a prorated basis for such period for \$_____ for non-residents, based on the schedule above.

(1) Residents Club Dues are levied by the District Board of Supervisors as a part of the residents' property taxes. Accordingly, the Tax Collector fees and early payment discounts may vary the Residents' annual Club Dues from the amount set forth above. For purposes of Membership and Annual Dues, there shall be only one Member per Home.

FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL

MULTI-PURPOSE ROOM- 4 hours (Available during & after hours, includes multi-purpose room with kitchen, may be use for all types of events. No other club amenities/areas are included in the rental).

MONDAY- SUNDAY: \$350.00 Non-Refundable Fee + \$500.00 Deposit (Refundable) + \$100.00 Optional Cleaning Fee* + \$40.00 per additional hour up to 11:59 pm.

FOR AFTER HOURS EVENTS, RENTER WILL BE REQUIRED TO PAY ADDITIONAL \$55.00 PER EACH HOUR OR PART THEREOF FOR FACILITY RENTAL. UNAUTHORIZED USE BEYOND THE RESERVED TIME SLOT MAY RESULT IN ADDITIONAL CHARGES AND MAY RESULT IN FORFEITURE OF THE REFUNDABLE SECURITY DEPOSIT.

THE REFUNDABLE SECURITY DEPOSIT MAY BE APPLIED TO ANY DAMAGES, ADDITIONAL CLEANING COSTS, OR VIOLATIONS OF THE RULES. ANY AMOUNTS IN EXCESS OF THE SECURITY DEPOSIT SHALL BE BILLED TO THE RESIDENT AND SHALL REMAIN THE RESIDENT'S RESPONSIBILITY.

IF ALCOHOL IS TO BE CONSUMED, A GUARD FEE OF \$55.00 PER HOUR IS CHARGED FOR ALL HOURS GUARD IS PRESENT. AS DETERMINED BY THE DISTRICT MANAGER, IF EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL \$55.00 PER SERVICE PER HOUR. DISTRICT SHALL HAVE THE DISCRETION TO REQUIRE RENTER TO HIRE AN OFF-DUTY LAW ENFORCEMENT OFFICER, FOR WHICH THERE MAY BE A MINIMUM NUMBER OF HOURS CHARGED TO RENTER.

RENTER IS ALLOWED ONE HOUR BEFORE THE EVENT FOR PREPARATION AND ONE HOUR AFTER FOR CLEANING. IT IS IN THE AFTER INSPECTION WHERE IT WILL BE DETERMINED IF ADDITIONAL CLEAN IS REQUIRED IN WHICH CASE THE COLLECTED FEES WILL BE USED. IF ADDITIONAL CLEAN-UP IS NECESSARY, IN THE DISCRETION OF THE DISTRICT MANAGER, SHALL BE \$20.00 PER HOUR THAT WILL BE CHARGED TO THE RENTER.

DEPOSIT REQUIREMENT: A deposit is required in advance for all rentals of the Club Facilities. The deposit shall be paid by the Renter in the form of check or money order along with copy of the renter's driver's license. In the event that the renter does not cancel the reservation within fifteen (15) days prior to the event (or such other date reasonably determined by the District Manager for reservations made within fifteen (15) days of the event), the Club will retain the full amount of the deposit as liquidated damages. If the Club Facility after the event and the inspection by the District Manager (or its representative attendant) is in good order (e.g., there is no damage to walls, area, or equipment, the Club Facility is clean (including the removal and proper disposal of all party balloons, strings, trash, etc.), and the Club Facility is restored to the condition existing prior to the function), then the full amount of the Deposit shall be refunded. If any damage is found, or if janitorial services or staff time are required to clean or restore the Club Facility, then the District Manager will apply the deposit to pay all costs of repairs and the expense of janitorial services and staff time in full, with any remaining deposit refunded (provided that if the deposit is not sufficient to pay such costs and

expenses in full, renter shall remain liable to pay the District the balance of such costs and expenses).

FITNESS CENTER/EXERCISE ROOM-

May NOT be rented for private functions.

ADDITIONAL REGULATIONS:

1. **Limited Time to Rent:** Reservations can be made no more than ninety (90) days in advance.
2. **Fees include:** Fees are just for the area being rented, they do not include chairs, tables, or set-up fees.
3. **Inspections:** Inspections are performed within 24-Hours after the end of your event. It is not required to call District and ask for status of inspection.
4. **Deposits:** If a deposit is made by check or money order, the District Manager may cash such check or money order before the event or hold such check or money order pending the event. If the District Manager holds the deposit check or money order, and no costs and expenses are chargeable against the deposit, then the check or money order will be voided and will be returned to the renter via by mail. If the District Manager holds the deposit check or money order and costs and expenses are chargeable against the deposit, the District Manager may cash the deposit and refund any amount due renter by the District check via mail.
5. **Janitorial:** Renter is responsible for full clean up of area rented, this includes the removal and proper disposal of all decorations, balloons and trash, and the cleaning of floors, kitchen area, District barbeque grills, etc. If the District Manager determines that additional janitorial services are required beyond that which is covered by the Cleaning Fee in order to put the Club Facility back to the same condition prior to the event, the costs of such additional janitorial services (with a minimum fee of \$20.00) will be charged to the renter.
6. **Time Slots:** Rental of any area must fit within one of the time frames ("Rental Times") established by the District. Reservations shall be limited to designated time blocks, as established by the District, including, but not limited to, four (4)-hour increments. Only one (1) event may be reserved per day.
7. **Club Attendant:** The Clubhouse attendant is unavailable between the hours of 1:00 p.m. and 2:00 p.m. due to a scheduled lunch break.

RULES OF USE FOR THE CLUB CLUBHOUSE AREAS RENTALS

I. GENERAL RULES.

A. The Satori Club Facility rental areas are available to the public upon application and acceptance by the District Manager. For official meetings and official functions of the District and its Board of Supervisors, and the Satori Homeowners Association, Inc., and its Board of Directors and Committees, there is no charge for use of a Club Area.

B. A Club Area may be reserved only by an applicant who is a Member or Annual Member in good standing (the “Renter”). Reservations must be requested at least fourteen (14) days prior to event, but no more than ninety (90) days in advance through the District Manager. Reservation requests shall be accepted on a first-come, first-served basis. Requests shall be noted and filed by the District Manager and marked on a calendar maintained by the District Manager. Reservation requests and applications are not accepted unless accompanied by payment of all required fees and deposits and receipt of a fully executed application form.

C. All private events held within the Clubhouse shall require a duly executed Clubhouse Rental Agreement, which must be approved by Management prior to use of the Clubhouse.

D. Written notice of cancellation must be received no later than ten (10) days prior to the event date and time. Cancellations received less than ten (10) days prior to the event date and time will result in the forfeiture of the non-refundable rental fee.

E. Club Areas may not be used for any profit-making activities. No advertising will be permitted, and no charge or admittance fee will be allowed nor is it to be charged by the applicant for the event.

F. The Renter agrees to be personally in attendance during the reserved hours. The reserving resident must be present for the entire duration of the event and is responsible for the conduct of all guests, invitees and vendors. Only the approved Renter reserving the Club Area may gain access to the Club Area, no more than one (1) hour before the event. Approved Renters may gain access to the Club Area by using their swipe cards. Any change in plans, caterer, deliveries or number of guests must be communicated to and cleared with the District Manager prior to the date of the event. Renter agrees to pay all key, swipe-key system and lock replacement costs resulting from misuse, loss or damage to the swipe-key system, lock, or doors.

G. The Clubhouse shall open at 11:00 a.m. Access to the Clubhouse prior to 11:00 a.m. for event setup, decorating, vendor entry, or any other purpose is prohibited unless arrangements have been made in advance for a security guard or other authorized personnel, at the sole expense of the reserving resident.

H. The Clubhouse attendant is unavailable between the hours of 1:00 p.m. and 2:00 p.m. due to a scheduled lunch break. Residents or vendors accessing the Clubhouse for event setup, decorating, or related activities during the Clubhouse Attendant’s lunch break or outside of normal operating hours shall be required to arrange for, and bear the cost of, a security guard or other authorized personnel, as determined by the Association.

I. The District reserves the right, in its sole discretion, to require licensed security personnel for any event exceeding a specified number of attendees (recommended

threshold of forty (40) to fifty (50) guests), or for any event otherwise deemed higher risk. All associated costs shall be borne solely by the reserving resident.

J. Renter agrees to assume full financial responsibility for any loss or damage to the Club Area, the furniture, furnishings and equipment, and adjacent premises, including the parking lot, as a result of the Club Area use and for the proper conduct of guests or other persons employed or otherwise engaged by Renter while they are on the Club premises, whether inside or outside of the building or Club Area. Such damage amounts shall not be limited to the amount of the any security deposit received.

K. Cleaning or breakdown activities conducted after normal operating hours shall require the presence of a security guard or other authorized personnel. All associated costs shall be borne solely by the reserving resident.

L. Prior to the use of the Club Area by the Renter, the District Manager shall inspect the Area using a prepared checklist. The same checklist shall be used to re-inspect the Area following the event. A post-event inspection will be conducted. If the Club Area is in its original condition and there are no other charges or rule violations, the security deposit shall be refunded. If the Club Area is not in its original condition, or if there are charges, damages, or loss sustained, such costs and charges shall be deducted from the security deposit as applicable. Additional cleaning fees may be assessed if the facility is not restored to acceptable conditions. If there are covenant or rules violations, the security deposit shall be withheld until a rules violation hearing has been held and a determination is made regarding any applicable charges. Any amount exceeding the security deposit shall be charged to the Renter and shall be due and payable on demand.

M. Furniture and furnishings may be removed from the Club Area; however, at the conclusion of the event, all furniture and furnishings must be returned to the same position and in their original condition as prior to the event. The Clubhouse must be returned to its original condition immediately following the event.

N. All events shall be confined to the Club Area reserved. However, use of nearby restroom facilities is permitted. Renters must advise their guests of Club Rules and Regulations, the guest parking areas available, and that spaces are on a first-come, first-served basis. All guests must go directly to the Club Area where the event is being held. No loitering or disturbing noises in the common areas shall be permitted. In no instance may parties or gatherings extend to halls or any other Club Areas within or outside of the building. These other common area facilities adjacent to the Club Area may be used by other Club users while a Renter's function is in progress in the Club Area.

O. The number of persons in attendance in the Club Area is limited by the posted occupancy number, in accordance with Miami-Dade County, State, municipal, and other applicable fire codes and regulations. All events must comply with maximum occupancy limits as established by applicable fire code. The reserving resident must provide an estimated guest count in advance and shall not exceed the approved capacity.

P. Parties or events for minors under the age of eighteen (18) years are required to be continuously chaperoned by the Renter hosting the event. Two (2) adult chaperones are required for every ten (10) minors in attendance. Renter and chaperone(s) must be present throughout the entire event.

Q. Smoking is prohibited in the Club Areas, restrooms, or the Clubhouse. Use and/or availability of alcoholic beverages will be in accordance with the Florida State and County Alcoholic Beverage Control laws (no monies allowed to be exchanged, no alcohol for persons under twenty-one (21), etc.).

R. Use of the Club Areas and all facilities by Renter and all guests must be at all times in compliance with Federal, State and local laws, statutes and ordinances as well as all Club Rules, including these Rules. Renters shall not permit the use of the Club Areas or other Club property for any unlawful purpose, nor will any act be performed or permitted which will unreasonably interfere with the rights, comforts, or convenience of other Club users. Renter will maintain volume of music and noise at a level sufficiently reduced so as not to disturb other Club users. Playing of loud amplified music is not permitted. Speakers must be placed on tables or elevated stands away from walls to reduce transmission of sound and/or vibrations to adjacent parts of the building. Foam rubber pads or other similar acoustical materials must be placed beneath each speaker. The Club Area's doors and windows must remain closed during any event or function.

S. Renter agrees that any decorations or the decorating of the Club Area must be done in a manner so as not to cause any damage to any area of the Clubhouse. Decorations must not be attached to or hung from any sprinklers, ceilings, lights or wallpaper and must be fire resistant. The use of tape, nails, tacks, staples and any substance or item which may cause permanent damage are not permitted to be used to attach decoration or other items to the walls, doors, door trim, windows, furniture or any other surfaces in the Club Area.

T. Renter agrees to remove and properly dispose of all personal property immediately after the event, such as dishes, foods, bottles, trash, decorations, etc., and to leave the Club Area and adjacent premises in good conditions similar to that of the original condition of the Club Area and adjacent premises prior to the function. Nothing should be left in the refrigerator and the garbage disposal must be empty. The Club Area must be cleaned and restored to its pre-event condition by the Applicant one (1) hour after the event. Arrangements must be made with the District Manager concerning delivery and removal of any rented tables, chairs, or catering items if unable to be picked up by the rental company immediately following the function or if after 11:00 P.M. must be removed by 11:00 A.M. the following day. Deliveries and removal of food, tables, musical equipment, or caterers providing service, will be permitted during certain hours from 9 A.M. through 8 P.M. on weekdays. Renter must be present to deal and meet with the rental or service companies for delivery or pick up.

U. The District and its agents and the District Manager will not be responsible for the loss or damage of any personal effects, dishes, equipment, decorations or food. Any

personal property or items left unattended after the event will be considered abandoned and will be removed for disposal.

V. All music and noise making activities must stop by the prescribed hour. The Club Area must be returned to their original condition, vacated of people, lights out (except for one which should be left on), window shades placed in the up position, the room secured, and the door locked by the prescribed closing hours. Adjacent restrooms should be left in the same condition as they were in prior to the event with lights out.

W. The District and District Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Area by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the Association's declaration or rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the District or District Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the District and District Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the Club Area and/or to call the local police. A partial refund is in the District Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the Club Area use is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

X. The District Manager and the District shall have free access to the Club Area and adjacent facilities at all times.

Y. All trash and garbage should be properly bagged and sealed and deposited in the outside trash dumpster. Spilled liquids or food must be cleaned from the floors, counters, walls, furniture or other surfaces. A charge of \$20.00 per hour/per worker will be assessed to cover additional cleanup if the District or District Manager deems it necessary.

Z. No candles or other open flame items are permitted. Food warming trays may be used only under the strict supervision of a caterer or attendant and must be removed from the premises at the conclusion of the event.

AA. Violation of any provision of the Club Rules and Regulations, including this Club Schedule, constitute grounds for District Manager to prohibit a Renter from using the Club Area for a period of one (1) year and suspension of the use of other services and Club facilities for up to one (1) year for rules violation.

AB. Renter assumes sole and total responsibility for any property damage, injury or accident to any person arising out of the Club Area use. Renter further agrees on behalf

of itself and its guests and invitees to indemnify, reimburse and hold the District and District Manager harmless for any and all violations of any and all Federal, State or local laws, statutes or ordinances, and to indemnify, reimburse and hold the District and District Manager harmless for any and all losses, damages, causes of actions claims, proceedings, and/or injuries sustained, including attorneys fees, arising out of or related to Applicant's and his or her guests' or invitees' use of the Club Area.

AC. No pets, except trained see-eye dogs used by a blind Renter or guest, are permitted in the Club Area's, except as otherwise provided by Federal or State law.

AD. Any Club Area that is rented must be cleaned. If the Club Area is not found as it was given to you, a portion of Renter's deposit will be kept. Renter must broom, vacuum, and mop the grand room if it is used. The counter tops and tables need to be wiped down. All trash must be taken with you and not left in the room. The District does not provide any trash bags for the party. The District will provide Renter with the broom, mop, and vacuum. All other cleaning supplies must be brought by the renter.

AE. The Club Area will be available for use only between the hours of 11:00 A.M. - 11:59 P.M. Under no circumstances will time be extended past 11:59 PM.

AF. The District Manager may waive or amend any of the above requirements in its reasonable discretion, provided such waivers must be in writing and signed by the District Manager and the renter.

AG. The form of Facility Rental Agreement, Clubhouse Areas Inspection Form and Access Card Control Information Sheet attached below are approved for use by the District Manager.

AH. Violation of Clubhouse Rules during a private event may result in immediate termination of the event, forfeiture of the security deposit, and suspension of Clubhouse use and access, including suspension of future rental privileges.

FOR ANY ADDITIONAL INFORMATION PLEASE CHECK WITH THE DISTRICT
MANAGER'S OFFICES FROM MONDAY-FRIDAY 11:00 AM -12:00 PM
YOU MUST HAVE AN APPOINTMENT IN ORDER TO RESERVE A DATE

SATORI CLUB
Club Facility Rental Agreement
Centre Lake Development District

This Agreement is by and between **Centre Lake Community Development District** (the “**District**”) and a **Renter** who is further defined as a: *(check one)* *Satori Club Club Member or Annual Member* _____ *or General Public User* _____. This Agreement is for the rental of a portion of the “**Satori Club**” facility, to be used for a private function (the “Club Facility”), and shall be subject to the terms and conditions set forth in the “*Satori Club Rules and Regulations*”(referred to in this Agreement as the “Club Rules and Regulations”), which document is attached hereto and made a part hereof and the “*Satori Club Schedule Of Hours Of Operation, Dues, Fees And Charges, Areas & Fees For Rental, Rental Policies, Procedures And Regulations*” (referred to in this Agreement as the “Club Schedule”), which document is attached hereto and made a part hereof. To the extent of any conflict between the terms of this Agreement and the terms of the Rules and Regulations and Club Schedule, the terms of the Rules and Regulations shall prevail over the terms of the Club Schedule and this Agreement, and the terms of the Club Schedule shall prevail over the terms of this Agreement.

Renter: (print clearly) _____

Phone: Home _____ Work: _____ Cell: _____

Fax: _____

Renter’s Address: _____

Date of Function: _____ Time From _____ To _____

1. **Club Facility** (s) being requested:

A) Multi-purpose Room _____

(Note: use of fitness center is prohibited)

2. **Purpose** of rental: _____

Number of people expected to attend this function: _____

Renter will:

Serve Food: Yes _____ No _____

(Note: The District reserves the right to establish and enforce a list of approved caterers)

Serve Alcohol: Yes _____ No _____

(Note: Alcohol is not to be sold on the premises at any time.)

Provide Music: Yes _____ No _____

If “Yes” state type of music: (Live Band, Stereo, etc.)

(Note: If music can be heard by surrounding neighbors, it is too loud.)

All requests are subject to the approval of the District Manager.

Reservations will be granted on a first come, first served basis.

Time Slots for Reservations (Four (4) Hours each):

Multi-purpose Room time slots:

Sunday – Thursday

11:00 AM – 2:00 PM _____

3:00 PM - 11:00 PM _____

Other: _____

Friday - Saturday

11:00 AM – 2:00 PM _____

3:00 PM - 11:00 PM _____

3. Fee Schedule & Usage: See Attached Rental Schedule

4. Reservations, Applications, Payment of Fees:

The Rental Fee and Deposit must accompany this application and will be cashed upon receipt. The District Manager may not accept an application or confirm reserved space without receipt of one hundred percent (100%) of the Deposit and Rental Fee. Rental Fees and Deposits must be received at least fourteen (14) days in advance of the function to allow time for bank clearance of the checks. Shorter time frames will require cashier’s checks, certified checks or money orders. Payments are made to: “*Centre Lake Development District.*”

5. Deposit Refund, Inspection:

If the Club Facility being rented and other Club Areas are left in acceptable condition after the event, no damage or loss has occurred, and there have been no infractions of the Rental Schedule as deemed by the District Manager’s inspection, the Deposit will be fully refunded. The Deposit, or portion thereof, will be refunded by the District Office within thirty (30) days after receipt of the signed “*Cleaning & Usage Checklist*” inspection form. The Renter is entitled to be present during that inspection. If the Renter is not present during the inspection, the District Manager will mail a copy of the final inspection, based upon the “*Cleaning & Usage Checklist,*” to the Renter.

The Renter is responsible for the repair or replacement of all Club property, indoors and outdoors, damaged or lost during the function. This responsibility shall remain in effect until the District Manager completes its portion of the "Cleaning & Usage Checklist" inspection form and the facility(s) keys are returned.

The Renter is also responsible for cleaning that portion of the Club Facility and other impacted Club Areas used after use, unless payment and arrangements have been made with the District Manager for cleaning by the District's cleaning contractor. In such event, the Renter is still responsible for removing all event debris and trash from the premises and its proper disposal immediately following the function. Cleaning is to be in accordance with the "Cleaning & Usage Checklist." Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur.

All trash, garbage, trays, decorations, etc., must be removed from the premises and properly disposed of at the conclusion of the function.

6. **Additional Renter Responsibilities:**

- a) The Renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for the conduct of all guests.

At the discretion of the District Manager, Renters may be required to pay a reasonable hourly fee for a District Manager appointed "*facility monitor*" **or** "*police/traffic control monitor*" during the hours of the special event. The need for such fee would be determined during the review process based upon the nature of the event and the history of the Renter. Should a monitor be required, the Renter would be notified prior to the District Manager accepting the facility engagement. The Renter would have the right to withdraw the Application for facility's rental.

- b) Under no circumstances may Renter or guests mark the walls, ceilings and furnishings in any way, to include decorations, signs, tape, tacks, etc.
- c) All guest cars must be properly parked in the parking lot area only and the parking and driveway area must be clean of any party-related debris after the function. Absolutely NO PARKING ON GRASS. Any infractions may damage the irrigation system or landscaping. Such damages will be back charged to the Renter.
- d) Renters and/or guests are absolutely NOT allowed in the Swimming Pool, Fitness Center or Club lounge areas during a function.
- e) Closing time for private functions is **11:59 PM, if extended.** cleaning must be completed before check-out time at 11:00 a.m. the morning after the function, or by other arrangements made with the District Manager. **Short term Rentals (four (4) hours) shall be cleaned within the rental period, unless a cleaning service is scheduled.**

Note: Any infractions of the Club Rules and Regulations or Club Schedule, or any disturbances created as a result of the function, will require the Renter to appear before the District Board of Supervisors for approval of any future reservations. The Board of Supervisors has the right to suspend privileges of any Renter who has, in the opinion of the Board of Supervisors, abused the terms of this Agreement, the Rules and Regulations or the Club Schedule. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage until the matter can be brought before the Board of Supervisors for its decision. If there is property damage in excess of the Deposit, the Board of Supervisors reserves the right to bill the Renter for the damage and to pursue collection to recover the funds.

I understand and agree to abide by the above and understand that I am responsible for any loss or damage to Club Facilities, Club Property and Association Common Areas which may occur as a result of this function and rental.

This AGREEMENT entered into on (date) _____

Photo ID is required, one or two forms of ID may be required by the District Manager:

Signature of RENTER: _____

If a corporation, print name of above signature _____ Title: _____

Name of District Manager _____

Signature _____

Copy of Renter's Photo ID attached: _____ Copies of 2 separate checks attached: _____

Satori Club

Clubhouse Areas Inspection Form

	Pre-Event Inspection	Post-Event Inspection
1. Exterior Doors		
2. Women's Bathroom		
3. Men's Bathroom		
4. Kitchen		
Floor		
Counter Top/Sink		
Cabinet's		
Appliances		
5. Carpeting		
6. Furniture Sofa		
7. Furniture Loveseat		
8. Coffee/End tables		
9. Chairs and tables		
10. Interior Decor		
11. Walls		
12. Windows		
13. Interior Doors		
14. Interior window shades		
15. Exterior (rails, plants, etc.)		
16. Pool tables		
17. Pool chairs		
18. Height back pool chairs		
19. Playground/tot Lot		
20. Others		
Comments:		

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Pre-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent
Centre Lake Community Development District

Post-Event Inspection: _____ Date _____ Time _____
Signature of Applicant

Post-Event Inspection: _____ Date _____ Time _____
Signature of Authorized Agent:
Centre Lake Community Development District

CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT SATORI CLUB

ACCESS CARD CONTROL INFORMATION SHEET

Applicant(s):			Access Card # 1	Access Card # 2
Property Address:			Access Card # 3	Access Card # 4
Home Phone #			Work Phone #	
Cellular Phone #			Email Address, if any	
Mailing Address (if different)				
City		State		Zip Code
Immediate Family Members Last First Age			Relationship	Day Phone #, if diff
Name of Approved Lessee(s) (if Applicant is resident within the District):				
Home Phone #			Work Phone #	
Cellular Phone #			Email Address, if any	

I **authorize** my Lessee(s) to have an Access Card(s) on my behalf. Yes ___ No ___
N/A ___

Applicant Signature: _____ Date: _____

With the signing of this form I acknowledge that I have received the Access Card(s) stated above and that if my card is lost I will contact the District Manager

immediately to terminate the card from the system. In addition, if there is a change in Lessee I will collect the card from the previous Lessee and inform management.

Signature of Applicant

Date: _____

Print Name: _____



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

July 30, 2026

Board of Supervisors
Centre Lake Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Centre Lake Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Centre Lake Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF, LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed \$6,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

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

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

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Centre Lake Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Centre Lake Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

**SMALL PROJECT AGREEMENT
(Holiday Lighting 2026)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 4th day of August, 2026 (the “Agreement”), by and between:

CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the Town of Miami Lakes, Miami-Dade County, Florida, and having offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

CV PRO LIGHTING, LLC, a Florida limited liability company, whose principal and mailing address is 10005 NW 88th Avenue, Medley, Florida 33178 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to utilize Contractor under a contractual arrangement to improve the landscaping and streetscaping during the holiday season with holiday lighting, decorations, and displays in accordance with the scope of work described in the Contractor’s Estimate #2026-3254, dated March 30, 2026, attached hereto and incorporated herein as Exhibit “A” (the “Scope of Work”); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

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 so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES. The duties, obligations and responsibilities of Contractor are more particularly described herein and in the Scope of Work, attached hereto and incorporated herein as Exhibit “A”. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. Included as part of the Scope of Work to be provided by Contractor, but not limited to, are the following:

- A. Provide all labor and materials necessary to complete the Scope of Work except as specifically stated in the Scope of Work.
- B. Provide District with the materials set forth in the Scope of Work.
- C. Clean, store, and secure materials when not in use.
- D. All outdoor lights and materials shall be installed by November 1, 2026, and 100% of the outdoor lights and materials shall be lit and fully operational by November 1, 2026. All indoor lights, decorations, and materials shall be installed by November 5, 2026, and 100% of the interior lights, decorations, and materials shall be lit and fully operational by November 5, 2026. A representative of Contractor shall meet with the District Manager or his or her designee on or before this deadline for an inspection of the lights and materials provided by Contractor, and Contractor shall complete any repairs, adjustments, and alterations within the Scope of Work requested by District Manager within seven (7) days of the Inspection ("Light Installation").
- E. All outdoor lights, decorations, and materials shall be illuminated and fully operational from November 1, 2026, through and including January 15, 2027 (the "Operating Period"). All interior lights, decorations, and materials shall be illuminated and fully operational from November 5, 2026, through and including January 15, 2027. Should all lights and materials not be lit and operating by this deadline, the District shall be entitled to a credit on the Final Payment of **\$200.00** for each day that goes by without all lighting and materials operating as designed and as provided for in this Agreement. Lights shall be turned off on January 15, 2027.
- F. Contractor shall remove the lights and materials for cleaning and storage ("Removal") beginning no sooner than January 15, 2027. Removal shall be completed by January 22, 2027. If Contractor is unable to remove or retake possession of the materials, District agrees, immediately upon demand, to assemble and deliver all the materials to Contractor in good working order and good condition, excepting only ordinary wear and tear, at the cost and expense of Contractor, which may be withheld and retained by the District from any final annual payment due Contractor. Contractor shall store all materials detailed in Exhibit "A" or otherwise owned in the District until the next holiday season. Such materials shall be made available to the District upon its request, upon the termination of this Agreement, or upon notification by the District to the Contractor that the District will not extend the term of this Agreement to the following holiday season.
- G. Contractor shall conduct inspections of the lights and materials a minimum of three (3) nights each week during the Operating Period to ensure all lights are illuminated and in proper working order ("Weekly Service Days").

- H. On days other than Weekly Service Days, Contractor shall also complete any and all necessary repairs to lights and materials upon the needed repair being reported to Contractor as follows:

If reported to Contractor <u>before</u> 1:00 p.m.	Contractor will complete any and all necessary repairs to lights and materials on the same day of the needed repair being reported to Contractor
If reported to Contractor <u>after</u> 1:00 p.m.	Contractor will complete any and all necessary repairs to lights and materials within twenty-four (24) hours of the needed repair being reported to Contractor

- I. For any services provided by Contractor, Contractor shall provide a report to the District Manager (via e-mail) detailing services performed.
- J. Provide the services constituting the Scope of Work as described herein and in Exhibit "A" and such other necessary services as are standard in the industry in order to perform under this Agreement.
- K. Contractor will not delegate, subcontract, or assign all or any portion of the Scope of Work to any third party (collectively, "Subcontractors") without the express prior written consent of District.
- L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.
- M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

All personnel provided by Contractor pursuant to this Agreement shall perform the Scope of Work hereunder in a professional manner, consistent with all state, local, and federal laws, rules, and ordinances. District may adjust the Scope of Work to be provided under this Agreement. In the event such adjustment in the Scope of Work results in additional labor or materials,

Contractor shall first furnish District with a proposal for such additional work, which, if accepted by the District Board of Supervisors, shall become an amendment to this Agreement.

SECTION 3. COMPENSATION. District shall pay to the Contractor the amount set forth below in accordance with the payment schedule below:

Percentage of total sum	Amount	Description
Fifty Percent (50%) Deposit	\$10,750.00	Upon execution of this Agreement.
Twenty-five Percent (25%) Progress Payment	\$5,375.00	A progress payment shall be made on December 1, 2026, following the installation of the holiday lighting, decorations, and displays, which shall be installed on November 1, 2026.
Twenty-five Percent (25%) Final Payment	\$5,375.00	Payment shall be contingent upon (i) completion of the Scope of Work and the Project; (ii) removal of the holiday lighting, decorations, and displays; and (iii) the District's acceptance of the Project, as provided in the Agreement.
TOTAL AMOUNT:	\$21,500.00	

^ Final payment is conditioned on all installations, lighting, equipment, and decorations having been removed by Contractor and the District having been reimbursed for any and all damages to any property or improvements arising out of or in any way connected to or with the services provided by Contractor pursuant to this Agreement. Should the Contractor fail to reimburse the District for such damages within thirty (30) days of notice thereof to Contractor, the District is hereby authorized to retain the amounts due District for such damages from the Final Payment. Thereafter, District shall pay Contractor any remaining amount of the Final Payment, or, if the damages incurred exceed the amount of the Final Payment, submit a detailed invoice to Contractor which invoice shall be payable within thirty (30) days.

Contractor shall provide the District with an invoice upon completion of the Scope of Work. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction.

If Contractor fails to perform any of the duties specified in Section 2 of this Agreement by the deadline(s) specified herein, the District shall be entitled to a credit of **\$200.00** for each day beyond the deadline for the performance of such duty(ies), which credit shall be applied to the final payment due from the District to the Contractor for the Scope of Work for a given year as liquidated damages for failure to timely perform the duties.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project,

and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. CONTRACTOR'S ACCEPTANCE OF CONDITIONS. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform the Scope of Work pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

SECTION 6. WAIVER. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Scope of Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related work.

SECTION 7. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 7.1 E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 5.0 above, if the District has a good faith belief that the Contractor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Contractor performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any

contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 8. TERM. The performance of services under this Agreement shall commence upon the execution of this Agreement. The term of this Agreement shall cover the 2026-2028 holiday season, unless sooner terminated in accordance with this Agreement. The Contractor understands and acknowledges that the Scope of Work, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of **\$200.00** per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to have all holiday lighting installed and operating by November 1, 2026 (regardless of weather conditions), which deduction shall begin on November 2, 2026. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor. The term of this Agreement may be extended upon the mutual agreement of the parties, and within such extension, the parties shall agree on dates of installation, lighting, and, and removal.

SECTION 9. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor 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 in any other statute.

SECTION 10. DISTRICT MANAGER. The foreperson for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Scope of Work under this Agreement.

SECTION 11. ELECTRIC. District shall provide all necessary and suitable electrical connections and outlets required by Contractor for the installation of decorations as provided in the Scope of Work, at District's expense.

SECTION 12. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 13. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 14. CANCELLATION/TERMINATION. The District shall have the right to terminate this Agreement under the following circumstances: (1) for convenience, at any time and without liability, provided such termination occurs prior to Contractor's commencement of work in the Project Area; (2) for convenience, at any time after commencement of work, upon payment to Contractor of documented costs incurred, together with reasonable overhead and profit attributable solely to the portion of work completed as of the date of termination; and (3) for cause, upon seven (7) days' prior written notice to Contractor, if Contractor fails to perform in accordance with the terms of this Agreement and does not cure such noncompliance within said period.

Notwithstanding the foregoing, District may terminate this Agreement at any time for cause and without any liability or penalty therefor if Contractor does not perform in accordance with this Agreement, including, but not limited to, failure of the lights to work as provided in this Agreement. Termination shall be effective upon Notice to Contractor pursuant to Section 18 herein. Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of services terminated by the notice of termination; and
- D. Complete performance of such part of the services as shall not have been terminated by the notice of termination; and
- E. Take such action as may be necessary or as the District may direct, for the

protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and

- F. Deliver to District releases and satisfactions of liens for all labor, materials and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the services to the District or the District's new provider of such services.

The total sum to be paid to the Contractor upon termination shall not exceed the total Agreement price as reduced by the amount of payments otherwise made and as further reduced by the Agreement price of any services not terminated. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

SECTION 15. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- 1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- 2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and

- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

- 3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Centre Lake Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 16. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 17. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Project by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the work shall be made in writing to the District.

SECTION 18. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Centre Lake Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600

Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **CV Pro Lighting, LLC**
10005 NW 88th Avenue
Medley, Florida 33178
Attention: Ruben Rojas Coto, Manager

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. 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 in this Agreement.

SECTION 19. PUBLIC RECORDS.

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall

meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

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

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 20. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 21. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 22. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 23. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 24. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 25. CONFLICTS. In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Exhibit "A", then the terms and conditions of this main Agreement instrument shall control.

SECTION 26. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit "A" is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit "A".

SECTION 27. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 28. SOVEREIGN IMMUNITY. The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

SECTION 29. EMERGENCY RESPONSE. Contractor shall immediately respond and take necessary reasonable action in the event of an impending hurricane or other weather-related event or a declared state of emergency. Immediate response shall mean that Contractor shall provide sufficient staff, equipment, vehicles, and supplies necessary to provide protection to District property and the public from any damages or injury. It is not the intent of this section to require Contractor to remove all lights in the event of an impending hurricane or weather-related event.

SECTION 30. ACTS OF GOD. In the event of any strike or similar action, union picketing, labor disputes, disturbance, Acts of God, or other circumstances over which Contractor has no control and which causes the prevention of or the interference with the provision of the services under this Agreement, Contractor in its sole discretion reserves the right to suspend this Agreement until the cessation of such matters. During such period of cessation, District shall be relieved of any payment obligations to Contractor. This also includes, but is not limited to, hurricane warnings, mandatory evacuations, advisory evacuations, or acts of terrorism. Nothing herein shall prohibit District from exercising its right to terminate the Agreement for convenience.

SECTION 31. RESPONSIBILITY FOR LOSSES. Contractor shall not be responsible for any losses to District as a result of burglary, theft, fire or any other causes, except in the case of negligence on the part of Contractor or its employees. District shall orally notify Contractor of any loss or intended claim against Contractor's insurance carriers within three (3) business days of such loss occurring or having been discovered by District, whichever is later, and shall notify Contractor in writing within ten (10) days of such loss occurring or having been discovered by District.

SECTION 32. PRIOR AGREEMENTS. Upon full execution by the parties, this Agreement shall replace any and all prior agreements, contracts, proposals, and purchase orders between the parties, and all such prior agreements, contracts, proposals, and purchase orders shall be canceled and, with the exception of any indemnification and insurance provisions, of no further effect upon the Effective Date of this Agreement.

SECTION 33. DAMAGE TO DISTRICT PROPERTY. The Contractor will be held responsible for the effects of the Scope of Work provided on the premises of the Recreation Facilities and will be required to make good at its own cost, or reimburse the District for, any damage or injury to the District's property, including, but not limited to, damage to or destruction of walls, flooring, or sodded areas owned or maintained by the District, resulting from Contractor's performance of the Scope of Work or otherwise resulting from Contractor's acts or omissions or the acts or omissions of its employees or agents, or otherwise arising from the Classes conducted pursuant to this Agreement.

SECTION 34. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 35. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or

- b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
- a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 36. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 37. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from

injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

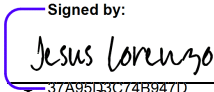
SECTION 38. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE
FOLLOWS]

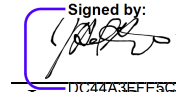
IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

**CENTRE LAKE COMMUNITY
DEVELOPMENT DISTRICT,
a local unit of special purpose government
established pursuant to Chapter 190,
Florida Statutes**

Signed by:


37A95L3C74B947D...
Jesus Lorenzo, Secretary

Signed by:


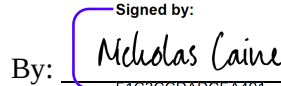
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Janexy DelRio, Chairwoman

5 day of August, 2026

WITNESSES (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.):

CV PRO LIGHTING LLC, a Florida limited liability company

[PRINT NAME OF WITNESS]

Signed by:

By: _____
F1C3CCDADCEA491...
Name: Nicholas Caine

Manager

[PRINT NAME OF WITNESS]

10 day of August, 2026

EXHIBIT “A”

PROPOSAL



2026 HOLIDAY PROGRAM

**Satori
at Miami Lakes**

Holiday Lighting and Decor For Satori
8875 NW 155th Ter, Miami Lakes, FL 33018

General Business Information

CV PRO Lighting was founded 10/26/2017 and was (Filed Prior under a Fictious Name). CV PRO Lighting has been in existence for at least (8) years under this name, providing assembly and disassembly of large-scale holiday decorations in good standing with a track record of performance. The company was formed and incorporated, and the date filed was 10/26/2017. The registered officer of the company is Ruben Rojas. We employ 15 employees year-round, with up to 125 during season.

CV PRO Lighting
10005 Nw 88th Ave, Medley, FL 33178
1-888-987-0707

Nicholas Caine - Project Manager
Direct Point of contact: Nicholas Caine
786-281-0022 (Cell)
1-888-987-0707 (Office)
officeadmin@cvprolighting.com



Nicholas Caine



Junier Lara

Director of Operations



Kevin Truy

Install Manager



Eliezer Sanchez

Maintenance Manager



Inaki Contreras

Lead Graphic Designer



Yunier Mendoza

Main Electrician



Josue Sanabria

Main Installer

Proposer's Experience

Nicholas Caine - Project Manager

- Nicholas Caine, Founder and current president overseas all aspects of projects from design to implementation. Overseeing full operations, hands- on and passionate. Nicholas has the knowledge and experience to bring individuals together to create one-of-a-kind holidays displays. Nicholas's main goal is our rigorous training which starts in August and runs throughout the season. Service is our number one priority. Nicholas Caine will be the main point of contact on this project. Nicholas has spent countless hours working with the entire team to create this proposal. Nicholas has been installing Lights for over 10 Years. Providing training and overseeing operations of installations daily for a safe environment and impeccable result for customers. Specialized in animated light displays and RGB lighting.

Direct point of contact: Nicholas Caine

Creative Director 786-281-0022 (Cell) 305-907-7171 (Office) officeadmin@cvprolighting.com

Kevin Truy - Install Manager

- Kevin Truy, Creating a safe and efficient installation. Managing operation for efficient and high-quality installation of lights and decoration. From the time our pieces get approved, his role comes into play ensuring all décor pieces have been maintained, manufactured and ready for install. Our Install Manager is responsible for pre-installation inspections, creating installation plans, overseeing the installs and all quality control inspections. We have countless install crews that are all run by our install manager, after each project is complete, he works directly with our maintenance manager Eliezer to ensure everything is up and running, directly communicating with city/airport officials of any updates. Kevin Truy is on call 24/7 to answer any of our clients' questions and or concerns. He then provides a final green light and final install checklist once each project is complete.

Junier Lara - Director of Operations

- Junier is responsible to make sure all aspects of our company are running to allow us to create these one-of-a-kind displays. Junier has managed crews of up to 150 employees at a time bringing everyone together and becoming a team player to meet deadlines. CV PRO Lighting runs 3 eight hour shifts to ensure we always have crews ready to meet any last-minute deadlines.

Proposer's Experience

Inaki Contreras- Lead Designer

- Inaki is responsible for the creation and fabrication of all our custom displays and 3-D elements, Inaki oversees and directs a team of designers to ensure all CV PRO Lighting décor meets our extremely high- quality standards while still bringing a one-of-a-kind display to your project. Design, consultation, illustration of holiday lighting and displays. An ability to accurately identify the needs of the client and illustrate design concepts for a clear presentation and understandable for the layperson and professional alike.

Eliezer Sanchez - Maintenance Manager

- Eliezer's main role during the holiday season is to ensure all displays are running smoothly. Eliezer is on call 24/7 during the holiday season as our clients are our number one priority. We always have a dedicated service team and service trucks ready to ensure a prompt repair time. Scheduled maintenance is done daily to limit the amount of down time.

Yunier Mendoza – Main Electrician

- Yunier with over 15 Years of electrical expertise is on call 24/7. As a full time, employee of CV PRO Lighting , we can send out a dedicated team to fix any electrical issues without having to wait for subcontractors. Limiting the amount of down time by 70%.

Josue Sanabria - Main Installer

Josue has 6 years of experience in holiday lighting. He installed our first Large scale city project! Josue is most knowledgeable in all products and handles all custom installations or fabrications. He does what it takes to get the project done right.

Management Plan

CV PRO Lighting and its team will provide:

- 1. On site power evaluations with the HOA's electrical engineers
- 2. Pre-planning meetings prior to commencement of work
- 3. Installation of all decors within the timeline set by this RFP
- 4. Inspection's post installation
- 5. Pre-check to make sure everything is working properly when turned on
- 6. On site management 7 days/times a week during the running of this program to inspect and make sure everything is working properly
- 7. 24 hour or less service for any normal outage
- 8. If there is wind damage or vandalism the HOA will be informed immediately, and a plan of correction will be determined
- 9. Removal at the timing requested by the HOA
- 10. Storage of items until the next holiday lighting season

We will work on each-and-every design (scope of work overview) to make sure it is exactly what the HOA would like.

Once the designs/scope of work are finalized, we will start production in house immediately at our Medley Headquarters. A production schedule will be made, and we will adhere to that production schedule. We will then create a delivery schedule of the goods and keep the HOA updated on all deliveries. Following manufacturing and refurbishment completion, an installation schedule will be set.

A team member will be in direct contact with the HOA throughout the process to ensure everyone is on the same page.

CV PRO Lighting's team, a team from Miami. Directed by project manager Nicholas Caine, and a compliance/management team lead by Junier Lara will all collaborate on the installation.

CV PRO Lighting Owns over 20 Vehicles including pick-up trucks, box trucks, bucket trucks and large aerial equipment. CV PRO Lighting also rents additional equipment as needed to ensure all projects are completed in a timely manner with the least disruption to the HOA.

We will spend time in November working with the HOA to provide a firm installation schedule. Installation will be all completed by the requested HOA provided dates. However, installation may begin sooner as we plan for early installation.

Management Plan

We will have a full-time staff member on site weekly 7 days a week to inspect and send update e-mails to our manager, Kevin Truy, who routes for service. 7 days a weekly nightly, we will have a full-time member there to reset GFI's, handle plugs, connections, and timing issues. When a problem arises; the employee will immediately communicate information to our service manager who will then route the correct technician to correct the problem in a timely manner.

CV PRO Lighting will schedule the project accordingly to be successful in reaching our goal of completion by the HOA requested dates. Our team will modify as necessary to ensure the end goal is achieved. We will have management on site throughout the install season. Kevin Truy will manage his install team, Nicholas Caine and Junier Lara will manage the overall design aspect of the project, Josue Sanabria will manage the implementation of all 3-D decorations, tree wrapping, garland, wreath, decor and Walk-through experiences.

CV PRO Lighting has carefully designed and reviewed this invitation to bid to stand out and represent Satori. We will incorporate our world-wide installation best practices to bring unique lighting, displays, and decor to Satori. We will work with the HOA to best schedule every portion of the installation.

Monitoring and Managing Implementation Schedules: Kevin Truy will oversee and manage all implementation schedules. Effective communication will be planned with the HOA to notify staff of all schedules, changes, and completions. All crews are trained, skilled, and experienced in holiday lighting and decorations.

Staffing Plans: CV PRO Lighting, will manage and update all staff. Our head installation manager, Kevin Truy, will manage the install of all 3-D decoration and installation. CV PRO Lighting, will manage all tree lighting, decorations, displays, as well as maintenance, service, and 7 days weekly inspections of all decorations and lights. With 24 hour or less service for any normal outages. All staff is properly trained and experienced in commercial lighting products and installation. Our team prides itself on reliable, expedient, and outstanding service.

Preventive Maintenance: Our combined team will test all lighting and decorations prior to final installation completion. After completion, daily inspections will identify the correct technician to provide immediate response to complete any service. We will ensure all decorations and lighting are properly working.

Management Plan

Trouble Shooting and Corrective Maintenance: Trained staff and technicians will be notified immediately upon completion of weekly inspections. The staff will ensure expedient response times to complete service or repairs.

Availability of Parts and Supplies: All decorations and lighting will be manufactured and shipped with spare parts. In the event of repair or replacement, the decoration will be replaced or corrected with the spare parts. CV PRO Lighting ensures all decoration is properly working for the holiday season. In the event of damaged parts that cannot be replaced, we will manufacture or order decoration in a timely manner for replacement.

Performance Monitoring and Metrics: Pre-completion testing will be reported to the HOA as well as any issues or changes based on installation. After completion, weekly inspections and reports will be shared with the HOA. A detailed description of all decorations and its status will be shared with the HOA. A timeline for any repair will be noted in the report.

All décor will be stored at our vast 70,000 SQFT location, located at 10005 NW 88th Ave, Medley, Florida 33178.











Color Band Options

Blue



Red



Pure White



Aqua



Green



ESTIMATE

CV Pro Lighting LLC
10005 NW 88th Ave
Medley, FL 33178-1449

officeadmin@cvprolighting.com
+1 (305) 735-8515



Bill to
Center Lake CDD
8875 NW 155th Terrace
Miami Lakes, FL 33018

Ship to
Center Lake CDD
8875 NW 155th Terrace
Miami Lakes, FL 33018

Estimate details

Estimate no.: 2026-3254
Estimate date: 03/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	704- WW Commercial Connect	We will wrap 18 Date Palms in commercial grade warm white LED Lighting. We will add a Pure white color band and 22 Warm white Palm fronds creating a wow Factor as you enter the Property. Location: Main Entrance	18		\$0.00
2.	Elegant Snowflake Sign Enhancer	We will Install Our Luxurious Snowflake Sign Enhancer to be placed directly above the Satori Sign. This shimmering snowflake is animated and has twinkling Pure and warm white LED Lighting Location: Main Entrance	2		\$0.00
3.	C7 White Wire 12"	We will Outline the Main Satori Sign in commercial Grade warm white LED Lighting. Location: Main Entrance	2		\$0.00
4.	C7 White Wire 12"	We will outline the main guard house in commercial Grade warm white LED lighting. Location: Main Entrance	1		\$0.00
5.	6 Foot WW Wreath	We will install our luxurious Gold and Silver wreath. this wreath will be placed on the front of the guard house creating a WOW as you enter. Location: Main Entrance	1		\$0.00
	Subtotal	Location: Main Entrance			\$0.00
6.	704- WW Commercial Connect	We will wrap 4 Date Palms in commercial grade warm white LED Lighting. We will add a Pure white color band and 22 Warm white Palm fronds creating a wow Factor as you	4		\$0.00



enter the Property.
Location : Club House

7.	C7 White Wire 12"	We will outline the Main Club House in commercial Grade warm white LED Lighting creating a statement as you enter the property Location : Club House	1		\$0.00
8.	36" Spray	We will install 6 of our luxurious Gold and Silver Sprays with a large Bow. These will be placed on the front of the building Location : Club House	6		\$0.00
9.	Majestic 16ft Tree WW	We will install Our Majestic 16ft Christmas Tree. This Tree will be fully lit with commercial Grade warm white LED lighting. We will overly decorate in a Gold and Silver theme giving an absolute WOW factor as you enter the clubhouse. NO COST TO HOA DUE TO GMS CLIENT Location : Club House	1	\$0.00	\$0.00
	Subtotal	Location : Club House			\$0.00
10.	704- WW Commercial Connect	We will wrap 7 Date Palms in commercial grade warm white LED Lighting. We will add a Pure white color band and 22 Warm white Palm fronds creating a wow Factor as you enter the Property. Location: Resident Entrance	7		\$0.00
11.	Elegant Snowflake Sign Enhancer	We will Install Our Luxurious Snowflake Sign Enhancer to be placed directly above the Satori Sign. This shimmering snowflake is animated and has twinkling Pure and warm white LED Lighting Location: Resident Entrance	1		\$0.00
12.	C7 White Wire 12"	We will Outline the Main Satori Sign in commercial Grade warm white LED Lighting. Location: Resident Entrance	1		\$0.00
	Subtotal	Location: Resident Entrance			\$0.00
13.	Maintenace	24/7 Customer Service and 24 hour turn around on all repairs Weekly routine checks to ensure all lights are in working order are included. Customer is responsible for providing 115 VAC power outlets within 25 feet of lighting area and or lighted decor Reasonable hardware and power cords up to 25 feet in length are included CV Pro Lighting is not responsible for outages due to ground fault interrupters (GFI) or insufficient electrical requirements	1		\$0.00
14.	Multi Year Service Agreement	20% Discount has been applied for 3 year lease term contract. Customer Agrees to spend not less than 90% of the first year contract price over the next (3) years in exchange for a 20% discount tech of the (3)	1	\$21,500.00	\$21,500.00

Years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse CV Pro Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than August 1st of each year, prior to their job being scheduled, or there customer will be obligated for the full amount o the contract for that year. * Any legal action brought by or against either party under the terms of this agreement shall be determined by the laws of the state of Florida,venue, and jurisdiction for said action shall be within the county of Miami Date and the state of Florida, Respectfully ** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights, however we will not be responsible for any damage our trucks may do to sidewalks (this is very rare) if you do not want our trucks to drive on your sidewalks, you must notify us in writing prior to installation date. *** Installation dates are booked upon receiving your signed contract and 50% deposit* CV Pro Lighting and its affiliates reserve the right to use pictures of the above listed decor in any promotional material

Total \$21,500.00

Note to customer

Contract Payment Terms:

50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-Refundable.
** Proposals are only valid for 30 days as they are configured to that months special pricing.

PRICING ABOVE IS BASED ON CURRENT BUNDLED LEASE PROGRAM. BUNDLED LEASE PRICE IS FOR 2026, 2027 AND 2028 HOLIDAY SEASON

Accepted date

Accepted by

Certificate Of Completion

Envelope Id: 626BE537-4BDD-8344-832D-8FC6ED15E31F

Status: Completed

Subject: Centre Lake: Complete with Docusign: Small Project Agreement Holiday Lighting 2026-2028 (CV Pro Ligh

Source Envelope:

Document Pages: 34

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

8/4/2026 11:08:14 AM

eacosta@gmssf.com

Signer Events

Janexy DelRio

Janexy.delrio@yahoo.com

Chair

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

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Signature Adoption: Drawn on Device
Using IP Address:
2600:383:e02:b065:28ee:cde:da90:4d0d
Signed using mobile

Timestamp

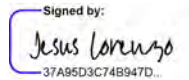
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Resent: 8/5/2026 5:44:21 AM
Viewed: 8/5/2026 8:05:47 AM
Signed: 8/5/2026 8:07:06 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signed by:

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Signature Adoption: Pre-selected Style
Using IP Address: 134.199.102.221

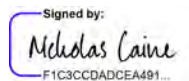
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Nicholas Caine

officeadmin@cvprolighting.com

Security Level: Email, Account Authentication
(None)

Signed by:

F1C3CC0ADCEA491...

Signature Adoption: Pre-selected Style
Using IP Address:
2600:383:900:b2ed:1007:79db:33d9:997a
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Sent: 8/4/2026 11:13:30 AM
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Resent: 8/10/2026 7:11:59 AM
Viewed: 8/10/2026 7:12:29 AM
Signed: 8/10/2026 7:13:29 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	8/10/2026 7:13:29 AM
Completed	Security Checked	8/10/2026 7:13:29 AM

Payment Events	Status	Timestamps
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Commercial Pool Permit Recovery Proposal

Prepared by Arroyo Pools LLC

Presented through Henry Ortiz Construction

For review by Centre Lake Community Development District, Governmental Management Services, Satori Homeowners Association and property management

Project:

Satori Club / Dunwoody Lake Clubhouse

8875 NW 155 Terrace, Miami Lakes, Florida

Prepared: Jul 29, 2026

Valid Through: Aug 28, 2026

CONTROLLED DECISION STRUCTURE

The program is structured so the owner can authorize the investigation first, receive documented findings, and retain written control over every later phase. No undefined repair commitment is required on day one.

Decision Summary

RECOMMENDED AUTHORIZATION

Approve a program not to exceed \$60,000.00, subject to the contracting entity's procurement requirements and counsel review. Release only Phase I in the amount of \$6,944.44. Phases II and III require separate written notices to proceed.

Approval Gate	Scope	Amount
Immediate authorization	Phase I - Permit Recovery Assessment and Forensic Field Documentation	\$6,944.44
Later written authorization	Phase II - Coordinated Signed-and-Sealed Permit Recovery Design	\$23,611.12 additional
Later written authorization	Phase III - Initial Corrective Construction Allowance	\$25,694.44 allowance
Base program	Phases I through III	\$56,250.00
Owner-controlled maximum	Base program plus uncommitted contingency	\$60,000.00 NTE

The program is intentionally structured so the owner does not have to approve an undefined repair. The first decision is limited to gathering the facts, reconciling responsibility and establishing the professional path forward.



1. Project Understanding

Arroyo Pools LLC understands that the commercial/public aquatic facility at 8875 NW 155 Terrace has an unresolved permit history associated with pool water-heating equipment and related electrical, plumbing and mechanical documentation.

The available site-visit transcript identifies repeated requests for a response sheet, pool-plumbing narrative, pool piping riser, equipment specifications, field locations, survey coordination and complete signed-and-sealed documents. The same record indicates that prior submissions did not fully resolve the comments and that multiple trades may require coordinated review.

The available legacy drawings are dated from the original clubhouse development period and do not appear, from the photographs alone, to fully describe the current equipment arrangement. Final conclusions require record verification, field measurement, equipment nameplates, circuit tracing and professional calculations.

2. Preliminary Field Observations

The following are preliminary visual observations only. They are not a code determination, engineering certification or final deficiency list:

- Multiple pool-heating units and circulation components appear to serve separate aquatic systems.
- The equipment area includes large-diameter piping, multiple pumps, a filter, valves, flow-related components and controls that require a verified as-built flow diagram.
- The electrical panel includes multiple large two-pole loads, while equipment-to-circuit identity and the current panel schedule remain unverified.
- At least one flexible raceway/connector appears visibly separated and should be evaluated by the licensed electrical professional responsible for the work.
- Equipment spacing, manufacturer clearances, airflow, condensate routing, service access, bonding, grounding and disconnect requirements require model-specific verification.
- The current plans and field installation must be reconciled before a responsible final construction price can be established.

IMPORTANT

No equipment, breaker, conductor, panel, pipe or installation is declared compliant or noncompliant by this proposal. Findings will be based on field verification, manufacturer data, applicable professional calculations, approved plans and authority-having-jurisdiction review.

3. Program Objectives

- Establish a reliable record of what is currently installed.
- Identify the complete permit, discipline and agency path required for resolution.
- Separate original contractor obligations from maintenance, concealed conditions, code-triggered corrections and owner-requested upgrades.
- Develop coordinated signed-and-sealed documents based on verified field conditions.
- Perform only the corrective work authorized by the owner and supported by approved documents.
- Provide a controlled path to inspections, closeout documentation and permit resolution.



4. Phase I - Permit Recovery Assessment and Forensic Field Documenta=on

FIXED FEE: \$6,944.44

One hundred percent due upon authorization and before scheduling. If Phase II is authorized within ten business days after the Phase I presentation, this fee remains included in the combined Phase I and Phase II professional-services total of \$30,555.56.

Included services

- Review of available permit records, review comments, prior plans and response documents supplied or obtained with owner authorization.
- Coordination meeting with Henry Ortiz Construction and authorized owner/management representatives.
- One coordinated field-inspection day, subject to uninterrupted access and safe operating conditions.
- Dimensioned photographic documentation of the equipment areas and principal system components.
- Equipment identification and tagging for heat pumps, pumps, motors, filters, flow devices, valves, controls, disconnects and related visible components.
- Collection of available manufacturer, model, serial, electrical and hydraulic nameplate data.
- Preliminary pipe-size, valve and flow-path mapping of accessible components.
- Preliminary equipment-to-circuit mapping with the appropriately licensed electrical participant.
- Visible review of equipment spacing, service access, raceways, disconnects, grounding and bonding conditions for design scoping purposes.
- Permit and agency routing matrix identifying known building, plumbing, mechanical, electrical and public-pool/environmental coordination requirements.
- Responsibility-allocation matrix separating prior permit-closeout obligations, maintenance, newly discovered conditions, code-triggered corrections and owner-requested improvements.
- Written findings report, preliminary design scope, risk register and updated construction budget range.
- Presentation of findings to the owner's designated representatives.

Phase I deliverables

- Permit-comment and document matrix
- Field equipment inventory and photo log
- Preliminary as-built system markups
- Agency and professional-discipline matrix
- Responsibility-allocation matrix
- Immediate-condition notice, if warranted by verified observations
- Phase II design work plan and Phase III budget basis

Phase I does not include signed-and-sealed design documents, destructive testing, underground locating, utility studies, survey services, repairs or permit approval.

5. Phase II - Coordinated Signed-and-Sealed Permit Recovery Design

ADDITIONAL FEE: \$23,611.12

Combined Phase I and Phase II professional-services total: \$30,555.56. Phase II proceeds only after written notice to proceed and confirmation of the design-professional and agency path.

Anticipated design package

- Code, project-data and scope cover sheet.
- Survey-based site and equipment-location plan using an acceptable survey/base document supplied by the owner or separately authorized.



- Verified existing-condition equipment layout.
- Pool plumbing riser and accessible piping schematic with sizes, flow direction and equipment connections.
- Hydraulic calculations and schedules based on available pool volumes, required turnover, equipment data and verified system information.
- Pump, filter, heater and related equipment schedules.
- Mechanical heat-pump plan, specifications, clearances, airflow and condensate provisions.
- Electrical plan, load calculation, one-line diagram, panel/circuit schedules, conductor and overcurrent coordination, disconnect requirements and control interfaces.
- Grounding and pool equipotential-bonding details within the contracted scope.
- Equipment, circuit and piping labeling schedule.
- Applicable control/interlock narrative and sequence of operation.
- Line-by-line permit-comment response matrix.
- Signed-and-sealed documents by the appropriate Florida-licensed design professionals.
- Administrative coordination of the initial submittal and up to two standard plan-review response cycles.

Proposed Phase II billing

Milestone	Amount
Phase II notice to proceed	\$11,805.56
Coordinated draft completion	\$7,083.34
Before signed-and-sealed submission	\$4,722.22
Total Phase II additional fee	\$23,611.12

Redesign caused by owner changes, concealed conditions, newly added scope, utility requirements or material agency requirements beyond the documented basis is additional work subject to written authorization.

6. Phase III - Initial Corrective Construction and Inspection Preparation

OWNER-CONTROLLED ALLOWANCE: \$25,694.44

This is not an automatic invoice or a guarantee that all required corrections will fit within the allowance. A plan-based scope and written notice to proceed are required before construction begins.

Potential work categories

- Repair or replacement of specifically identified damaged weatherproof raceway components and fittings.
- Selected electrical terminations, circuit tracing and permanent circuit identification.
- Replacement of specifically identified incompatible, defective or improperly applied components where confirmed by the responsible professional and approved scope.
- Local disconnect, grounding and bonding corrections within the authorized work.
- Equipment, circuit and flow-direction labeling.
- Limited accessible plumbing, valve, bypass, union, support and weatherproofing corrections.
- System testing, startup coordination and inspection preparation.
- Coordination of applicable trade inspections and closeout items within the contracted scope.

Before Phase III begins, Arroyo Pools LLC will issue a written construction scope identifying fixed-price items, allowances, exclusions, schedule assumptions and any owner decisions required. Only authorized and performed work will be invoiced.



7. Project Investment and Approval Controls

Phase	Client Price	Authorization Control
Phase I - Assessment	\$6,944.44	Initial notice to proceed
Phase II - Professional design	\$23,611.12 additional	Separate written notice to proceed
Phase III - Construction allowance	\$25,694.44	Separate plan-based written notice to proceed
Base program total	\$56,250.00	Maximum earned only if all phases are authorized and performed
Recommended authorization	\$60,000.00 NTE	Includes \$3,750.00 owner-controlled contingency

Owner and Board protections

- Only Phase I is released upon initial approval.
- Phases II and III require separate written notices to proceed.
- The \$3,750.00 contingency remains uncommitted and may not be invoiced without specific written authorization.
- No expenditure may exceed the approved not-to-exceed amount without further authorization.
- Existing rights and claims against prior contractors, designers, vendors or other responsible parties are not waived by authorizing this program.
- The agreement remains subject to the contracting entity's procurement requirements and counsel review.
- One owner/board liaison should be designated to control instructions and approvals.
- Material scope expansion requires a written change order and, when applicable, board action.

8. Anticipated Schedule

Activity	Anticipated Duration
Records collection and kickoff	3-5 business days after authorization and access
Phase I field inspection and documentation	Approximately 7-10 business days
Phase I findings presentation	Following completion of record and field review
Phase II coordinated draft	Approximately 20-30 business days after NTP and receipt of required survey/data
Agency review and response	Controlled by reviewing agencies; timing cannot be guaranteed
Phase III construction	Scheduled after approved scope, permits and material availability

Schedule durations are planning estimates, not guarantees. Review cycles, records access, utility information, owner decisions, material availability, weather and concealed conditions may affect timing.



9. Owner Responsibilities

- Confirm the legal contracting and payment entity and provide written owner authorization.
- Provide complete access to equipment areas, panels, controls, pool records and knowledgeable facility personnel.
- Provide all available surveys, approved plans, permits, applications, reviewer comments, inspection records, equipment invoices, warranties and prior contractor agreements.
- Identify any operational shutdown restrictions and authorize required testing windows.
- Provide timely decisions through one designated representative.
- Pay government, survey, utility, testing and third-party fees unless specifically included by written amendment.
- Maintain safe site conditions and facility operations outside Arroyo Pools LLC's contracted work.

10. Assumptions, Exclusions and Risk Allocation

- Property, boundary, topographic or utility survey services unless separately authorized.
- Government, agency, utility, permit, impact, review or inspection fees.
- Major electrical-service, transformer, feeder or panel replacement unless specifically added.
- Replacement of heat pumps, pumps, filters, controls or other major equipment unless specifically added.
- Underground piping replacement, excavation, concrete demolition, restoration or major equipment relocation.
- Structural design or new equipment pads unless specifically added.
- Hazardous-material identification or remediation.
- Destructive testing, underground locating, thermal scanning, megger testing or specialty testing unless specifically added.
- Legal opinions, recovery actions or determination of contractual liability.
- Work outside the identified aquatic-equipment and permit-recovery scope.
- More than two standard plan-review response cycles.
- Approval by any agency, review completion by a particular date or closure of unrelated permits.

Arroyo Pools LLC will perform its contracted services using commercially reasonable care and will coordinate with licensed professionals and trade contractors as required. Government approval and concealed existing conditions remain outside Arroyo Pools LLC's control.

11. Change Management

No additional work will proceed without a written description of scope, price or allowance, schedule effect and authorization. Emergency conditions affecting immediate safety or property protection will be reported to the owner's representative for direction. Arroyo Pools LLC is not authorized by this proposal to undertake emergency work without approval, except as required to secure its own active work area.

12. Proposed Board Motion

DRAFT FOR COUNSEL REVIEW

Motion to approve the Commercial Aquatic Permit Recovery and System Verification Program proposed by Arroyo Pools LLC in an amount not to exceed \$60,000.00, subject to the District's procurement requirements and final agreement approval by District counsel; to authorize an initial notice to proceed for Phase I in the amount of \$6,944.44; to authorize the District Manager or other designated representative to issue subsequent written notices to proceed for Phase II and Phase III after acceptance of the applicable preceding-phase deliverables and confirmation that the work remains within the approved not-to-exceed amount; to appoint a Board liaison; and to authorize the Chair or other authorized officer to execute the final agreement. No material expansion of scope or expenditure beyond the approved not-to-exceed amount shall occur without further authorization.



Arroyo Pools

State Certified Contractor
CPC1458626

Commercial Pool Permit Recovery
Satori Club / Dunwoody Lake Clubhouse

Authorization and Acceptance

The undersigned acknowledges that the contracting and payment entity must be confirmed before mobilization. This proposal becomes binding only after execution by the authorized contracting party and Arroyo Pools LLC, together with receipt of the Phase I payment and any required final agreement approved by counsel.

Authorized Contracting Entity	Arroyo Pools LLC
Authorized Representative / Title	Oscar Arroyo / Authorized Representative
Signature	Signature
Date	Date



Exhibit A - Selected Preliminary Field Photographs

Photographs are included only to illustrate why a verified as-built assessment is required. Captions are preliminary and do not constitute code findings.



Figure 1. Multiple heating and circulation components in a constrained equipment area.



Arroyo Pools

State Certified Contractor
CPC1458626

Commercial Pool Permit Recovery
Satori Club / Dunwoody Lake Clubhouse



Figure 2. Existing electrical panel serving numerous circuits and large connected loads; full circuit tracing and load verification are required.



Figure 3. Visible separated flexible raceway/connector condition requiring evaluation by the responsible licensed electrical professional.



Arroyo Pools

State Certified Contractor
CPC1458626

Commercial Pool Permit Recovery
Satori Club / Dunwoody Lake Clubhouse

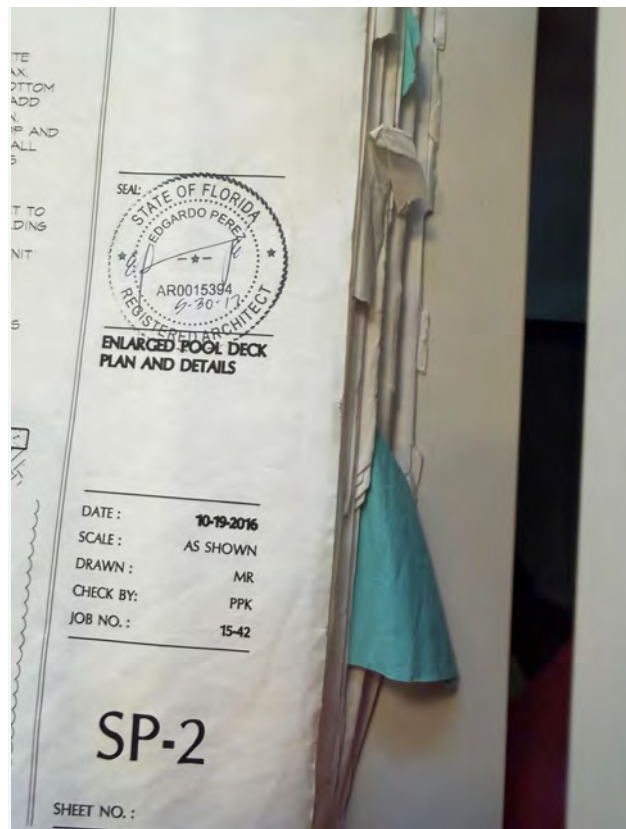


Figure 4. Legacy plan seal and drawing date illustrate the need to reconcile original documents with current field conditions.



GO

PROPOSAL FOR

**SATORI HOMEOWNERS'
ASSOCIATION, INC.**

By
Julian Gomez
admin@goengineeringllc.com

August 10, 2026

Go Engineering LLC



August 10, 2026

TO: SATORI HOMEOWNERS ASSOCIATION, INC.

Via Email: ortizrepair@aol.com

8875 NW 155th Ter, Miami Lakes, FL 33018

RE: SATORI _CONSULTING SERVICES

Pursuant to your request, Go Engineering LLC, ("Provider" or "GOE" or "GO") is pleased to provide Satori Homeowners Association ("Client") with the enclosed proposal for consulting services ("Service") located at 8875 NW 155th Ter, Miami Lakes, FL 33018 (Property"). This proposal is based on GOE understanding of the requested scope of work. If new information becomes available that modifies GOE Scope of Services or requests for Additional Services are made by you, GOE reserves the right to amend this proposal based on such information and requests. Please refer to the following sections for our Scope of Services, Fee & Payment Structure, and Acceptance of Agreement & Authorization to Proceed.

Thank you for selecting GOE for your technical needs on this matter. We appreciate your confidence in us, and we look forward to working with you.

Yours Truly,

GO Engineering LLC



1. PROJECT SUMMARY

GO will provide consulting services to support the permitting/approval process for the swimming pool and associated equipment modifications as described via Phone. Primary objectives include completing the required documentation, permit applications, and Department of Health (DOH) submittals/approvals associated with the proposed changes.

If new information becomes available GO reserves the right to amend this proposal based on such information and requests.

2. SCOPE OF SERVICES

PHASE I: Engineering & Document Preparation (Signed/Sealed Set)

- Prepare signed and sealed drawings by a Professional Engineer, as required for permit submission to the City/AHJ.
- Perform hydraulic calculations and equipment selection/verification to confirm compliance and support equipment replacement/upgrade decisions.
- Compile supporting documentation/cut sheets necessary for submittals.

PHASE II: Plans Permit Applications & Agency Coordination

- Electrical permit application package (to be signed and notarized by a State of Florida licensed electrical contractor, if required).
- Plumbing permit application package (to be signed and notarized by a State of Florida licensed plumbing contractor, if required).
- Submit permit documentation to the applicable jurisdiction(s) and provide standard follow-up through the first plan review cycle, including resubmittal coordination.
- Complete required DOH forms and request FDOH approval for the proposed equipment replacement, where applicable.

Deliverables

- Signed and sealed engineering drawing set (PDF) suitable for permit submission.
- Hydraulic calculations and equipment schedule/verification documentation.
- Completed permit application packages (electrical and plumbing) for contractor signature/notarization, as applicable.
- Completed FDOH forms and supporting submittal package, where applicable.
- Plan review response/resubmittal package for the first review cycle (standard comments).



3. SCHEDULE

Work duration depends on access, FDOH Scheduling, inspections, weather, cure time, and access restrictions.

4. PAYMENT TERMS

- 80% Initial Deposit
- 10% Once City Permit is approved.
- 10% Once FDOH inspection is approved.

5. CHANGE ORDERS

Any work not specifically included in this proposal shall be performed only upon written authorization via change order (including adjustments due to concealed/unforeseen conditions).

6. OWNER RESPONSIBILITIES

- City/County/ permit fees.
- Any fines or penalties associated with prior unpermitted work (if applicable).

7. ADDITIONAL SERVICES / EXCLUSIONS

The following items are excluded from this proposal unless otherwise noted in writing or specifically shown in the approved construction drawings. Any such items, if required, shall be provided by others (Owner or General Contractor):

Permitting and Administrative

- City permit fees, impact fees, and administrative processing charges.
- Soil reports, load-bearing capacity tests, or geotechnical investigations.
- Property surveys, elevation certificates, boundary verification, or staking beyond standard layout control.
- Additional engineering reports, letters, calculations, or special requests required by the City, County, or Inspector beyond the scope described herein.
- Arborist reports, tree removal fees, or jurisdictional environmental requirements, if applicable.

Site Preparation and Utilities

- Locating existing underground utility lines and service verification prior to excavation.
- Pipe layout surveying or staking beyond standard layout control.
- De-mucking, unsuitable soil removal, or deep foundation preparation.



- Any piles, auger-cast piles, or other deep foundation support systems not shown in the structural drawings.
- Rock excavation, dewatering, or unforeseen subsurface conditions requiring additional work.
- Concrete slab or structure for pool equipment or collector tank, unless otherwise specified.
- Water supply line, fittings, and materials required for collector tank connection.
- Gas line installation, meter connection, and venting beyond the pool equipment pad.
- Electrical connections from the pool equipment panel to the main house electrical panel, including all labor and materials.
- City water tap, backflow preventer, and piping to connect the autofill device (by others).

Concrete, Structural, and Restoration Work

- Any structural repair work (including repairs to pool shell, deck, slab, or associated building components) unless specifically included in the proposal scope.
- Structural haunches for deck support unless detailed in the construction drawings.
- Restoration of hardscape, concrete decking, landscaping, irrigation, or custom finishes unless explicitly included.
- Concrete slabs/structures for pool equipment pads or collector tanks unless otherwise specified.

Finishes and Features

- Decorative stone, glass mosaic, or specialty tile finishes unless specifically noted in the finish schedule.
- Tile installation on the exterior cantilevered wall of the swimming pool (unless otherwise specified).
- Structural haunch for deck support unless detailed in the construction drawings.
- Any structural repair
- Decking, hardscape, coping stone supply, landscape, irrigation, or architectural lighting not included in the pool scope.
- Fence removal, replacement, or installation of temporary or permanent fencing.
- Child safety barriers, gates, or alarms.
- Landscaping, sodding, and final grading; Owner/GC shall ensure clear site access and utility availability.

Mechanical Plumbing and Electrical Systems

- Any equipment installation, repair, replacement, or contractor means-and-methods work unless expressly included.
- Plumbing repairs beyond documentation and permit support.
- Water supply line, fittings, and materials required for collector tank connection unless otherwise specified.
- City water tap, backflow preventer, and piping to connect the autofill device (by others).
- Gas line installation, meter connection, venting, and gas fittings for heaters/fire pits/other appliances beyond the pool equipment pad.
- Main electrical service feeders beyond the pool equipment panel.



- Electrical connections from the pool equipment panel to the main house electrical panel, including all labor and materials.
- Wi-Fi/Ethernet connection at the pool equipment location required for automation system operation (by Owner).

General

- Relocation of utilities or structures not shown on the pool permit drawings.
- Unforeseen site conditions or any work not specifically described in this proposal.

8. GENERAL CONDITIONS

- This proposal, together with any written addenda, represents full agreement between the parties and supersedes prior oral representations.
- The proposal is not binding until accepted by an authorized representative of the Client and GO Engineering LLC.
- Schedule is contingent upon timely receipt of required information, agency review timelines, and circumstances beyond reasonable control (acts of God, strikes, etc.).

9. FEE & PAYMENT STRUCTURE

Go Engineering LLC will issue invoices for all services performed under this Services Agreement in accordance with the following schedule:

Item	Total
Services	\$12,150.00
Total	\$12,150.00

Price includes the full scope listed in Section 2, general conditions necessary to perform the work, and normal coordination required for completion.



ACCEPTANCE OF AGREEMENT & AUTHORIZATION TO PROCEED

The Client is the sole beneficiary of the services performed by Go Engineering. No third-party may be deemed a third-party beneficiary as that term is used in the law. The Client shall indemnify and hold harmless GOE and all its personnel, from and against any claims, damages, losses, and expenses, including those brought by third parties arising out of or resulting from the performance of the services.

Sometimes, the legal entity, which is committing to pay for the services and the legal entity for which the quality assurance services are being performed are not the same. Client agrees that in addition to the entity listed above, any other entity on whose behalf the Client is acting and for whom these services are being provided is also responsible for the payment of fees and costs under this Services Agreement and accompanying Terms and Conditions statement.

This Services Agreement, the accompanying Terms and Conditions Statement, and Exhibits set forth the terms, conditions, and policies upon which we propose to provide services to you and the basis upon which our services will be compensated.

Please review the contents of this proposal and the accompanying Terms and Conditions carefully, and if it is acceptable, please execute this Services Agreement in the space provided below and return it to us.

Please note that this proposal shall become null and void if not accepted within 30 days of the date thereof. We are looking forward to our involvement with you on this service and will be more than happy to go over any questions and concerns you may have and discuss how we can best meet your projects objectives and anticipated budget.

Once again, we thank you for choosing GOE. We appreciate your confidence in us and will do our best to justify it.

GOE appreciates the opportunity to provide engineering consulting services to you.

(Signatures on Following Page)



Yours Truly,

Go Engineering LLC

Julian Gomez, CGC CPC, CPI, CPO

Owner

admin@goengineeringllc.com

The terms and conditions of the above proposal and the accompanying general provisions statement are acceptable and are acknowledged, accepted, and agreed to on

this _____ day of _____, 2026

Signature: _____

Print Name: _____

Title: _____

ACCOUNTING CONTACT

Name: _____

"Bill to" (If different from above): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____

Email: _____



GO

ESTIMATE

JB Renovation Services

526 E 44th St
Hialeah, FL 33013

jbrenovationservices@gmail.com
+1 (786) 503-4263



Bill to Centre Lake CDD Centre Lake CDD 5385 N Nob Hill Rd Sunrise, FL 33351-4761	Ship to Centre Lake CDD Centre Lake CDD 5385 N Nob Hill Rd Sunrise, FL 33351-4761
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Estimate details

Estimate no.: 1093
Estimate date: 07/15/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Fountain Restoration and Tile Repair	- Pressure wash the top surfaces of the fountains to remove all dirt, debris, algae, and mildew. - Grind the concrete surfaces in areas as needed to create the proper surface profile for maximum adhesion. - Apply a bonding agent in accordance with the manufacturer's specifications. - Install an exterior-rated cementitious repair/topping product to correct low areas. The material will be shaped to create a slight slope that promotes positive drainage by directing water off the sides of the fountain while maintaining the existing appearance when viewed from ground level. - Apply a waterproof protective coating over the completed repair to help prevent future water intrusion and extend the life of the repair. - Perform tile repair at 87th Avenue as required. (Price includes all labor, materials, equipment, and installation required to complete the scope of work for all three (3) fountains.)	1	\$4,850.00	\$4,850.00

Total	\$4,850.00
--------------	-------------------

Accepted date

Accepted by

9145 NW 154 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 14.3% (7:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Fill material was placed along the top of the lake bank as part of the adjacent turf installation. The filled area was not properly restored following construction, resulting in an uneven and unfinished condition. The affected area should be properly graded to provide a smooth transition with the existing lake bank and restored with sod.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

9053 NW 154 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 16% (6:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Slight erosion was found on top of the bank. Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

9041 NW 154 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 14.4% (7:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

9023 NW 154 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 18.6% (5:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

9001 NW 154 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 17% (6:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.



15520 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 38.4% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15526 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- Construction activities associated with the pool improvements have resulted in extensive soil disturbance and grading in close proximity to the lake bank. Temporary erosion and sediment control measures were not present along the like side perimeter of the disturbed area at the time of field review. Appropriate controls should be installed and maintained throughout construction to prevent sediment, fill material, or construction debris from migrating toward the lake.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff erosion to lake bank. The completed pool and deck improvements should provide positive drainage away from the lake bank and should not create stormwater runoff toward the lake.
- Any fill material placed within or adjacent to the lake bank should be graded to meet DERM required slope of 25% (4:1).

15530 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 38.6% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Pavers encroached in lake bank must be removed and area should be restored.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8861 NW 155 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 35.7% (2.8:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Existing PVC pipe found at top of bank. Private drainage or overflow systems should not discharge onto lake banks. PVC pipe should be removed.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8841 NW 155 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 38.9% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8835 NW 155 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 27.1% (3.7:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15552 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 41.8% (2.4:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15572 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 20.8% (5:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15612 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 13.9% (7:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15722 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 44.4% (2.3:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

15734 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 37.8% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Existing PVC pipe found at top of bank. Private drainage or overflow systems should not discharge onto lake banks. PVC pipe should be removed.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

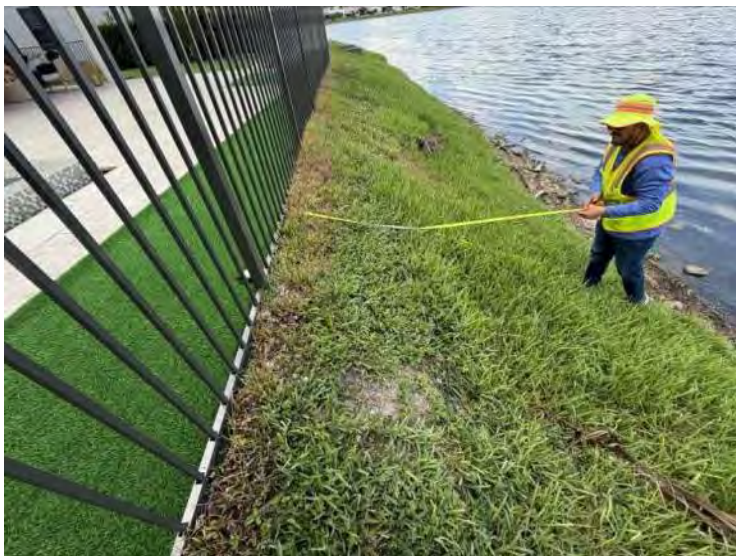
15762 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 41.3% (2.4:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff erosion to lake bank.

15812 NW 88 Ave, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 46.3% (2.1:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8723 NW 159 St, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 70.2% (1.4:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8735 NW 159 St, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 41.9% (2.4:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8755 NW 159 St, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 42.8% (2.3:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8763 NW 159 St, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 33.9% (2.9:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16002 NW 87 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 40.6% (2.5:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16050 NW 87 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 16.3% (6:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion was observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8712 NW 161 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 22.4% (4:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion was observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Pavers encroached in lake bank must be removed and area should be restored
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16033 NW 88 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 22.6% (4:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion was observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16025 NW 88 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 41.5% (2.4:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8832 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing west lake bank slope was measured at approximately 47.5% (2.1:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.
- Existing PVC pipe found at top of bank. Private drainage or overflow systems should not discharge onto lake banks. PVC pipe should be removed.

8850 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 46.9% (2.1:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8862 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 38.3% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8892 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 34.4% (2.9:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match existing slope.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8898 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 35.9% (2.8:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8900 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 35.8% (2.7:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8910 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 30.9% (3.2:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8932 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 32% (3:1). The slope is within the allowable maximum lake bank slope of 33% (3:1) and is therefore considered acceptable with respect to slope criteria.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Existing turf must be removed from top of lake bank and area should be restored.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

8952 NW 160 Ter, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 38.4% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16024 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 37.6% (2.6:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion and loss of material were observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.
- Possible stormwater run-off pipe from private property must be removed and area restored.

16030 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 44.6% (2.2:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Localized erosion was observed in some areas along the top of the lake bank. Affected areas should be restored and sodded to match restored slope (3:1 or flatter).
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

16052 NW 89 Ct, Miami Lakes, FL 33018



Deficiencies:

- The existing lake bank slope was measured at approximately 39.7% (2.5:1), which exceeds the maximum allowable slope of 33% (3:1). The affected portion of the lake bank should be regraded and restored to achieve a slope of 33% (3:1) or flatter, with appropriate stabilization and sod restoration.
- Adjacent private property should provide adequate stormwater collection system to prevent future runoff and erosion to lake bank.

June 11, 2026

Attention:

District Manager Jesus Lorenzo (jlorenzo@gmssf.com)
Centre Lake Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Centre Lake Community Development District
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2016, and Series 2021.**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Centre Lake Community Development District (the "District") and Zions Bank as Trustee dated November 1, 2016, as it relates to the Special Assessment Bonds, Series 2016, and Series 2021 (the "CDD Projects"). With this statement we are setting forth **(i)** our findings as to whether such portions of the CDD Projects still owned by the District have been maintained in good repair, working order and condition, and **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Projects during the ensuing Fiscal Year 2026-2027, and an estimate of the amount of money necessary for such purpose.

- (i) **District Property and Condition.** As of the date of this statement, the land tracts and easements shown in Exhibits 2 and 3 attached to this statement, together with the completed public infrastructure within the tracts and easements, including the entry features, entry roads, clubhouse, lake, landscaping, irrigation, and storm water drainage systems, have been completed and conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition, except for the lake shorelines, which show signs of erosion, as indicated by the District Engineer to the District Board of Supervisors at their meeting of April 16, 2025, where a proposal from Landshore Enterprises, LLC in the amount of \$35,600 was presented to the Board to study the causes of the erosion and give recommendations.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field and clubhouse operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://www.centrelakecdd.com/audit-budgets> for the FY 2026-2027 Proposed Budget).
We recommend that the District consider one of the three procured proposals to study the causes and potential remediation of the erosion of the shorelines of the lake.
We also recommend that the District considers creating a sinking fund to finance the future capital expense at the end of the service life of the pavements at the District entrances and clubhouse parking lot. The table below provides an estimate of the replacement costs at the end of the service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING THE CDD ENTRANCE ROADS AND CLUBHOUSE PARKING AREA IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick in the Clubhouse and Replace Pavers at the Entrances)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n - 1)$
PAVEMENTS									
2018	2048	2026	22	2,378	\$10.00	\$23,780	\$40,939	0.25%	\$1,812
PAVEMENT MARKINGS AND SIGNING									
2018	2028	2026	2	2,378	\$2.50	\$5,945	\$6,246	0.25%	\$3,119

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes French drains and endwalls of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 200 drainage structures and 19,802 Linear Feet of pipes in the District. It is also estimated that 8 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	28	230.00	6,440
	Baffle Detachment	EA	14	50.00	700
	Baffle Replacement	EA	4	600.00	2,400
	Pipe Cleaning and CCTV	LF	2,326	6.75	15,701
	Cost				25,241
(Y2)	Structures Cleaning	EA	43	236.00	10,148
	Baffle Detachment	EA	40	51.00	2,040
	Baffle Replacement	EA	10	615.00	6,150
	Pipe Cleaning and CCTV	LF	4,369	6.92	30,233
	Cost				48,571
(Y3)	Structures Cleaning	EA	43	242.00	10,406
	Baffle Detachment	EA	40	53.00	2,120
	Baffle Replacement	EA	10	630.00	6,300
	Pipe Cleaning and CCTV	LF	4,369	7.09	30,976
	Cost				49,802
(Y4)	Structures Cleaning	EA	43	248.00	10,664
	Baffle Detachment	EA	40	54.00	2,160

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
	Baffle Replacement	EA	10	646.00	6,460
	Pipe Cleaning and CCTV	LF	4,369	7.27	31,763
	Cost				51,047
(Y5)	Structures Cleaning	EA	43	254.00	10,922
	Baffle Detachment	EA	39	55.00	2,145
	Baffle Replacement	EA	9	662.00	5,958
	Pipe Cleaning and CCTV	LF	4,369	7.45	32,549
	Cost				51,574
Total	Total Structures Cleaning	EA	200		
	Total Baffle Detachment	EA	173		
	Total Baffle Replacement	EA	43		
	Total Pipe Cleaning and CCTV	LF	19,802		
	Total Cost				226,235.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

(iii) **Insurance.** The District carries general liability, property, hired non-owned auto, employment practices liability, public officials liability, and deadly weapon protection insurance under Agreement No. 100125291 with Florida Insurance Alliance, and has budgeted sufficient funds for the \$40,316 policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

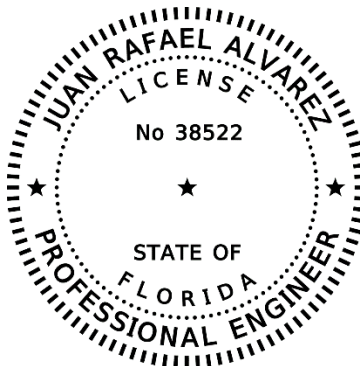
Sincerely,

Alvarez Engineers, Inc.

**Juan R
Alvarez**

Digitally signed
by Juan R Alvarez
Date: 2026.06.27
13:12:12 -04'00'

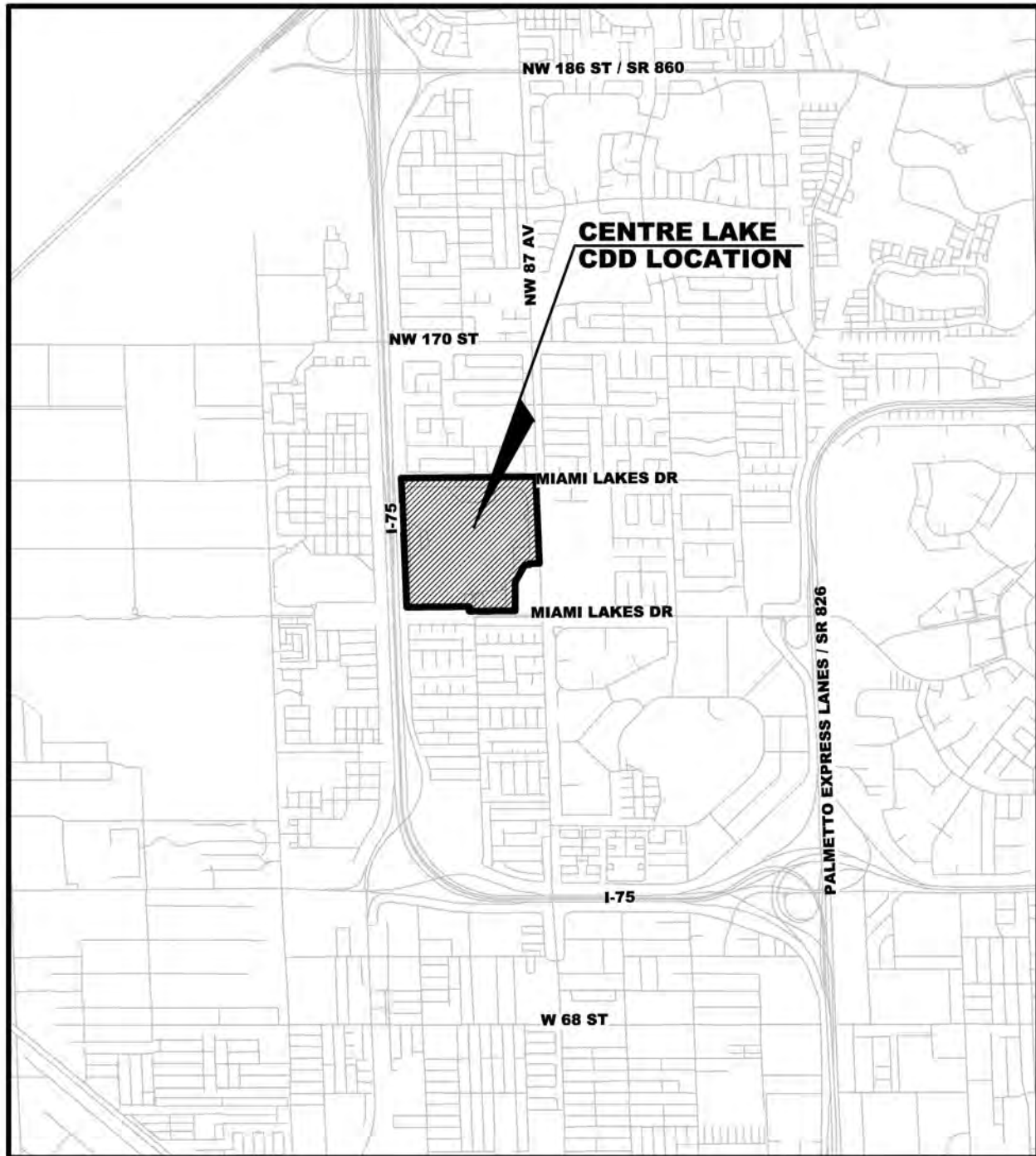
Juan R. Alvarez, PE
District Engineer
Date: June 27, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

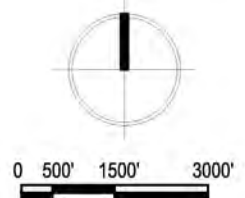
Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com



ALVAREZ ENGINEERS, INC.

**CENTRE LAKE CDD
LOCATION MAP**



CENTRE LAKE CDD WEEKLY MANAGEMENT REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
July 18 – July 24, 2026

Page **1** of **1**

1. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin Weekly Report for full task details.

- Clubhouse, pool, cleaning and upkeep (weekly).
- Gym Maintenance: Daily floor cleaning, under-equipment detail, mirror, and glass door care.

POWERX LAKE MAINTENANCE:



OFFICE ADMINISTRATION: ADMINISTRATIVE ASSISTANT & CLUB ATTENDANT:
END REPORT

CENTRE LAKE CDD – SATORI

WEEKLY REPORT July 20, 2026, TO July 24, 2026

1. Clubhouse Operations

- Operated **11:00 AM – 8:00 PM, Monday–Sunday.**
- Conducted **daily cleaning of amenities**, including the gym, restrooms, and pool area.

2. Janitorial Services Overview

To maintain a clean, safe, and welcoming community, **daily janitorial and maintenance tasks** are performed. This section provides a visual summary of the work completed throughout the week, including the clubhouse, restrooms, pool area, and common grounds.

3. Scope of Work

Clubhouse & Common Areas:

- Sweeping, mopping, and disinfecting all floors and high-touch surfaces.
- Cleaning and sanitizing restrooms (mirrors, sinks, toilets, dispensers).
- Polishing glass doors and windows, inside and out.
- Dusting and wiping down furniture, fixtures, and light switches.

Outdoor Grounds:

- Collection and removal of trash and debris from walkways, patios, and green spaces.
- Replacement of trash bags and sanitation of bins.
- Daily pickup of fallen palm fronds and natural debris.
- Pressure washing sidewalks, entryways, and high-traffic exterior surfaces as needed.

Pool & Recreation Areas:

- Cleaning and organizing pool deck, lounge chairs, and cabanas.
- Wiping and sanitizing poolside tables, chairs, and fencing.
- Maintaining dog waste stations and replenishing waste bags.
- Inspection and cleaning of outdoor lighting fixtures.

Mail & Entry Areas:

- Sweeping and cleaning around mailbox stations.
- Polishing mailbox surfaces and removing litter.
- Cleaning entry doors, mats, and surrounding glass panels.

These tasks ensure a consistently clean and welcoming environment for all residents and guests.

4. Maintenance Report This Week: 1**Vibrant Pool Services**

- The vendor completed his weekly inspections.

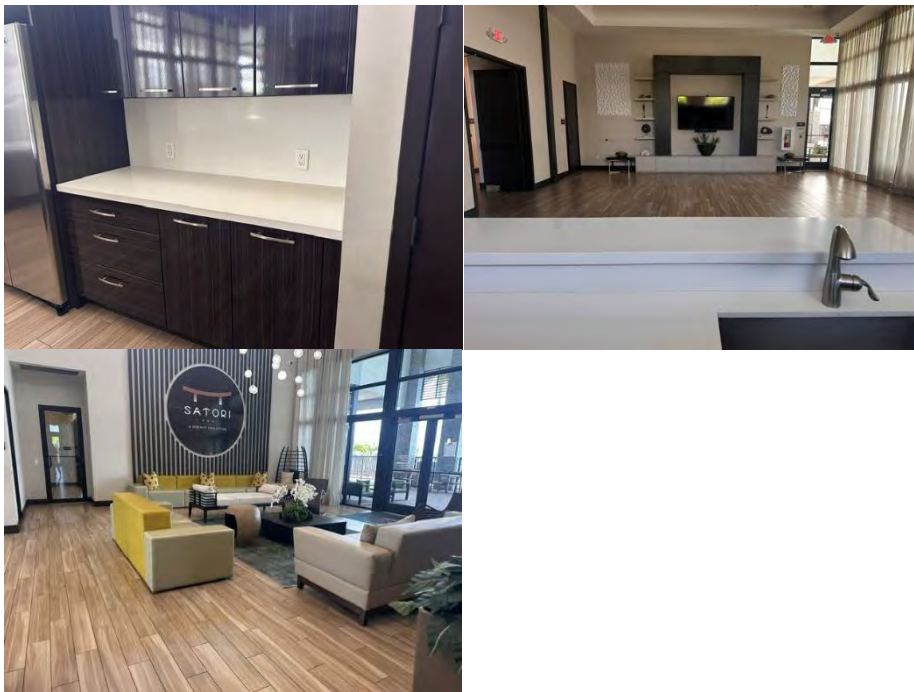
5. Photos Documented During the Week**Highlights include:**

1. Satori's janitor performing daily cleaning tasks.
2. Maintenance activities throughout the week, including:
 - o Trash removal and surface sanitization
 - o Landscaping debris collection
 - o Pressure washing high traffic areas.
 - o Organization of recreational and shared-use areas

3. Maintenance by Janitor throughout the week.



4. Satori's Janitor



Conclusion

Throughout the week of July 20–24, 2026, operations at Centre Lake CDD – Satori continued to support a clean, safe, and welcoming environment for residents and visitors. Daily clubhouse operations and comprehensive janitorial services were completed as scheduled, ensuring the consistent maintenance of the fitness center, restrooms, pool area, clubhouse, mail stations, and other shared amenities through routine cleaning, sanitization, and organization.

Maintenance activities also remained on schedule, with Vibrant Pool Services completing its weekly pool inspections to help ensure the continued safety and functionality of the community's aquatic facilities. Additional efforts, including trash removal, landscape debris collection, pressure washing of high-traffic areas, and the upkeep of recreational spaces, contributed to preserving the community's appearance and enhancing the overall resident experience.

The documented work completed throughout the week reflects the ongoing commitment to maintaining high standards of cleanliness, safety, and operational excellence while ensuring that all community amenities remain well-maintained and enjoyable for residents and their guests.

CLUB ATTENDANT WEEKLY REPORT

Introduction

This Weekly Report provides a summary of the Association's operational activities, maintenance projects, inspections, resident communications, vendor coordination, and administrative matters addressed during the reporting period. It highlights completed work, ongoing initiatives, and follow-up actions that support the community's maintenance, safety, appearance, and efficient operation.

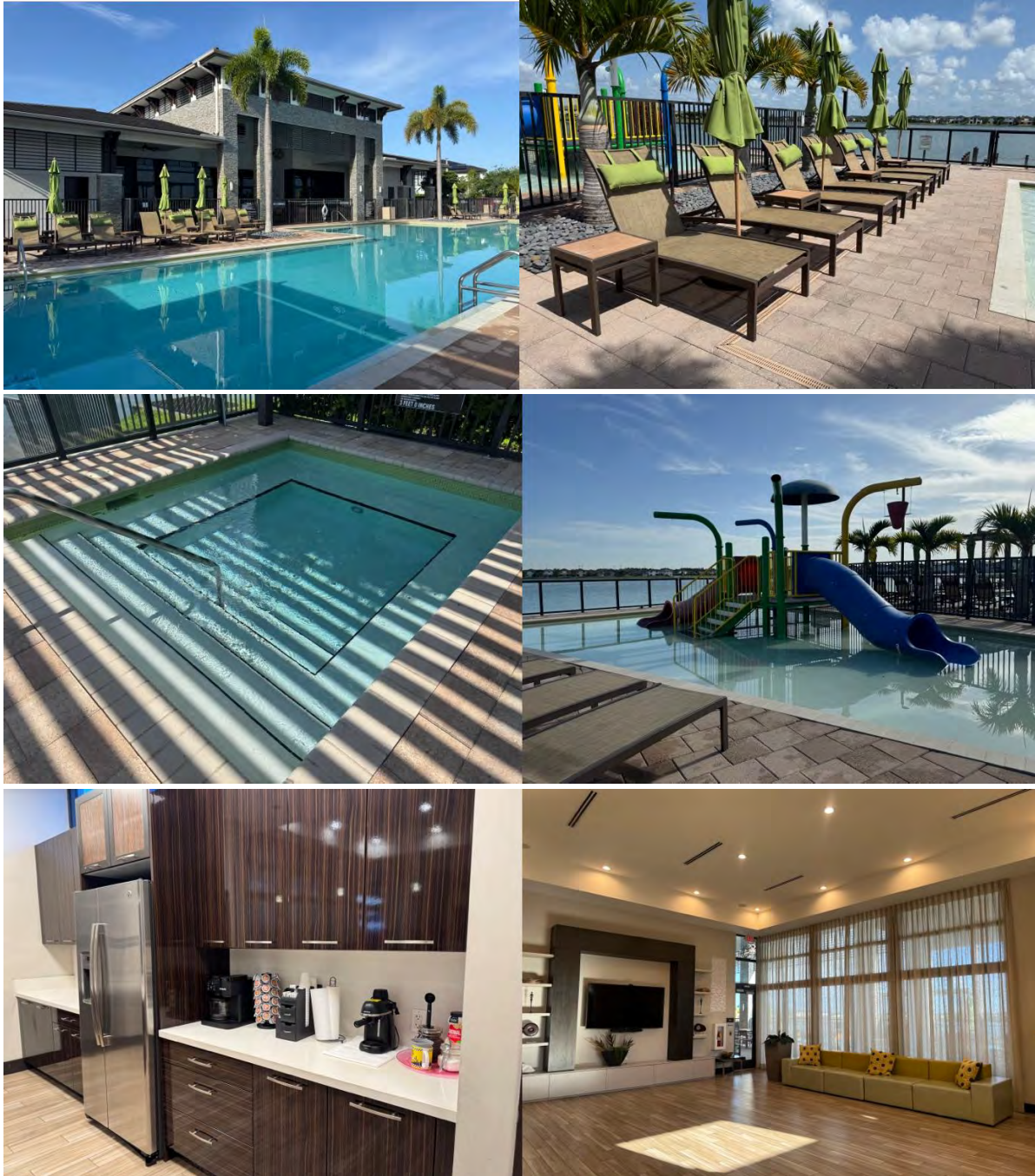
Throughout the week, the Club Attendant worked closely with homeowners, vendors, contractors, and the Board of Directors to address maintenance needs, coordinate services, enforce Association standards, and respond to resident inquiries. These efforts help preserve the community's appearance, support daily operations, and enhance the overall resident experience.

Daily Operations Summary

- Conducted daily inspections of the clubhouse, fitness center, pool facilities, common areas, and community grounds to evaluate cleanliness, safety, maintenance needs, operational readiness, and overall curb appeal. Identified deficiencies and coordinated corrective actions to maintain Association standards.
- Monitored the Association's security camera system to review reported incidents, verify compliance with governing documents, support investigations, and promote community safety.
- Conducted community inspections, documented covenant violations, issued compliance notices, performed follow-up inspections, and maintained accurate records to ensure consistent enforcement of governing documents.
- Responded to homeowner and resident inquiries via email, telephone, and in person, providing assistance.
- Coordinated with contractors, vendors, and service providers to oversee maintenance, repairs, inspections, preventive maintenance, capital improvement projects, and outstanding work orders, ensuring timely completion and quality performance.
- Provided professional customer service by maintaining effective communication with residents, Board members, contractors, and vendors, ensuring timely resolution of inquiries, requests, and operational concerns.

CLUB ATTENDANT WEEKLY REPORT

- Performed routine follow-up on maintenance requests, compliance matters, vendor assignments, resident concerns, and ongoing projects to ensure accountability, timely completion, and continuity of community operations.



CLUB ATTENDANT WEEKLY REPORT



“Conducted routine inspections of community facilities and common areas, identifying maintenance needs and coordinating corrective actions to ensure safety, cleanliness, and compliance with Association standards.”



“The spa timer malfunction was resolved during the reporting period. The vendor inspected the equipment, replaced the defective component, and verified that the timer is operating properly. The spa has been restored to normal operation.”

CLUB ATTENDANT WEEKLY REPORT



“Maintenance staff continued routine cleaning and upkeep of the pool area, including outdoor furniture and common amenities, ensuring the facilities remained clean, safe, and ready for resident use.”

“Multiple vendors, including JB Renovations, EcoLawn, All Green Chemicals, XPower, and other contractors, coordinated with Management throughout the week to perform maintenance, complete repairs, and advance ongoing community improvement projects.”

CLUB ATTENDANT WEEKLY REPORT



“EcoLawn crews performed routine landscape maintenance throughout the community, including mowing, trimming, edging, and general grounds upkeep to maintain the Association's appearance standards.”



“Routine cleaning and maintenance of the fitness center and clubhouse amenities were performed throughout the week. The janitorial team maintained all areas in a clean, sanitized, and well-presented condition to provide a safe and welcoming environment for residents and guests.”

CLUB ATTENDANT WEEKLY REPORT



“The following photographs, provided by the maintenance and janitorial teams, highlight completed work and ongoing property maintenance efforts throughout the week, demonstrating the Association's continued commitment to maintaining clean, safe, functional, and well-presented community facilities.”

CLUB ATTENDANT WEEKLY REPORT



" The week concludes with photos showcasing the community's well-maintained appearance and the ongoing efforts to provide a clean, safe, and welcoming environment for residents."

Key Achievements

Operational Excellence

- Successfully managed daily clubhouse and amenity operations, ensuring facilities remained safe, clean, fully operational, and prepared for resident use throughout the week.
- Implemented the seasonal operating schedule by extending pool and clubhouse hours to **8:00 PM**, improving resident accessibility while maintaining operational efficiency.
- Maintained smooth daily operations through proactive planning, routine monitoring, and timely coordination of operational activities.

Facility Oversight & Preventive Maintenance

- Conducted routine inspections of community amenities and common areas to identify maintenance needs, verify safety, and maintain the Association's appearance standards.
- Coordinated with vendors and contractors to complete repairs, preventive maintenance, and follow-up actions, ensuring work was completed efficiently and in accordance with Association expectations.
- Monitored completed work and verified quality to support the long-term preservation of community assets.

Resident Service & Communication

- Delivered responsive and professional customer service by assisting residents with inquiries, applications, compliance matters, and administrative requests through phone, email, and in-person communication.
- Maintained consistent follow-up with residents, vendors, and stakeholders to ensure timely resolution of outstanding issues and effective communication.

Safety & Compliance

CLUB ATTENDANT WEEKLY REPORT

- Independently monitored daily facility operations and implemented appropriate safety measures during changing weather conditions to protect residents and Association property.
- Utilized the community security camera system to support incident reviews, monitor amenity usage, and assist with compliance and security efforts.
- Maintained accurate inspection reports, maintenance records, operational logs, and compliance documentation to support accountability and operational transparency.

Team Collaboration

- Worked collaboratively with management, maintenance staff, security personnel, vendors, and contractors to coordinate daily operations and community improvement initiatives.
 - Recognized the continued efforts of the cleaning team for maintaining exceptional cleanliness throughout the clubhouse and common areas, contributing to an enhanced resident experience and overall community appearance.
-

Challenges Faced / Weekly Responsibilities

- Successfully managed daily operational, maintenance, and administrative activities to ensure uninterrupted community operations and a high level of resident service.
- Coordinated with maintenance personnel, contractors, and vendors to facilitate inspections, repairs, preventive maintenance, and community improvement projects, ensuring timely completion and minimal resident disruption.
- Assisted in training weekend clubhouse staff on operational procedures, customer service standards, safety protocols, and amenity oversight.
- Worked independently alongside the Property Manager to manage resident services, administrative operations, inspections, and community oversight.

CLUB ATTENDANT WEEKLY REPORT

- Maintained accurate operational records, including resident correspondence, compliance documentation, vendor communications, tracking logs, and management reports to support accountability and efficient Association administration.

Conclusion:

This week, community operations were successfully maintained through proactive oversight, effective communication, and timely coordination of maintenance, administrative, and resident service activities. Daily operations remained efficient while supporting compliance efforts, vendor management, facility oversight, and responsive resident assistance.

Despite periods of reduced staffing, operational continuity was maintained through effective collaboration, flexibility, and the assumption of additional responsibilities, ensuring uninterrupted service and timely resolution of operational and resident-related matters.

Looking ahead, Management will continue to prioritize preventive maintenance, project oversight, compliance enforcement, resident engagement, and operational efficiency while working closely with the Board of Directors, residents, vendors, and service providers to preserve community standards and enhance the overall resident experience.

Overall, the week was productive, marked by strong teamwork, effective problem-solving, and continued progress toward maintaining the operational excellence, safety, and long-term objectives.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



CENTRE LAKE CDD

WEEKLY MANAGEMENT

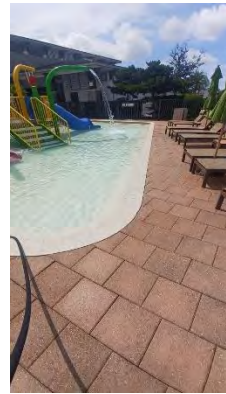
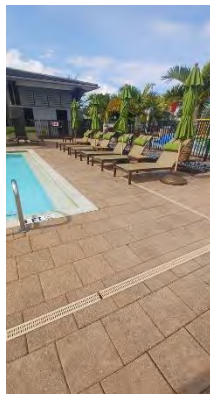
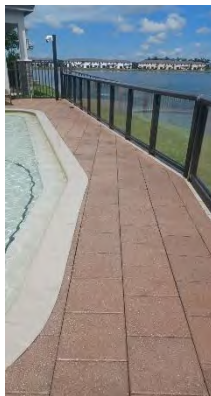
REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
July 25 – July 31, 2026

Page 1 of 2

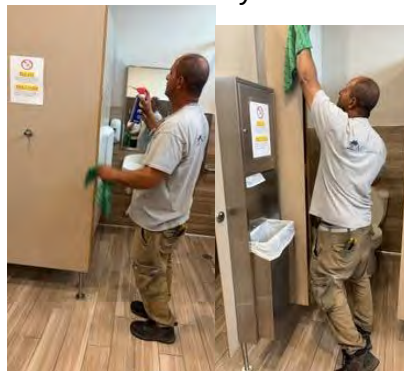
1. JANITORIAL (housekeeping) & MAINTENANCE (MMI)
Refer to attached Admin Weekly Report for full task details.
 - Clubhouse, pool, cleaning and upkeep (weekly).



- o Manager met with the FL Dept Health Pool Inspector: Inspection conducted, Pool PH little off, vendor addressed immediately.



- Gym Maintenance: Daily floor cleaning, under-equipment detail, mirror, and glass door care.
- Clubhouse Restroom Doors: Maintenance inspected the clubhouse restroom doors after reports of squeaking. WD-40 was applied to the door hinges and hardware to eliminate the squeaking and ensure the doors open and close smoothly.



CENTRE LAKE CDD WEEKLY MANAGEMENT REPORT

Provided by:
Maria Hernandez
Property Manager

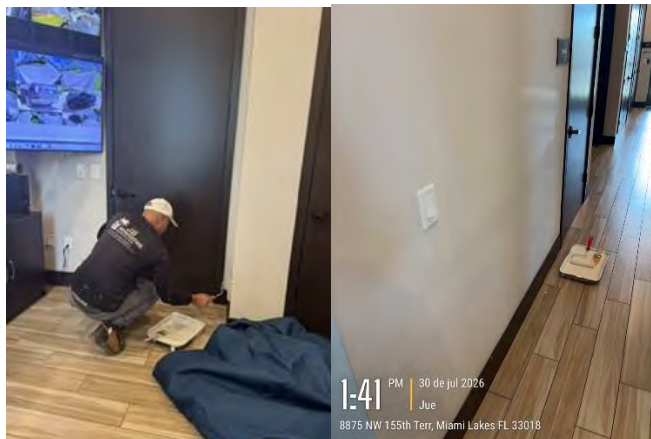
Date(s):
July 25 – July 31, 2026

Page 2 of 2

- Clubhouse Party Room Door Stoppers: Replaced non-working new door stoppers on the doors in the Clubhouse Party Room to allow the doors to remain open when needed



- Clubhouse Paint Touch-Up: completed paint touch-up work in the Clubhouse to address scuffs, marks, and areas requiring cosmetic repairs.



OFFICE ADMINISTRATION: ADMINISTRATIVE ASSISTANT & CLUB ATTENDANT:
END REPORT

CENTRE LAKE CDD – SATORI

WEEKLY REPORT July 27, 2026, TO July 31, 2026

1. Clubhouse Operations

- Operated **11:00 AM – 8:00 PM, Monday–Sunday**.
- Conducted **daily cleaning of amenities**, including the gym, restrooms, and pool area.

2. Janitorial Services Overview

To maintain a clean, safe, and welcoming community, **daily janitorial and maintenance tasks** are performed. This section provides a visual summary of the work completed throughout the week, including the clubhouse, restrooms, pool area, and common grounds.

3. Scope of Work

Clubhouse & Common Areas:

- Sweeping, mopping, and disinfecting all floors and high-touch surfaces.
- Cleaning and sanitizing restrooms (mirrors, sinks, toilets, dispensers).
- Polishing glass doors and windows, inside and out.
- Dusting and wiping down furniture, fixtures, and light switches.

Outdoor Grounds:

- Collection and removal of trash and debris from walkways, patios, and green spaces.
- Replacement of trash bags and sanitation of bins.
- Daily pickup of fallen palm fronds and natural debris.
- Pressure washing sidewalks, entryways, and high-traffic exterior surfaces as needed.

Pool & Recreation Areas:

- Cleaning and organizing pool deck, lounge chairs, and cabanas.
- Wiping and sanitizing poolside tables, chairs, and fencing.
- Maintaining dog waste stations and replenishing waste bags.
- Inspection and cleaning of outdoor lighting fixtures.

Mail & Entry Areas:

- Sweeping and cleaning around mailbox stations.
- Polishing mailbox surfaces and removing litter.
- Cleaning entry doors, mats, and surrounding glass panels.

These tasks ensure a consistently clean and welcoming environment for all residents and guests.

4. Maintenance Report This Week: 4**Vibrant Pool Services**

- The vendor completed his weekly inspections.

Fitness Solutions

- Fitness Solutions serviced the gym on Monday.

JB Renovations

- JB Renovations completed maintenance by repairing sections of the sidewalk and performing maintenance on the cow gate.

Southern Golf Cars

- The maintenance golf cart broke down and was picked up for repairs. We are currently awaiting an update on its status.

5. Photos Documented During the Week**Highlights include:**

1. Satori's janitor performing daily cleaning tasks.
2. Maintenance activities throughout the week, including:
 - o Trash removal and surface sanitization
 - o Landscaping debris collection
 - o Pressure washing high traffic areas.
 - o Organization of recreational and shared-use areas

3. Maintenance by Janitor throughout the week.



4. Satori's Janitor



Conclusion

Throughout the week of July 27–31, 2026, Centre Lake CDD – Satori continued to maintain a clean, safe, and welcoming environment through consistent clubhouse operations, detailed janitorial services, and ongoing maintenance efforts. Daily cleaning and sanitization of the clubhouse, fitness center, restrooms, pool area, mail stations, and common areas were completed as scheduled to ensure all shared amenities remained well-maintained and accessible to residents and guests.

Maintenance and vendor services were also successfully coordinated throughout the week. Vibrant Pool Services completed the scheduled pool inspections, Fitness Solutions serviced the gym, and JB Renovations performed necessary repairs and upkeep throughout the community. Although the maintenance golf cart required repairs, it was promptly addressed and sent for service.

Additional efforts, including trash and debris removal, landscaping cleanup, pressure washing of high-traffic areas, and the organization of recreational spaces, contributed to preserving the overall appearance and functionality of the community. The completed work reflects the continued commitment of Centre Lake CDD – Satori to maintaining high standards of cleanliness, safety, and operational excellence while enhancing the resident experience.

CLUB ATTENDANT WEEKLY REPORT

Introduction

This Weekly Report provides a comprehensive overview of the Association's operational activities, maintenance efforts, inspections, resident communications, vendor coordination, and administrative matters addressed during the reporting period. It highlights completed projects, ongoing initiatives, and follow-up actions that support the community's safety, appearance, functionality, and overall operational efficiency.

Throughout the week, the Club Attendant worked collaboratively with homeowners, vendors, contractors, and the Board of Directors to coordinate maintenance and repair services, oversee community inspections, respond to resident inquiries and manage day-to-day operational responsibilities.

Daily Operations Summary

- Conducted comprehensive daily inspections of the clubhouse, fitness center, pool facilities, common areas, and community grounds to assess cleanliness, safety, maintenance requirements, operational readiness, and overall curb appeal. Identified deficiencies and coordinated corrective actions to ensure Association standards were consistently maintained.
- Monitored and reviewed the Association's security camera system to investigate reported incidents, verify compliance with governing documents, support incident investigations, and enhance community safety and security.
- Performed routine community inspections to identify covenant violations, document findings, issue compliance notices, conduct follow-up inspections, and maintain accurate records to ensure fair and consistent enforcement of the Association's governing documents.
- Responded promptly to inquiries via email, telephone, and in person, providing assistance with, amenity access, and other Association services.
- Coordinated with contractors, vendors, and service providers to oversee maintenance requests, repairs, inspections, preventive maintenance programs, and work orders, ensuring quality workmanship and timely project completion.

CLUB ATTENDANT WEEKLY REPORT

- Delivered professional customer service through timely, courteous, and effective communication with residents, Board members, contractors, and vendors, ensuring inquiries, service requests, and operational concerns were addressed efficiently and professionally.
- Conducted routine follow-up on maintenance requests, covenant compliance matters, vendor assignments, resident concerns, and active projects to promote accountability, ensure timely completion, and maintain continuity of community operations.



CLUB ATTENDANT WEEKLY REPORT



"Conducted routine inspections of community facilities and common areas to identify maintenance needs and coordinate corrective actions, ensuring safety, cleanliness, and compliance with Association standards."



" Kids Splash Pool Fence: The open fence area was reported and repaired by the pool vendor to ensure proper safety and secure access."

CLUB ATTENDANT WEEKLY REPORT

“Multiple vendors, including JB Renovations, EcoLawn, the pool vendor, Fitness Solutions, XPower, and other contractors, coordinated with Management throughout the week to perform maintenance, complete repairs, and support ongoing community improvement projects.”

CLUB ATTENDANT WEEKLY REPORT

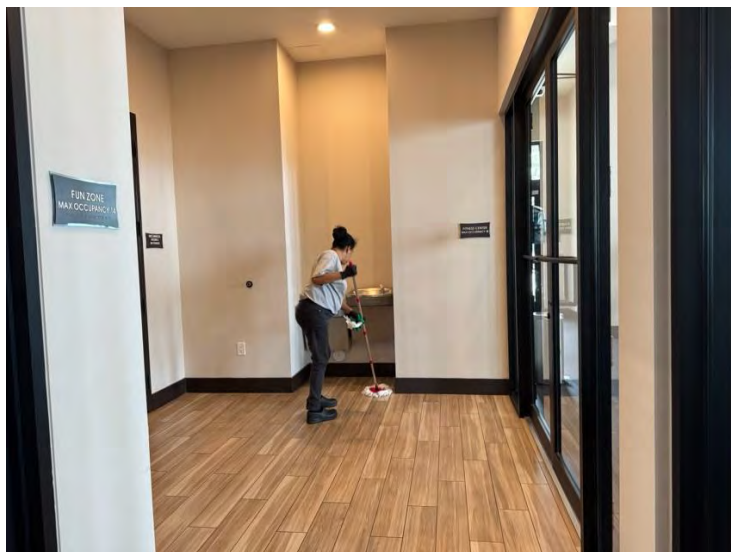


“Fitness Equipment: Management received a resident report regarding a broken handle on one of the fitness machines. A work order has been submitted to the maintenance team for repair.”



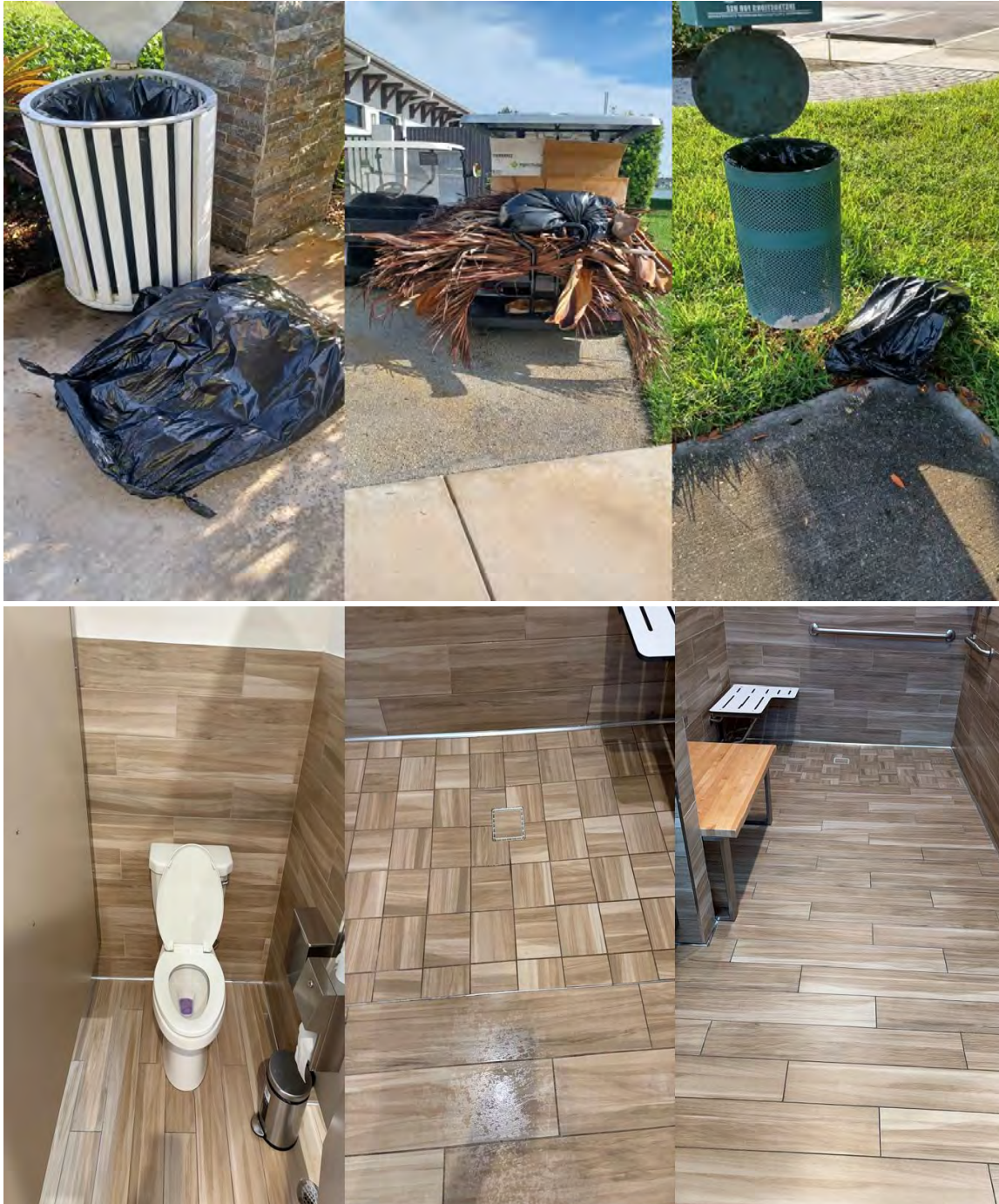
“Pool Area Cleaning: Routine cleaning and maintenance were completed in the pool area to provide a clean and welcoming environment for residents during the weekend.”

CLUB ATTENDANT WEEKLY REPORT



“Routine Janitorial Services: *The cleaning staff performed daily cleaning of the clubhouse and Common areas to maintain a clean, sanitary, and welcoming environment for residents.”*

CLUB ATTENDANT WEEKLY REPORT



"The following photographs, provided by the maintenance and janitorial teams, highlight completed work and ongoing maintenance efforts that support the Association's commitment to maintaining clean, safe, functional, and well-presented community facilities."

CLUB ATTENDANT WEEKLY REPORT



“The following photographs highlight the community's well-maintained appearance and reflect the ongoing commitment to preserving a clean, safe, attractive, and welcoming environment for all residents. These images illustrate the continued efforts devoted to maintaining the Association's facilities, common areas, and overall community standards throughout the reporting period.”

Key Achievements

Operational Excellence

- Successfully managed daily clubhouse, fitness center, pool, and amenity operations, ensuring all facilities remained safe, clean, fully operational, and consistently prepared for resident use throughout the reporting period.
- Successfully implemented the seasonal operating schedule by extending clubhouse and pool hours to **8:00 PM**, enhancing resident accessibility while maintaining operational efficiency and appropriate facility oversight.
- Sustained efficient day-to-day operations through proactive planning, continuous monitoring, and effective coordination of operational priorities, maintenance activities, and resident services.

Facility Oversight & Preventive Maintenance

- Coordinated closely with contractors, vendors, and service providers to facilitate repairs, preventive maintenance, inspections, and follow-up work, ensuring projects were completed efficiently, professionally, and in accordance with Association expectations.
- Verified completed work for quality, accuracy, and compliance, supporting the long-term preservation of Association facilities and capital assets through proactive maintenance oversight.

CLUB ATTENDANT WEEKLY REPORT

Resident Service & Communication

- Delivered responsive, professional customer service by assisting homeowners and residents with, access control, amenity use, compliance matters, and general inquiries through email, telephone, and in-person communication.
- Maintained consistent communication and follow-up with residents, Board members, contractors, vendors, and management to ensure timely resolution of requests, operational concerns, and outstanding action items.

Safety & Compliance

- Maintained a safe and secure community environment by independently monitoring daily facility operations, evaluating weather-related conditions, and implementing appropriate operational adjustments to protect residents and Association property.
- Utilized the Association's security camera system to support incident investigations, monitor amenity activity, verify compliance with governing documents, and strengthen overall community security.
- Maintained thorough inspection reports, maintenance records, compliance documentation, operational logs, and project tracking records to promote accountability, transparency, and consistent enforcement of Association standards.

Team Collaboration

- Worked collaboratively with management, maintenance personnel, security staff, contractors, vendors, and the Board of Directors to coordinate daily operations, support community improvement initiatives, and ensure the successful completion of operational priorities.
 - Recognized and supported the continued efforts of the cleaning team in maintaining exceptional cleanliness throughout the clubhouse, fitness center, pool facilities, and common areas, contributing to an enhanced resident experience and reinforcing the Association's commitment to excellence.
-

Challenges Faced / Weekly Responsibilities

- Balanced multiple operational priorities by coordinating inspections, maintenance requests, contractor schedules, vendor services, and administrative responsibilities while maintaining uninterrupted community operations and resident services.
- Maintained continuity of daily clubhouse operations and administrative functions during periods of reduced staffing by assuming additional responsibilities and ensuring essential services remained uninterrupted.
- Assisted with the onboarding and training of weekend clubhouse staff, ensuring operational procedures, customer service expectations, safety protocols, and amenity oversight responsibilities were effectively communicated.

CLUB ATTENDANT WEEKLY REPORT

Conclusion:

Throughout the reporting period, the Association's daily operations were successfully maintained through proactive oversight, effective communication, and efficient coordination of maintenance, administrative, compliance, and resident service activities. Routine inspections, vendor coordination, resident assistance, and operational follow-up were completed in a timely manner, supporting the continued safety, appearance, and functionality of the community.

Despite periods of reduced staffing and increased operational demands, essential services remained uninterrupted through effective planning, adaptability, and collaboration with the Property Manager, Board of Directors, contractors, vendors, and residents. Operational priorities were successfully managed while maintaining a high standard of customer service, accountability, and responsiveness.

Looking ahead, Management will continue to focus on preventive maintenance, facility inspections, covenant compliance, capital improvement initiatives, vendor performance, and resident engagement to preserve the Association's assets and enhance the overall quality of life within the community. Continued collaboration with the Board of Directors and service providers will remain a priority to ensure operational efficiency, fiscal responsibility, and the consistent delivery of high-quality community services.

Overall, the reporting period was productive and demonstrated continued progress toward achieving the Association's operational goals. Through strong teamwork, proactive problem-solving, and a commitment to excellence, the community remained well maintained, efficiently managed, and positioned to support the long-term objectives of the Association.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



CENTRE LAKE CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
August 1 – August 7, 2026

Page 1 of 2

1. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin & Club Attendant Weekly Reports for full task details.

- Clubhouse, pool, cleaning and upkeep (weekly).



- Pressure cleaning project: Front Clubhouse areas, rotunda and 154 St Entrance



CENTRE LAKE CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
August 1 – August 7, 2026

Page 2 of 2

- Gym Maintenance: Daily floor cleaning, under-equipment detail, mirror, and glass door care.
2. Incident reports 8.7.26
- **Clubhouse Pool Fence:** Children were observed attempting to open the pool fence without a fob, resulting in damage to the fence. A work order was immediately placed with JB Renovations, and the contractor responded promptly and completed the repair.



OFFICE ADMINISTRATION: ADMINISTRATIVE ASSISTANT & CLUB ATTENDANT:
END REPORT

CENTRE LAKE CDD – SATORI

WEEKLY REPORT August 03, 2026, TO August 07, 2026

1. Clubhouse Operations

- Operated **11:00 AM – 8:00 PM, Monday–Sunday.**
- Conducted **daily cleaning of amenities**, including the gym, restrooms, and pool area.

2. Janitorial Services Overview

To maintain a clean, safe, and welcoming community, **daily janitorial and maintenance tasks** are performed. This section provides a visual summary of the work completed throughout the week, including the clubhouse, restrooms, pool area, and common grounds.

3. Scope of Work

Clubhouse & Common Areas:

- Sweeping, mopping, and disinfecting all floors and high-touch surfaces.
- Cleaning and sanitizing restrooms (mirrors, sinks, toilets, dispensers).
- Polishing glass doors and windows, inside and out.
- Dusting and wiping down furniture, fixtures, and light switches.

Outdoor Grounds:

- Collection and removal of trash and debris from walkways, patios, and green spaces.
- Replacement of trash bags and sanitation of bins.
- Daily pickup of fallen palm fronds and natural debris.
- Pressure washing sidewalks, entryways, and high-traffic exterior surfaces as needed.

Pool & Recreation Areas:

- Cleaning and organizing pool deck, lounge chairs, and cabanas.
- Wiping and sanitizing poolside tables, chairs, and fencing.
- Maintaining dog waste stations and replenishing waste bags.
- Inspection and cleaning of outdoor lighting fixtures.

Mail & Entry Areas:

- Sweeping and cleaning around mailbox stations.
- Polishing mailbox surfaces and removing litter.
- Cleaning entry doors, mats, and surrounding glass panels.

These tasks ensure a consistently clean and welcoming environment for all residents and guests.

4. Maintenance Report This Week: 2**Vibrant Pool Services**

- The vendor completed his weekly inspections.

JB Renovations

- Completed maintenance by touching up the clubhouse paint, replacing the storage room lock, and repairing the pool gate in response to an emergency service call.

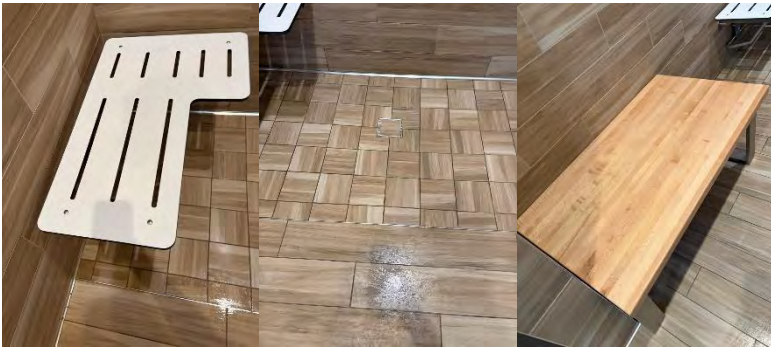
5. Photos Documented During the Week**Highlights include:**

1. Satori's janitor performing daily cleaning tasks.
2. Maintenance activities throughout the week, including:
 - o Trash removal and surface sanitization
 - o Landscaping debris collection
 - o Pressure washing high traffic areas.
 - o Organization of recreational and shared-use areas

3. Maintenance by Janitor throughout the week.



4. Satori's Janitor



Conclusion

Throughout the week of August 3–7, 2026, Centre Lake CDD – Satori continued to maintain a clean, safe, and welcoming environment through consistent clubhouse operations, janitorial services, and maintenance activities. Daily cleaning and sanitization efforts ensured that shared amenities, including the fitness center, restrooms, pool area, clubhouse, mail stations, and common areas, remained well-maintained for residents and guests.

Maintenance efforts were also completed as scheduled, with Vibrant Pool Services conducting weekly pool inspections and JB Renovations addressing necessary repairs, including clubhouse paint touch-ups, storage room lock replacement, and an emergency pool gate repair. The completed work reflects the ongoing commitment of the management and maintenance teams to uphold high standards of cleanliness, safety, and operational excellence while preserving the appearance and functionality of the community's facilities.

CLUB ATTENDANT WEEKLY REPORT

Introduction

This Weekly Report provides an overview of the operational activities, maintenance efforts, community inspections, resident communications, vendor coordination, and administrative matters addressed during the reporting period. It highlights completed projects, ongoing initiatives, and follow-up actions undertaken to support the community's safety, appearance, functionality, and overall operational efficiency.

Throughout the week, the Club Attendant collaborated with homeowners, vendors, contractors, and the Board of Directors to coordinate maintenance and repair services, oversee community inspections, respond to resident inquiries, enforce Association rules and standards, and manage daily operational responsibilities. These efforts contribute to maintaining the community's appearance, ensuring compliance, enhancing resident satisfaction, and supporting the efficient and effective operation of the Association.

Daily Operations Summary

- Conducted comprehensive daily inspections of the clubhouse, fitness center, pool facilities, common areas, and community grounds to evaluate cleanliness, safety, maintenance needs, operational readiness, and overall curb appeal. Identified deficiencies and coordinated corrective actions to ensure Association standards were consistently maintained.
- Monitored and reviewed the Association's security camera system to investigate reported incidents, verify compliance with governing documents, support incident investigations, and promote community safety and security.
- Responded to homeowner and resident inquiries via email, telephone, and in person, providing assistance with resident access credentials, parking concerns, amenity access, and other services.
- Coordinated with contractors, vendors, and service providers to oversee maintenance requests, repairs, inspections, preventive maintenance and outstanding work orders, ensuring timely completion and quality workmanship.

CLUB ATTENDANT WEEKLY REPORT

- Delivered professional customer service through timely, courteous, and effective communication with residents, Board members, contractors, and vendors, ensuring inquiries, service requests, and operational concerns were addressed promptly and professionally.



CLUB ATTENDANT WEEKLY REPORT



“Conducted routine inspections of community areas to identify maintenance needs and ensure safety, cleanliness, and compliance with Association standards.”



“The storage room lock in the clubhouse kitchen was replaced with a new lock by JB Renovations.”

CLUB ATTENDANT WEEKLY REPORT

“Multiple vendors, including JB Renovations, EcoLawn, LLM Painting, the pool vendor, Fitness Solutions, XPower, and other contractors, coordinated with Management throughout the week to complete maintenance, repairs, and ongoing community improvement projects.”



“Scheduled pressure cleaning of the sidewalks surrounding the clubhouse and the community's main entrance was completed by the maintenance staff.”



“A sign was installed on the clubhouse trash bin to inform residents that dumping personal or household garbage is prohibited.”

“Management Assistance: Maintained ongoing communication with the Community Manager while assisting with resident concerns, violations, complaints, and daily operational matters. Coordinated directly with vendors, followed up on vendor and resident communications, monitored ongoing issues, and kept the Community Manager informed of community updates, resident concerns, and project progress throughout the reporting period.”

CLUB ATTENDANT WEEKLY REPORT



“The water level in the children's splash pool and spa was observed to be higher than normal due to the heavy rainfall experienced throughout the week. The pool vendor has been notified and is addressing the issue.”



“The gym trash can was found damaged by the cleaning staff. Management has been notified and is coordinating its replacement.”

CLUB ATTENDANT WEEKLY REPORT

Community Incident Reports & Follow-Ups

This section provides a summary of incidents reported during the week, along with the corresponding actions taken by Management, communication with residents, vendors, and/or applicable parties, and any pending follow-up items.

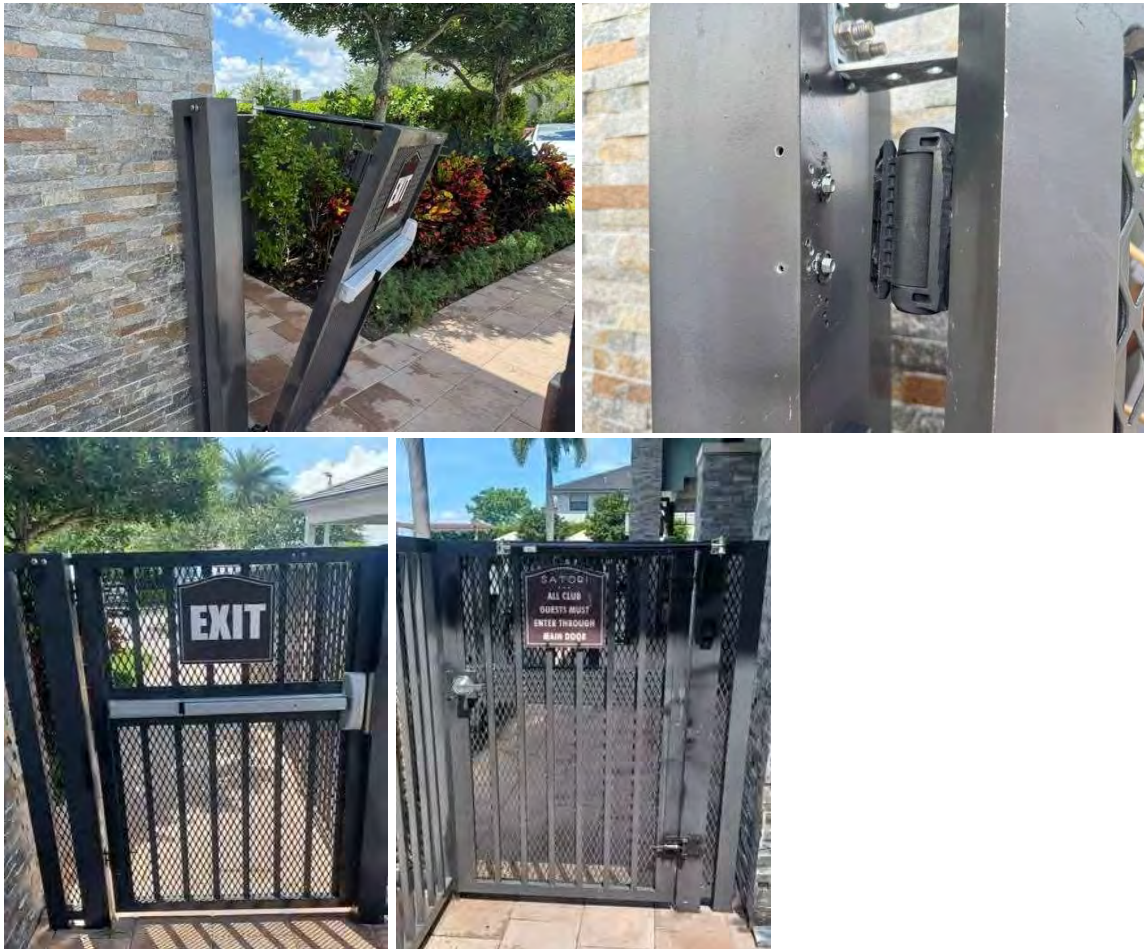
Incident Report #1 – Clubhouse Pool Door Damage

Date: August 7, 2026

Location: Clubhouse

On August 7, 2026, at approximately 12:30 p.m., surveillance footage showed that unauthorized individuals entered the pool area by forcing access through the gate, without presenting a valid key fob. The forced entry caused damage to the pool door, which was immediately documented and reported. JB Renovations was contacted for an emergency service response and completed the required repairs to restore the door's functionality.

Management is continuing to monitor and follow up on the matter while reviewing available information to assist with identifying the individuals involved. Attached are photos documenting the damage and the repair work completed by JB Renovations.



CLUB ATTENDANT WEEKLY REPORT



“The following photographs highlight completed maintenance tasks and ongoing efforts by the maintenance and janitorial teams to ensure community facilities remain clean, safe, functional, and well-maintained.”

CLUB ATTENDANT WEEKLY REPORT



“The following photographs showcase the community’s ongoing upkeep, cleanliness, and overall appearance, highlighting the Association’s continued efforts to maintain a safe, attractive, and welcoming environment for all residents.”

Key Achievements

Operational Excellence

- Maintained the safe, clean, and efficient operation of the clubhouse, fitness center, pool, and other community amenities, ensuring facilities remained fully operational and consistently prepared for resident use.
- Successfully implemented the seasonal operating schedule by extending clubhouse and pool hours to **8:00 PM**, improving resident access while maintaining appropriate oversight and operational efficiency.
- Sustained efficient daily operations through proactive planning, continuous monitoring, and effective coordination of maintenance activities, resident services, and operational priorities.

Facility Oversight & Preventive Maintenance

- Conducted comprehensive inspections of community amenities, common areas, and Association assets to identify maintenance needs, verify safety conditions, and preserve the community's appearance and operational standards.
- Coordinated with contractors, vendors, and service providers to oversee repairs, preventive maintenance, inspections, and follow-up work, ensuring projects were completed professionally, efficiently, and in accordance with Association expectations.
- Verified completed work for quality, accuracy, and compliance, supporting the long-term preservation of Association facilities through proactive maintenance oversight and timely corrective action.

Resident Service & Communication

- Delivered responsive, professional customer service by assisting homeowners and residents with access credentials, amenity usage, compliance matters, and general Association inquiries through multiple communication channels.
- Maintained consistent communication with residents, Board members, contractors, vendors, and management to facilitate timely resolution of service requests, operational issues, and outstanding action items.

CLUB ATTENDANT WEEKLY REPORT

Safety & Compliance

- Promoted a safe and secure community environment by monitoring daily facility operations, evaluating weather-related conditions, and implementing operational adjustments when necessary to protect residents and Association property.
- Utilized the Association's security camera system to support incident investigations, monitor amenity activity, verify compliance with governing documents, and strengthen overall community security.
- Maintained comprehensive inspection reports, maintenance records, compliance documentation, operational logs, and project tracking records to support accountability, transparency, and consistent enforcement of Association standards.

Team Collaboration

- Collaborated effectively with management, maintenance personnel, security staff, contractors, vendors, and the Board of Directors to coordinate daily operations, advance community improvement initiatives, and support the successful completion of operational priorities.
- Recognized and supported the ongoing efforts of the cleaning team in maintaining exceptional cleanliness throughout the clubhouse, fitness center, pool facilities, and common areas, contributing to an enhanced resident experience and reinforcing the Association's commitment to excellence.

Challenges Faced / Weekly Responsibilities

- Balanced multiple competing operational priorities by coordinating community inspections, maintenance requests, contractor schedules, vendor services, administrative responsibilities, and resident support while ensuring uninterrupted daily operations.
- Assisted with the onboarding and training of weekend clubhouse personnel by providing guidance on operational procedures, customer service expectations, amenity oversight, and safety protocols to promote consistent service standards.
- Coordinated ongoing communication with homeowners, contractors, vendors, maintenance personnel, and management to monitor project progress, resolve operational issues, address service requests, and minimize disruptions to the community.
- Maintained accurate operational records, compliance documentation, vendor correspondence, architectural review files, and project tracking logs while managing a demanding workload and supporting the Association's operational, administrative, and compliance objectives.

Conclusion:

Throughout the reporting period, the Association's daily operations were effectively managed through proactive oversight, timely communication, and coordinated maintenance, administrative, compliance, and resident service efforts. Routine inspections, vendor coordination, operational follow-up, and resident assistance were completed efficiently, supporting the continued safety, appearance, functionality, and overall quality of the community.

Despite periods of reduced staffing and increased operational demands, essential services remained uninterrupted through effective planning, adaptability, and collaboration with the Property Manager, Board of Directors, contractors, vendors, and residents. Operational priorities were successfully managed while maintaining a high level of customer service, accountability, and responsiveness.

Looking ahead, the Association will continue to prioritize preventive maintenance, facility inspections, covenant compliance, vendor performance, and resident engagement to preserve Association assets and maintain the community's high standards. Ongoing collaboration with the Board of Directors, management, contractors, and service providers will remain essential to supporting operational efficiency, fiscal responsibility, and the continued delivery of exceptional community services.

Overall, this reporting period reflected strong operational performance and continued progress toward the Association's long-term objectives. Through proactive management, effective teamwork, and a commitment to excellence, the community remained well maintained, efficiently operated, and well positioned for continued success.

CLUB ATTENDANT WEEKLY REPORT

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



CENTRE LAKE CDD – SATORI

WEEKLY REPORT August 10, 2026, TO August 14, 2026

1. Clubhouse Operations

- Operated **11:00 AM – 8:00 PM, Monday–Sunday.**
- Conducted **daily cleaning of amenities**, including the gym, restrooms, and pool area.

2. Janitorial Services Overview

To maintain a clean, safe, and welcoming community, **daily janitorial and maintenance tasks** are performed. This section provides a visual summary of the work completed throughout the week, including the clubhouse, restrooms, pool area, and common grounds.

3. Scope of Work

Clubhouse & Common Areas:

- Sweeping, mopping, and disinfecting all floors and high-touch surfaces.
- Cleaning and sanitizing restrooms (mirrors, sinks, toilets, dispensers).
- Polishing glass doors and windows, inside and out.
- Dusting and wiping down furniture, fixtures, and light switches.

Outdoor Grounds:

- Collection and removal of trash and debris from walkways, patios, and green spaces.
- Replacement of trash bags and sanitation of bins.
- Daily pickup of fallen palm fronds and natural debris.
- Pressure washing sidewalks, entryways, and high-traffic exterior surfaces as needed.

Pool & Recreation Areas:

- Cleaning and organizing pool deck, lounge chairs, and cabanas.
- Wiping and sanitizing poolside tables, chairs, and fencing.
- Maintaining dog waste stations and replenishing waste bags.
- Inspection and cleaning of outdoor lighting fixtures.

Mail & Entry Areas:

- Sweeping and cleaning around mailbox stations.
- Polishing mailbox surfaces and removing litter.
- Cleaning entry doors, mats, and surrounding glass panels.

These tasks ensure a consistently clean and welcoming environment for all residents and guests.

4. Maintenance Report This Week: 1**Vibrant Pool Services**

- The vendor completed his weekly inspections.

5. Photos Documented During the Week**Highlights include:**

1. Satori's janitor performing daily cleaning tasks.
2. Maintenance activities throughout the week, including:
 - o Trash removal and surface sanitization
 - o Landscaping debris collection
 - o Pressure washing high traffic areas.
 - o Organization of recreational and shared-use areas

3. Maintenance by Janitor throughout the week.



4. Satori's Janitor



Conclusion

Throughout the week of August 10–14, 2026, Centre Lake CDD – Satori continued to maintain a clean, safe, and welcoming environment through consistent clubhouse operations, daily janitorial services, and routine maintenance activities. The clubhouse remained fully operational, with daily cleaning and sanitization performed throughout the gym, restrooms, pool area, and other shared facilities.

The janitorial team completed a comprehensive range of services, including floor and surface sanitation, restroom cleaning, glass and entryway maintenance, trash and debris removal, landscaping debris collection, pool deck and recreation area upkeep, and maintenance of mailbox and entry areas. High-traffic areas were also pressure washed as needed to preserve cleanliness and appearance.

Vibrant Pool Services completed the scheduled weekly pool inspection, supporting the continued safety and proper maintenance of the pool facilities. In addition, photographic documentation throughout the week provided a record of daily cleaning, debris removal, sanitation, pressure washing, and organization of common areas.

These efforts reflect the continued commitment of the Centre Lake CDD – Satori management and maintenance teams to maintaining high standards of cleanliness, safety, appearance, and functionality throughout the community, while ensuring that residents and guests continue to enjoy well-maintained and welcoming facilities.

CLUB ATTENDANT WEEKLY REPORT

Introduction

This Weekly Report provides a comprehensive overview of the Association's operational activities, maintenance initiatives, community inspections, resident communications, vendor coordination, and administrative matters addressed throughout the reporting period. It highlights completed projects, ongoing initiatives, outstanding items, and follow-up actions undertaken to support the community's safety, appearance, functionality, and overall operational efficiency. Throughout the week, the Club Attendant worked closely with homeowners, vendors, contractors, and the Board of Directors to coordinate maintenance and repair services, conduct community inspections, address resident inquiries and concerns, enforce rules and standards, and manage daily operational responsibilities. These efforts are focused on maintaining the community's appearance, protecting and preserving Association assets, promoting compliance with the governing documents, enhancing the resident experience, and ensuring the Association's operations remain organized, responsive, and efficient.

Daily Operations Summary

- **Conducted daily inspections** of the clubhouse, fitness center, pool facilities, common areas, and community grounds to assess cleanliness, safety, functionality, maintenance needs, and overall appearance. Documented deficiencies and coordinated corrective actions as needed.
- **Monitored the Association's security camera system** to review reported incidents, verify compliance with Association standards, assist with investigations, and support overall community safety and security.
- **Performed routine community inspections** to identify potential covenant violations, document findings, issue compliance notices when necessary, and conduct follow-up inspections to promote consistent enforcement of rules.
- **Responded to homeowner and resident inquiries** by email, telephone, and in person, providing assistance with access credentials, parking matters, amenity access, and other related requests.
- **Coordinated and followed up with contractors, vendors, and service providers** regarding maintenance requests, repairs, inspections, preventive maintenance, and outstanding work orders to ensure timely completion and acceptable quality of work.
- **Processed and maintained Association records** compliance documentation, correspondence, vendor information, operational reports, and project tracking records, ensuring information remained accurate and current.
- **Managed daily administrative and operational activities**, including monitoring active projects, tracking pending action items, coordinating follow-ups, and communicating with the Board of Directors, homeowners, management, vendors, and contractors to maintain continuity of operations.
- **Provided professional and responsive customer service** to residents, homeowners,

CLUB ATTENDANT WEEKLY REPORT

Board members, vendors, and contractors by addressing questions, concerns, and service requests in a timely, courteous, and solutions-oriented manner.

- **Conducted ongoing follow-up on open matters**, including maintenance requests, covenant compliance cases, vendor assignments, resident concerns, architectural applications, and active projects to promote accountability, minimize delays, and ensure outstanding items progressed toward resolution.



CLUB ATTENDANT WEEKLY REPORT



“Conducted routine community inspections to ensure safety, cleanliness, maintenance, and compliance with Association standards.”

CLUB ATTENDANT WEEKLY REPORT



“During the weekly inspection of the clubhouse amenities, oil stains were identified along the pool deck perimeter. The issue was documented and reported to the Property Manager for follow-up and corrective action”

“Coordinated with multiple vendors, including JB Renovations, EcoLawn, LLM Painting, the pool vendor, Fitness Solutions, XPower, and other contractors, on maintenance, repairs, and ongoing community improvement projects throughout the week.”



“Our maintenance team was hard at work today, cleaning and preparing the pool area and clubhouse amenities to make sure everything is fresh, clean, and ready for the weekend!”

CLUB ATTENDANT WEEKLY REPORT



“The following photographs highlight completed maintenance tasks and ongoing efforts by the maintenance and janitorial teams to ensure that community facilities and common areas remain clean, safe, functional, and well-maintained. These activities reflect the continued commitment to maintaining the community’s appearance, cleanliness, and overall condition.”

CLUB ATTENDANT WEEKLY REPORT



“The following photographs showcase the community’s ongoing upkeep, cleanliness, and overall appearance, highlighting the Association’s continued efforts to preserve a safe, attractive, clean, and welcoming environment for all residents. These efforts reflect the Association’s commitment to maintaining the community’s common areas and enhancing the overall quality and appearance of the property.”

Key Achievements

Operational Excellence

- Maintained the safe, clean, functional, and efficient operation of the clubhouse, fitness center, pool, and other community amenities, ensuring facilities remained prepared and accessible for resident use.
- Successfully implemented the seasonal operating schedule, including extended clubhouse and pool hours through **8:00 PM**, enhancing resident access while maintaining appropriate operational oversight.
- Proactively monitored daily operations and adjusted priorities as needed to address maintenance needs, resident requests, facility conditions, and other operational matters in a timely manner.

Facility Oversight & Preventive Maintenance

- Conducted comprehensive inspections of community amenities, common areas, and Association assets to identify maintenance concerns, safety conditions, cleanliness issues, and opportunities for corrective action.
- Coordinated with contractors, vendors, and service providers on repairs, preventive maintenance, inspections, and outstanding work orders, promoting timely completion and quality workmanship.
- Followed up on completed work to verify that services and repairs met Association expectations and that identified issues were properly addressed.
- Continued proactive oversight of Association facilities and assets to support long-term preservation, minimize recurring maintenance concerns, and maintain the clubhouse’s overall appearance.

CLUB ATTENDANT WEEKLY REPORT

Resident Service & Communication

- Provided responsive and professional assistance to homeowners and residents regarding, access credentials, amenity use, compliance matters, account inquiries, and other Association-related requests.
- Maintained consistent communication with residents, Board members, management, contractors, and vendors to facilitate timely responses and resolution of outstanding matters.
- Followed up on resident requests and open issues to ensure continuity, accountability, and timely resolution.

Safety & Compliance

- Conducted routine inspections and monitored facility and weather-related conditions to identify potential safety concerns and implement operational adjustments when necessary.
- Utilized the Association's security camera system to assist with incident reviews, monitor amenity activity, investigate reported concerns, and support overall community safety and security.
- Conducted covenant compliance inspections, documented findings, issued notices when appropriate, and completed follow-up inspections to support consistent enforcement of the Association's governing documents.
- Maintained accurate inspection reports, maintenance records, compliance documentation, operational logs, and project tracking records to support accountability and effective Association management.

Team Collaboration

- Collaborated with management, maintenance personnel, security staff, contractors, vendors, and the Board of Directors to coordinate daily operations, resolve outstanding matters, and advance community priorities.
 - Maintained effective communication and coordination among all parties involved in ongoing projects and operational activities, helping minimize delays and ensure appropriate follow-through.
 - Recognized and supported the continued efforts of the cleaning team in maintaining a high standard of cleanliness throughout the clubhouse, fitness center, pool facilities, and common areas, contributing to a positive resident experience.
 - Continued to promote a professional, service-oriented approach to daily operations, with a focus on **community appearance, resident satisfaction, asset preservation, safety, and operational efficiency**
-

Conclusion:

Throughout the reporting period, the Association's daily operations were effectively managed through proactive oversight, timely communication, and coordinated efforts across maintenance, compliance, administrative functions, and resident services. Routine inspections, vendor coordination, project follow-up, resident assistance, and operational responsibilities were completed efficiently, supporting the continued safety, appearance, functionality, and overall quality of the community.

Despite periods of reduced staffing and increased operational demands, essential services and resident support remained uninterrupted. Through effective prioritization, adaptability, and collaboration with the Property Manager, Board of Directors, contractors, vendors, and residents, operational priorities were successfully addressed while maintaining a high standard of customer service, accountability, and responsiveness.

Moving forward, the Association will continue to focus on **preventive maintenance, facility inspections, covenant compliance, vendor performance, safety, and resident engagement**. Continued communication and collaboration among management, the Board, contractors, vendors, and residents will remain essential to maintaining operational efficiency, preserving Association assets, and supporting responsible stewardship of community resources.

Overall, the reporting period reflected **strong operational performance, effective teamwork, and continued progress toward the Association's long-term objectives**. The consistent focus on proactive management, timely follow-up, quality service, and community standards has contributed to a well-maintained, efficiently operated, and resident-focused community while establishing a strong foundation for continued improvement and success.

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



CENTRE LAKE CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
August 15 – August 21, 2026

Page 1 of 3

1. Administration:

☐ Community Communications:

- o *Temporary Clubhouse Access Procedures: Storm-Related Repairs*

2. JANITORIAL (housekeeping) & MAINTENANCE (MMI)

Refer to attached Admin Weekly Report for full task details.

- Clubhouse, pool, cleaning and upkeep (weekly).



- Gym Maintenance: Daily floor cleaning, under-equipment detail, mirror, and glass door care
- Fitness Source completed the monthly fitness equipment maintenance inspection this week.
 - o Items identified:
 - Two treadmill computer/console back covers are cracked, apparently from residents holding onto the consoles while exercising, despite posted signage advising against this.
 - Treadmill Speed Control: The speed adjustment buttons used to increase/decrease speed are not functioning and will be replaced.
 - One piece of strength equipment has damaged/worn padding.
 - One dumbbell has damaged rubber coating.
 - One weight plate is cracked/damaged.

CENTRE LAKE CDD

WEEKLY MANAGEMENT

REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
August 15 – August 21, 2026

Page 2 of 3

Fitness Source will assess the damaged items and provide repair/replacement recommendations as needed. Residents should be reminded to follow posted equipment-use instructions to prevent further damage.



Clubhouse – Storm Damage & Access System Update

Following Wednesday's storm, damage was identified to the Clubhouse network and access-control systems. Repairs are in progress, with several components requiring replacement.

Work Required / Pending:

- Replace the 24-port PoE network switch and Ubiquiti Pro 24-Port PoE managed switch.
- Replace damaged network protection components and Dell Pro Micro desktop.
- Complete installation, configuration, and testing of replacement equipment.
- myQ Access: Clubhouse doors are not functioning through myQ and will remain locked. Access is available during regular clubhouse hours, and members must register at the front desk.

CENTRE LAKE CDD WEEKLY MANAGEMENT REPORT

Provided by:
Maria Hernandez
Property Manager

Date(s):
August 15 – August 21, 2026

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- Locksmith: A locksmith was called to provide master keys for the lobby and gym doors, as existing keys are missing or not working.
- Pool Parking Lot Entrance: The myQ reader was damaged and the entrance is now locked. A stopper was installed to prevent the door from remaining open.
- Next Steps: Network equipment, myQ access, and plastic fob readers are scheduled to be repaired/restored next week.

Status: Work remains in progress, with full restoration of the network and access-control systems pending.



- Pressure cleaning clubhouse mail area:



OFFICE ADMINISTRATION: ADMINISTRATIVE ASSISTANT & CLUB ATTENDANT:
END REPORT

CENTRE LAKE CDD – SATORI

WEEKLY REPORT August 17, 2026, TO August 21, 2026

1. Clubhouse Operations

- Operated **11:00 AM – 8:00 PM, Monday–Sunday.**
- Conducted **daily cleaning of amenities**, including the gym, restrooms, and pool area.

2. Janitorial Services Overview

To maintain a clean, safe, and welcoming community, **daily janitorial and maintenance tasks** are performed. This section provides a visual summary of the work completed throughout the week, including the clubhouse, restrooms, pool area, and common grounds.

3. Scope of Work

Clubhouse & Common Areas:

- Sweeping, mopping, and disinfecting all floors and high-touch surfaces.
- Cleaning and sanitizing restrooms (mirrors, sinks, toilets, dispensers).
- Polishing glass doors and windows, inside and out.
- Dusting and wiping down furniture, fixtures, and light switches.

Outdoor Grounds:

- Collection and removal of trash and debris from walkways, patios, and green spaces.
- Replacement of trash bags and sanitation of bins.
- Daily pickup of fallen palm fronds and natural debris.
- Pressure washing sidewalks, entryways, and high-traffic exterior surfaces as needed.

Pool & Recreation Areas:

- Cleaning and organizing pool deck, lounge chairs, and cabanas.
- Wiping and sanitizing poolside tables, chairs, and fencing.
- Maintaining dog waste stations and replenishing waste bags.
- Inspection and cleaning of outdoor lighting fixtures.

Mail & Entry Areas:

- Sweeping and cleaning around mailbox stations.
- Polishing mailbox surfaces and removing litter.
- Cleaning entry doors, mats, and surrounding glass panels.

These tasks ensure a consistently clean and welcoming environment for all residents and guests.

4. Maintenance Report This Week: 2**Vibrant Pool Services**

- The vendor completed his weekly inspections.

JB Renovations

- The parts ordered have been delivered, and some of the doors leading to the clubhouse have been placed back online to make access easier for residents and staff.

5. Photos Documented During the Week**Highlights include:**

1. Satori's janitor performing daily cleaning tasks.
2. Maintenance activities throughout the week, including:
 - o Trash removal and surface sanitization
 - o Landscaping debris collection
 - o Pressure washing high traffic areas.
 - o Organization of recreational and shared-use areas

3. Maintenance by Janitor throughout the week.



4. Satori's Janitor



Conclusion

Throughout the week of August 17–21, 2026, Centre Lake CDD – Satori continued to maintain a clean, safe, and welcoming environment through daily clubhouse operations, janitorial services, and routine maintenance. The clubhouse remained operational from 11:00 AM to 8:00 PM, with consistent cleaning and sanitization of the gym, restrooms, pool area, and common spaces.

Janitorial services included floor and surface sanitation, restroom cleaning, glass and entryway maintenance, trash and debris removal, landscaping debris collection, pool deck upkeep, and pressure washing of high-traffic areas as needed. Mailbox areas, entryways, dog waste stations, and recreational areas were also maintained throughout the week.

Vibrant Pool Services completed the scheduled weekly pool inspection. Additionally, the delivery of parts ordered for clubhouse access allowed several doors to be placed back online, improving accessibility for residents and staff. Photographic documentation provided a record of the cleaning, maintenance, and upkeep completed throughout the community.

These efforts reflect the continued commitment of Centre Lake CDD – Satori to maintaining clean, safe, functional, and well-presented facilities for residents and guests.

CLUB ATTENDANT WEEKLY REPORT

Introduction

This Weekly Report provides an overview of the Association's operational activities, maintenance initiatives, community inspections, resident communications, vendor coordination, and administrative matters addressed throughout the reporting period. It highlights completed projects, ongoing initiatives, outstanding items, and follow-up actions undertaken to support the community's safety, appearance, functionality, and overall operational efficiency.

Throughout the week, the Club Attendant worked closely with homeowners, vendors, contractors, and the Board of Directors to coordinate maintenance and repair services, conduct community inspections, address resident inquiries and concerns, monitor compliance with Association rules and standards, and manage daily operational responsibilities.

These efforts remain focused on maintaining the community's appearance, protecting and preserving Association assets, supporting compliance with the governing documents, enhancing the resident experience, and ensuring that Association operations remain organized, responsive, and efficient.

Daily Operations Summary

- Conducted daily inspections of the clubhouse, fitness center, pool facilities, common areas, and community grounds to monitor cleanliness, safety, functionality, maintenance needs, and overall appearance. Documented deficiencies and coordinated corrective actions as necessary.
- Monitored the Association's security camera system to review reported incidents, verify compliance with Association standards, assist with investigations, and support the overall safety and security of the community.
- Performed routine community inspections to identify potential covenant violations, document findings, issue compliance notices when appropriate, and conduct follow-up inspections to promote consistent enforcement of the Clubhouse rules.
- Responded to homeowner and resident inquiries via email, telephone, and in person, providing assistance with, access credentials, parking matters, amenity access, and other related requests.
- Coordinated and followed up with contractors, vendors, and service providers regarding maintenance requests, repairs, inspections, preventive maintenance, and outstanding work orders to ensure timely completion and quality service.

CLUB ATTENDANT WEEKLY REPORT

- Provided professional and responsive customer service to residents, homeowners, Board members, vendors, and contractors by addressing questions, concerns, and service requests in a timely and solutions-oriented manner.
- Followed up on outstanding matters including maintenance requests, compliance cases, vendor assignments, resident concerns, and ensure timely resolution.
- Maintained regular communication and coordination with all relevant parties to ensure that daily community operations, maintenance needs, resident requests, and ongoing projects were properly addressed and documented.



CLUB ATTENDANT WEEKLY REPORT



“Conducted routine community inspections to monitor safety, cleanliness, maintenance conditions, and compliance with Association standards and governing documents.”



Pool Inspection & Maintenance Update:

During a routine inspection, dirt and debris were found in the pool, and an open section of fencing was identified near the kids' splash pool. The issues were reported to the pool vendor, who has already addressed and resolved both matters.

CLUB ATTENDANT WEEKLY REPORT

Coordinated with multiple vendors, including JB Renovations, EcoLawn, LLM Painting, the pool vendor, Fitness Solutions, XPower, and other contractors, regarding maintenance, repairs, inspections, and ongoing community improvement projects throughout the week.



Party Room Meeting Preparation:

All necessary materials, documents, and meeting areas were prepared and set up for this month's Compliance Committee Meeting and Board of Directors Meeting, ensuring everything was ready for the scheduled meetings.



Gym Electrical Outlet Repair:

*A work order was submitted to **JB Renovations** to repair a damaged electrical outlet in the gym area. This outlet had been repaired less than three months ago and is already showing signs of damage. Follow-up with the vendor is underway to address the issue and ensure the repair is properly completed.*

CLUB ATTENDANT WEEKLY REPORT



Pool Sign Replacement:

A work order was submitted to **JB Renovations** to replace existing signs in the pool area. Approximately three signs were found with water and dirt inside, and replacement was requested to maintain the area's appearance and proper condition.



Garbage Dumpster & Maintenance Follow-Up:

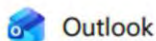
The garbage dumpster was not picked up as scheduled on Wednesday. The waste management company was contacted, and the pickup was rescheduled for the next business day. Throughout the week, the dumpster was left open by the maintenance staff in case the collection truck arrived. At the end of each day, the Club Attendant secured and closed the dumpster, properly parked the maintenance golf cart, and ensured it was connected to the charger for use the following day.

CLUB ATTENDANT WEEKLY REPORT

Clubhouse Access & Wi-Fi Issues Following Storm:

On Wednesday, following the severe storm and strong lightning activity, the clubhouse experienced several issues, including loss of Wi-Fi, exterior doors not opening properly, and the MyQ app and FOB access systems becoming unavailable. The Club Attendant immediately contacted the IT vendor and internet provider for assistance and notified the Property Manager of the situation, including making arrangements to ensure she could access the office the following day.

Throughout Wednesday, Thursday, and Friday, the Club Attendant remained in direct communication with the vendors and Property Manager to coordinate troubleshooting and work toward resolving the issues. During the storm, a piece of equipment was damaged by a lightning strike. A replacement has already been ordered, and we are currently awaiting delivery and installation to restore the affected systems.



Clubhouse System Temporary Outage

From Satori Community - Satori HOA <satoricommunity@miamimanagement.com>

Date Thu 8/20/2026 2:08 PM

To Satori Community <satoricommunity@miamimanagement.com>

[EXTERNAL] This message originated from outside our organization. Be careful with links and attachments.

Dear Residents,

We would like to inform you that following yesterday afternoon/evening's storm and strong lightning activity, our clubhouse system experienced an outage.

We are currently working with our internet provider, AT&T, as well as our IT vendor to resolve the issue as quickly as possible. As a result of this outage, some of the clubhouse doors may appear as **offline** in the MyQ app.

Please rest assured that we are actively working to restore the system and resolve this matter as soon as possible. We appreciate your patience, cooperation, and understanding while we work through the issue.

**Warm regards,
The Satori HOA Management Team
On behalf of the Board of Directors**

**8875 NW 155 Terr, Miami Lakes, FL 33018 Clubhouse Phone #:
305.570.1864 Email: satoricommunity@miamimanagement.com
Website: <https://websites.mmlive.net/satorihoa/>
*Together, Building a Stronger Community***

CLUB ATTENDANT WEEKLY REPORT

Clubhouse Update:

Following Wednesday's storm and strong lightning activity, some of the clubhouse doors are not functioning properly. An email blast was sent to residents to inform them of the issue. We are actively working to address the matter and restore the affected doors to proper working condition.



Pool Area Maintenance:

The Maintenance staff continues to work diligently to keep the pool areas clean, well-maintained, and ready for residents to enjoy.

Pool Area Door Repair:

A damaged door in the pool area was identified following the storm. The issue has been reported, and we are currently coordinating the necessary repairs to restore the door to proper working condition.



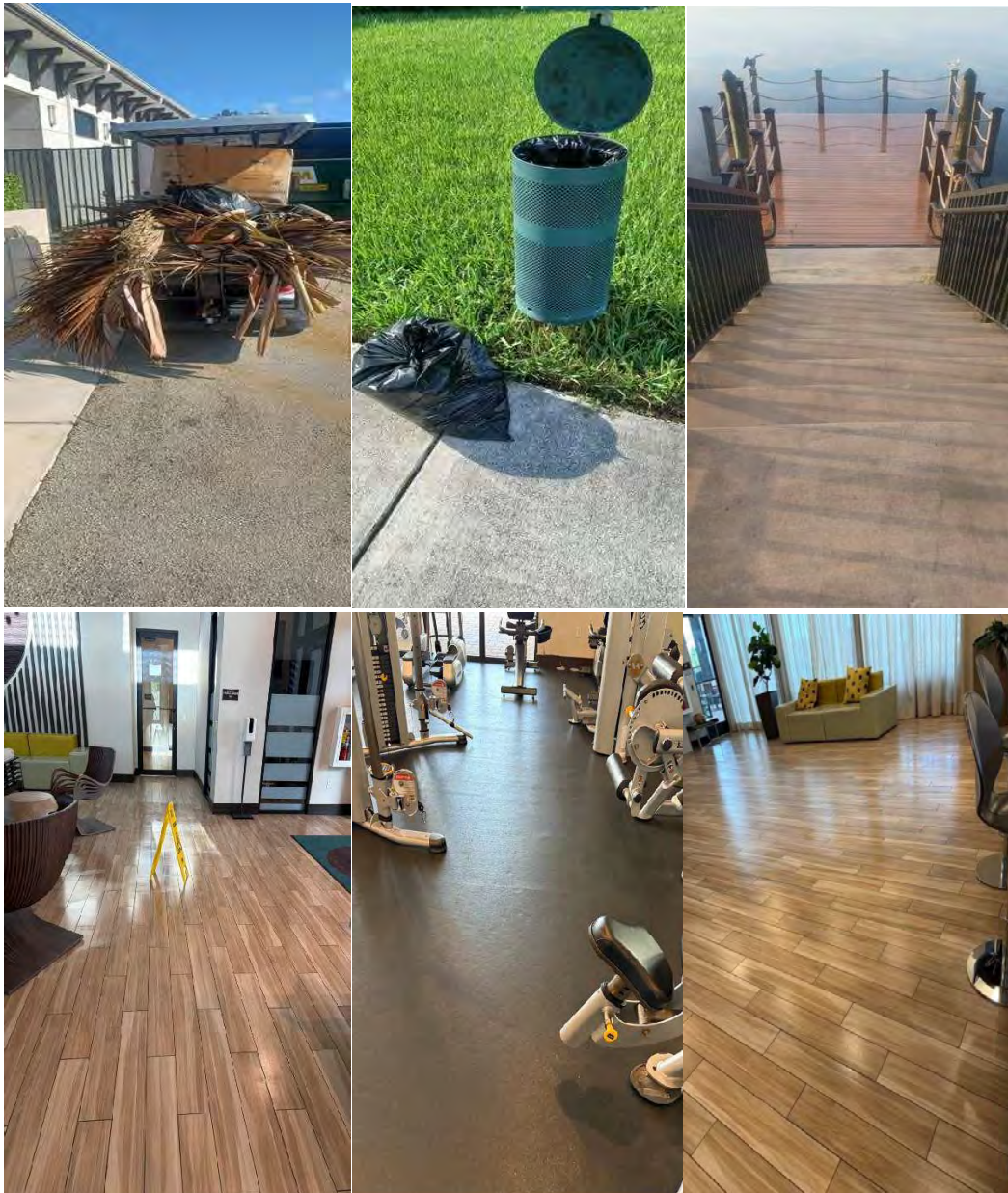
Clubhouse Cleaning & Maintenance:

The Cleaning staff continues to ensure that the clubhouse facilities remain clean and well-maintained, including the gym, lobby, lounge room, offices, and other common areas.

CLUB ATTENDANT WEEKLY REPORT

Community Incident Reports - Follow-Ups

This section provides updates on incident reports documented during the previous week, including follow-up actions taken by Management, ongoing communication with residents, vendors, and other applicable parties, as well as any outstanding matters requiring additional attention or resolution.



Maintenance & Janitorial Activities

The following photographs highlight completed maintenance tasks and ongoing efforts by the Maintenance and Janitorial teams to ensure that community facilities and common areas remain clean, safe, functional, and well-maintained. These activities demonstrate the continued commitment to preserving the community's appearance, cleanliness, functionality, and overall condition.

CLUB ATTENDANT WEEKLY REPORT



Community Appearance & Upkeep

The following photographs showcase the community's ongoing maintenance, cleanliness, and overall appearance. They highlight the Association's continued efforts to preserve a safe, clean, attractive, and welcoming environment for all residents. These efforts reflect the Association's commitment to maintaining and enhancing the condition, appearance, and overall quality of the community's common areas.

Key Achievements

Operational Excellence

- Maintained the safe, clean, functional, and efficient operation of the clubhouse, fitness center, pool, and other community amenities, ensuring facilities remained ready and accessible for resident use.
- Successfully implemented the seasonal operating schedule, including extended clubhouse and pool hours through **8:00 PM**, enhancing resident access while maintaining appropriate operational oversight.
- Proactively monitored daily operations and adjusted priorities as needed to address maintenance needs, resident requests, facility conditions, and other operational matters in a timely manner.

Facility Oversight & Preventive Maintenance

- Conducted comprehensive inspections of community amenities, common areas, and Association assets to identify maintenance concerns, safety issues, cleanliness deficiencies, and opportunities for corrective action.
- Coordinated with contractors, vendors, and service providers regarding repairs, preventive maintenance, inspections, and outstanding work orders to promote timely completion and quality workmanship.
- Followed up on completed work to verify that services and repairs were properly addressed and met Association expectations.

CLUB ATTENDANT WEEKLY REPORT

- Continued proactive oversight of Association facilities and assets to support long-term preservation, minimize recurring maintenance concerns, and maintain the community's overall appearance.

Resident Service & Communication

- Provided responsive and professional assistance to homeowners and residents regarding, access credentials, amenity use, compliance matters, and other related requests.
- Maintained consistent communication with residents, Board members, management, contractors, and vendors to facilitate timely responses and resolution of outstanding matters.
- Followed up on resident requests and open issues to promote accountability, continuity, and timely resolution.

Safety & Compliance

- Conducted routine inspections and monitored facility and weather-related conditions to identify potential safety concerns and implement appropriate operational adjustments when necessary.
- Utilized the Association's security camera system to assist with incident reviews, monitor amenity activity, investigate reported concerns, and support overall community safety and security.
- Conducted covenant compliance inspections, documented findings, issued notices when appropriate, and completed follow-up inspections to support consistent enforcement of the Association's governing documents.
- Maintained accurate inspection reports, maintenance records, compliance documentation, operational logs, and project tracking records to support accountability and effective Association management.

Team Collaboration

- Collaborated closely with Management, maintenance personnel, security staff, contractors, vendors, and the Board of Directors to coordinate daily operations, address outstanding matters, and advance community priorities.
 - Maintained effective communication and coordination among all parties involved in ongoing projects and operational activities, helping minimize delays and ensure appropriate follow-through.
 - Supported the continued efforts of the cleaning team in maintaining a high standard of cleanliness throughout the clubhouse, fitness center, pool facilities, and common areas, contributing to a positive resident experience.
 - Maintained a professional and service-oriented approach to daily operations, with a continued focus on **community appearance, resident satisfaction, asset preservation, safety, and operational efficiency**.
-

CLUB ATTENDANT WEEKLY REPORT

Challenges Faced / Weekly Responsibilities

- Successfully managed multiple competing priorities, balancing community inspections, maintenance requests, vendor and contractor coordination, compliance matters, resident concerns, administrative duties, and daily clubhouse operations while ensuring critical matters received timely attention.
 - Maintained operational continuity during periods of reduced staffing, taking on additional responsibilities, adjusting priorities, and providing hands-on support to ensure essential clubhouse services and resident assistance remained uninterrupted.
 - Coordinated a high volume of member activity, access requests, and other matters while ensuring all established procedures and requirements were followed.
 - Coordinated multiple ongoing projects, repairs, and service requests involving homeowners, contractors, vendors, maintenance personnel, and Management. This required continuous communication, scheduling, follow-up, troubleshooting, and problem-solving to keep projects moving forward and minimize delays.
 - Maintained accurate and organized records while managing a demanding workload, including compliance files, vendor communications, architectural review applications, operational reports, resident documentation, and project tracking records.
 - Balanced urgent resident needs with ongoing operational priorities, continuously evaluating deadlines and priorities to ensure time-sensitive matters were addressed while maintaining the quality and consistency of routine community operations.
-

CLUB ATTENDANT WEEKLY REPORT

Conclusion:

Throughout the reporting period, daily operations were effectively managed through proactive oversight, timely communication, and strong coordination across maintenance, compliance, resident services, and administrative responsibilities.

Despite increased operational demands and periods of reduced staffing, essential services remained uninterrupted. Through effective prioritization and teamwork with the Property Manager, Board of Directors, vendors, contractors, and residents, key priorities and outstanding matters continued to move forward.

Moving forward, the focus will remain on **preventive maintenance, facility oversight, compliance, safety, vendor performance, resident engagement, and preservation of Association assets.**

Overall, the week reflected **strong teamwork, responsive management, and continued progress toward maintaining a safe, well-maintained, and resident-focused community.**

END OF REPORT

Respectfully Submitted by:

Yolaine Castillo



CENTRE LAKE CDD



FIELD DIVISION REPORT



Meeting Date: September 16, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Landscaping

- EcoLawn Landscaping (EL) indicated they provided services to the District on July 1st, 11th and 22nd and August 3rd, 13th and 24th including but not limited to mowing, edging, weed treatment and removal of debris.
- The September services are scheduled for the 3rd, 14th and 25th.
- The next annual rotation at the 154th Street main entrance median is pending.
- The wet check was completed. The system is in good working conditions.
- The September landscape maintenance invoice was credited by EL.
- EL removed the bromeliads in front of the fountains.
- In anticipation of the holiday lighting project, EL will be trimming the palm trees at the main entrances and exits.



CENTRE LAKE CDD
(SATORI)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



Lake

- Lake management services provided by Eco-Blue Aquatics (EBA) on July 10th and 24th and August 19th and 21st as the contractor indicated. Please see attached for more information regarding the service reports.
- EBA commenced the midge services two months in advance, starting on March 6th at no additional cost. The midge services typically commence in May and continue monthly through September annually. EBA was onsite the week of September 4th to complete the last midge treatments for the season.
 - An additional adulticide spray was completed.



CENTRE LAKE CDD
(SATORI)

FIELD DIVISION REPORT
Jesus Lorenzo
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(954) 721-8681 Ext. 219



Field Maintenance

- The Town of Miami Lakes provided a ninety (90) day extension for the Clubhouse pool heater permit application; the extension fee has been paid. The new deadline is December 4th, 2026. Please see below and refer to the attached engineering proposals for more information.
- CV Pro Lighting will be commencing the holiday lighting installation in October.
- JBH provided the monthly services to all fountains.
 - JBH submitted a proposal to prevent water from accumulating on the fountain roofs at 154th Street and 87th Avenue along with some minor repairs.

Good morning:

Permit application extension has been approved. A permit extension fee of \$99.00 is now due and you may use the link provided below to make the payment.

You may pay online at <https://url.avanan.click/v2/r01/> <https://trakit.miamilakes-fl.gov/etrakit/Search/permit.aspx?YXAzOmdvdMvYbm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86MDg0ODg0YjZjNDA0ZDBlN2FjN2RiNjVhZjFhNmNlMzM6NzphYmMwOmU2NTk3ZjJlOTgyMTM0MTEzNDkxNmE2OGlxNzE0YTlhNDM0ODUxZWU5MDZkNTM1OGYyOGVhNmY3ZTk1ZmU1NjU6dDpUOkY>

You must login to pay, MasterCard and Visa accepted.

Effective April 1, 2026, a convenience fee will be applied to all credit card payments. This fee is assessed by a third-party payment processor and is not retained by the Town.

Sincerely,

Susana Naranjo

Building Department

Town of Miami Lakes



CENTRE LAKE CDD
(SATORI)

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



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Exhibits



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: **Centre Lake CDD**

DATE: 7/10/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.4</u>	☐ High	☒ Average	☐ Low
PH READING:	<u>6.5</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☒ ALGAE CONTROL	1
☒ GRASSES & EMERGENTS	1
☒ SUBMERSED AQUATICS	1
☒ FLOATING PLANTS	1
☒ DEBRIS	1

Work report We applied a treatment to eliminate weeds in the perimeter of the lakes. The lake looks good, and all parameters are favorable for the growth of native species.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIONM

FISH: ☒ Bass ☐ Bream ☒ Catfish ☒ Tilapia ☐ Grass carp ☒ Mosquito fish

BIRDS: ☒ Duck ☐ Wood strok ☒ Shorebird ☒ Wading bird ☐ Songbird ☐ Gallinuele

REPTILES: ☐ Alligator ☐ Snake ☒ Turtle ☐ Lizard ☒ Amphibians ☒ Insects

NATIVE PLANTS NOTED

☐ Cypress ☐ Wax myrtle ☐ FL pine ☐ Red maple ☐ Mangrove ☐ Pond apple ☐ Oak

☐ Cocoplum ☒ Bulrush ☐ Blue flag iris ☒ Arrowhead ☐ Thalia ☐ Palm ☒ Pickerelweed

☐ Spickerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Spatterdock ☐ Ferns ☐ Fakahatcheegrass

☐ Baby tears ☐ Naiad ☐ Chara ☐ Duckweed ☐ Bacopa ☐ Pondweed ☒ Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**



ecoblueaquatic@gmail.com

CUSTOMER: **Centre Lake CDD**

DATE: 8/21/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>72.5</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.5</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.5</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

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☒ DEBRIS	1

Work report We applied a treatment to eliminate weeds in the perimeter of the lakes. The lake looks good, and all parameters are favorable for the growth of native species.



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☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



Memorandum

To: Centre Lake Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Jesus Lorenzo
District Manager
GMS-SF

CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Centre Lake Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 15, 2025 – Cancelled
November 19, 2025 – Held
December 17, 2025 – Cancelled
January 21, 2026 – Cancelled
February 18, 2026 – Held
March 18, 2026 – Cancelled
April 15, 2026 – Held
May 20, 2026 – Cancelled
June 17, 2026 – Held
July 15, 2026 – Held
August 19, 2026 – Cancelled
September 16, 2026 – Held
Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

Overall Determination

The Centre Lake Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

District Manager: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

Jesus Lorenzo
District Manager
GMS-SF



Memorandum

To: Centre Lake Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Jesus Lorenzo
District Manager
GMS-SF

CENTRE LAKE
COMMUNITY DEVELOPMENT DISTRICT
2026-2027 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Centre Lake Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

District Manager: _____

Date: _____

Print Name: _____

Centre Lake Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Centre Lake
COMMUNITY DEVELOPMENT DISTRICT

Check Register

07/01/26 - 08/31/26

.

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
07/01/2026 - 07/31/2026	1534-1550	\$98,273.25
<i>Autopay</i>	<i>80024-80025</i>	<i>\$394.21</i>
08/01/2026 - 08/31/2026	1551-1570	\$69,243.94
<i>Autopay</i>	<i>80026-80027</i>	<i>\$396.47</i>
TOTAL		\$ 168,307.87

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/06/26	00055	6/02/26	1AGS1207	202606	330	57200	52000			*	425.15		
			PAPER TOWELS/CUPS/SUGAR										
		6/25/26	1AGS1271	202606	330	57200	52000			*	264.80		
			SUGAR/GLOVES/ESPRESSO										
									ALL GREEN CHEMICAL, INC.			689.95	001534
7/06/26	00015	7/06/26	07062026	202607	300	20700	10100			*	24,261.71		
			TRANSFER OF TAX RECIEPTS										
									CENTRE LAKE CDD			24,261.71	001535
7/06/26	00057	7/06/26	07062026	202607	300	20700	10100			*	19,868.55		
			SR21 TRSFR OF TAX RECEIPT										
									CENTRE LAKE CDD			19,868.55	001536
7/06/26	00010	7/01/26	6056		202607	320	53800	46300		*	1,200.00		
			JUL 26		LAKE MAINTENANCE								
		7/01/26	6056		202607	320	53800	46301		*	3,500.00		
			JUL 26		MIDGE MAINTENANCE								
									ECO BLUE AQUATIC SERVICES INC			4,700.00	001537
7/06/26	00023	6/25/26	5270		202607	320	53800	46200		*	5,550.00		
			JUL 26		- LAWN MAINTENANCE								
		6/25/26	5270		202607	330	57200	46200		*	550.00		
			JUL 26		- LAWN MAINTENANCE								
									ECOLAWN SERVICES INC			6,100.00	001538
7/06/26	00002	7/01/26	233		202607	320	53800	34000		*	1,286.33		
			JUL 26		- FIELD SERVICES								
		7/01/26	234		202607	310	51300	34000		*	3,577.17		
			JUL 26		- MGMT FEES								
		7/01/26	234		202607	310	51300	35100		*	100.00		
			JUL 26		- COMPUTER TIME								
		7/01/26	234		202607	310	51300	31300		*	238.50		
			JUL 26		- DISSEMINATION								
		7/01/26	234		202607	310	51300	35101		*	100.00		
			JUL 26		- WEBSITE ADMIN								
		7/01/26	234		202607	310	51300	42000		*	15.09		
			JUL 26		- POSTAGE								
									GMS - SO FLORIDA LLC			5,317.09	001539
7/06/26	00061	7/06/26	20220804	202606	330	57200	46000			*	750.00		
			JUN 26		- CH MAINTENANCE								
									JB RENOVATION SERVICES LLC			750.00	001540
7/06/26	00033	7/01/26	4183		202607	310	51300	31200		*	550.00		
			ARBITRAGE SERVICES										
									LLS TAX SOLUTIONS INC.			550.00	001541
									CNTR -CENTRE LAKE- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/06/26	00031	7/01/26 C-625263	202607 330-57200-34000		*	19,163.10	
		JUL 26 MGMT FEES					
		7/01/26 M4619534	202607 330-57200-52000		*	10.75	
		OFFICE EXPENSE - COPIES					
				MIAMI MANAGEMENT, INC			19,173.85 001542
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/06/26	00078	7/01/26 DG-13921	202607 330-57200-41000		*	176.67	
		JUL 26 - TELEPHONE SVC					
				VOIPNETICS			176.67 001543
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/06/26	00035	6/30/26 2549335-	202607 330-57200-43500		*	1,240.04	
		JUL 26 - REFUSE SERVICE					
				WM CORPORATE SERVICES, INC.			1,240.04 001544
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00067	7/13/26 4014	202607 330-57200-49000		*	484.00	
		JACUZZI CAMERA RPLCMNT					
		7/26/26 3014	202607 330-57200-34501		*	150.00	
		JUL 26 - NETWORK SUPPORT					
		7/26/26 3015	202607 330-57200-34501		*	685.00	
		JUL 26 - SVC AGREEMENT					
				ADVANCED MULTIMEDIA INC.			1,319.00 001545
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00007	6/30/26 199516	202606 310-51300-31500		*	3,770.00	
		JUN 26 - ATTORNEY FEES					
				BILLING COCHRAN, P.A.			3,770.00 001546
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00038	7/16/26 JUL 26	202607 320-53800-43000		*	570.69	
		JUL 26 - ELECTRIC					
		7/16/26 JUL 26	202607 330-57200-43000		*	3,317.81	
		JUL 26 - ELECTRIC/CLUBH					
				FPL			3,888.50 001547
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00072	7/06/26 20220809	202606 320-53800-46500		*	600.00	
		JUN 26- WATER FOUNT MAINT					
				JB HYDRO SERVICES			600.00 001548
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00032	7/17/26 1176266	202607 330-57200-46900		*	81.11	
		JUL 26 - RODENT CONTROL					
		7/17/26 1176269	202607 330-57200-46900		*	211.78	
		JUL 26 - INDOOR PEST CONT					
				POWERX			292.89 001549
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/27/26	00093	7/04/26 2612	202607 330-57200-46150		*	5,575.00	
		KIDDIE POOL ORP/PH METER					
				VIBRANT POOL SERVICES			5,575.00 001550
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

CNTR -CENTRE LAKE- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/10/26	00067	8/07/26	322	202608	330-57200	00-52000				*	1,352.45		
			LOBBY	COMPUTER	UPGRADE				ADVANCED MULTIMEDIA INC.			1,352.45	001551
8/10/26	00055	7/08/26	1AGS1288	202607	330-57200	00-52000				*	510.52		
			CUPS/PLATES/LINERS/SOAP										
		7/15/26	1AGS1321	202607	330-57200	00-52000				*	650.88		
			LINERS/DAWN/MOP	HEAD/PENS					ALL GREEN CHEMICAL, INC.			1,161.40	001552
8/10/26	00008	7/29/26	9349	202607	310-51300	00-31100				*	2,800.00		
			26 YRLY	ENGINEERS	REPORT				ALVAREZ ENGINEERS INC			2,800.00	001553
8/10/26	00010	8/01/26	6100	202608	320-53800	00-46300				*	1,200.00		
			AUG 26	LAKE	MAINTENANCE								
		8/01/26	6100	202608	320-53800	00-46301				*	3,500.00		
			AUG 26	MIDGE	MAINTENANCE				ECO BLUE AQUATIC SERVICES INC			4,700.00	001554
8/10/26	00023	7/25/26	5327	202608	320-53800	00-46200				*	5,550.00		
			AUG 26	- LAWN	MAINTENANCE								
		7/25/26	5327	202608	330-57200	00-46200				*	550.00		
			AUG 26	- LAWN	MAINTENANCE				ECOLAWN SERVICES INC			6,100.00	001555
8/10/26	00004	7/21/26	9-388-22	202607	310-51300	00-42000				*	48.54		
			DELIVERIES	THRU 7/10/26					FEDEX			48.54	001556
8/10/26	00002	8/01/26	235	202608	320-53800	00-34000				*	1,286.33		
			AUG 26	- FIELD	SERVICES								
		8/01/26	236	202608	310-51300	00-34000				*	3,577.17		
			AUG 26	- MGMT	FEES								
		8/01/26	236	202608	310-51300	00-35100				*	100.00		
			AUG 26	- COMPUTER	TIME								
		8/01/26	236	202608	310-51300	00-31300				*	238.50		
			AUG 26	- DISSEMINATION									
		8/01/26	236	202608	310-51300	00-35101				*	100.00		
			AUG 26	- WEBSITE	ADMIN								
		8/01/26	236	202608	310-51300	00-42000				*	12.58		
			AUG 26	- POSTAGE									
		8/01/26	236	202608	310-51300	00-42500				*	.15		
			AUG 26	- COPIES					GMS - SO FLORIDA LLC			5,314.73	001557
									CNTR -CENTRE LAKE-	ACOOOPER			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/10/26	00061	8/04/26	20220833	202607 330-57200-46000				*	750.00		
		8/04/26	JUL 26 - CH MAINTENANCE					*	33.67		
			20220833	202607 330-57200-46000			JB RENOVATION SERVICES LLC			783.67	001558
8/10/26	00072	8/04/26	20220837	202607 320-53800-46500				*	600.00		
			JUL 26- WATER FOUNT MAINT				JB HYDRO SERVICES			600.00	001559
8/10/26	00031	8/01/26	C-727263	202608 330-57200-34000				*	19,511.26		
			AUG 26 MGMT FEES				MIAMI MANAGEMENT, INC			19,511.26	001560
8/10/26	00032	8/04/26	1187000	202608 330-57200-46900				*	81.11		
		8/04/26	AUG 26 - RODENT CONTROL					*	211.78		
			1187002	202608 330-57200-46900			POWERX			292.89	001561
			AUG 26 - INDOOR PEST CONT								
8/10/26	00093	7/01/26	2588	202607 330-57200-46100				*	1,855.60		
			JUL 26 - POOL SERVICE					*	1,855.60		
		8/01/26	2705	202608 330-57200-46100			VIBRANT POOL SERVICES			3,711.20	001562
			AUG 26 - POOL SERVICE								
8/10/26	00078	8/01/26	DG-13956	202608 330-57200-41000				*	176.67		
			AUG 26 - TELEPHONE SVC				VOIPNETICS			176.67	001563
8/10/26	00035	7/29/26	2570811-	202608 330-57200-43500				*	1,259.76		
			AUG 26 - REFUSE SERVICE				WM CORPORATE SERVICES, INC.			1,259.76	001564
8/19/26	00008	8/10/26	9404	202607 310-51300-31100				*	622.15		
			ENGINEERING SVC 6/1-7/31				ALVAREZ ENGINEERS INC			622.15	001565
8/19/26	00007	7/31/26	200017	202607 310-51300-31500				*	5,395.00		
			JUL 26 - ATTORNEY FEES				BILLING COCHRAN, P.A.			5,395.00	001566
8/19/26	00096	8/08/26	1349	202608 300-15500-10000				*	5,375.00		
			FY2027 CHRISTMAS LIGHTS				CV PRO LIGHTING LLC			5,375.00	001567
							CNTR -CENTRE LAKE- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/19/26	00038	8/17/26 AUG 26	202608 320-53800-43000		*	609.14	
		AUG 26 - ELECTRIC					
		8/17/26 AUG 26	202608 330-57200-43000		*	3,559.58	
		AUG 26 - ELECTRIC/CLUBH					
			FPL				4,168.72 001568
8/19/26	00077	6/30/26 IN157948	202606 310-51300-48000		*	370.50	
		FY27 BUDGET PH					
			MCCLATCHY COMPANY LLC				370.50 001569
8/19/26	00093	8/08/26 2739	202608 330-57200-46150		*	5,500.00	
		POOL ORP & PH METER					
			VIBRANT POOL SERVICES				5,500.00 001570
TOTAL FOR BANK A						167,517.19	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/27/26	00029	6/29/26 07482587 JUL 26 - DIRECT TV	202607 330-57200-41500	DIRECTTV (AUTO PAY)	*	161.58	161.58 080024
8/10/26	00030	6/27/26 32574339 JUL 26 - AT&T SERVICE	202607 330-57200-41500	AT&T	*	232.63	232.63 080025
8/10/26	00029	7/29/26 07482587 AUG 26 - DIRECT TV	202608 330-57200-41500	DIRECTTV (AUTO PAY)	*	161.58	161.58 080026
8/10/26	00030	7/27/26 32574339 AUG 26 - AT&T SERVICE	202608 330-57200-41500	AT&T	*	234.89	234.89 080027
TOTAL FOR BANK Z						790.68	
TOTAL FOR REGISTER						168,307.87	

CNTR -CENTRE LAKE- ACOOPER

Centre Lake
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Centre Lake
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 2,224	\$ -	\$ 2,224
Accounts Receivable	22,000	-	22,000
<u>Investments:</u>			
State Board Of Administration (SBA)	702,804	-	702,804
<u>Series 2016</u>			
Reserve	-	338,309	338,309
Revenue	-	747,850	747,850
Redemption Fund	-	85	85
<u>Series 2021</u>			
Reserve	-	55,410	55,410
Revenue	-	248,614	248,614
Interest	-	1	1
General Redemption	-	51	51
Prepaid Expenses	5,375	-	5,375
Total Assets	\$ 732,403	\$ 1,390,320	\$ 2,122,722
Liabilities:			
Accounts Payable	\$ 7,562	\$ -	\$ 7,562
Total Liabilities	\$ 7,562	\$ -	\$ 7,562
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 5,375	\$ -	\$ 5,375
Restricted for:			
Debt Service	\$ -	\$ 1,390,320	\$ 1,390,320
Assigned for:			
Lake Bank Restoration	700,000	-	700,000
Unassigned	19,466	-	19,466
Total Fund Balances	\$ 724,841	\$ 1,390,320	\$ 2,115,161
Total Liabilities & Fund Balance	\$ 732,403	\$ 1,390,320	\$ 2,122,722

Centre Lake
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 2,224	\$ -	\$ 2,224
Accounts Receivable	22,000	-	22,000
<u>Investments:</u>			
State Board Of Administration (SBA)	702,804	-	702,804
<u>Series 2016</u>			
Reserve	-	338,309	338,309
Revenue	-	747,850	747,850
Redemption Fund	-	85	85
<u>Series 2021</u>			
Reserve	-	55,410	55,410
Revenue	-	248,614	248,614
Interest	-	1	1
General Redemption	-	51	51
Total Assets	\$ 732,403	\$ 1,390,320	\$ 2,122,722
Liabilities:			
Accounts Payable	\$ 7,562	\$ -	\$ 7,562
Total Liabilities	\$ 7,562	\$ -	\$ 7,562
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 5,375	\$ -	\$ 5,375
Restricted for:			
Debt Service	\$ -	\$ 1,390,320	\$ 1,390,320
Assigned for:			
Lake Bank Restoration	700,000	-	700,000
Unassigned	19,466	-	19,466
Total Fund Balances	\$ 724,841	\$ 1,390,320	\$ 2,115,161
Total Liabilities & Fund Balance	\$ 732,403	\$ 1,390,320	\$ 2,122,722

Centre Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments - On Roll	\$ 682,321	\$ 682,321	\$ 687,504	\$ 5,182
State Board Interest Income	28,000	28,000	30,183	2,183
Party Rentals	2,500	2,292	1,295	(997)
FOB - Access Cards	-	-	645	645
Total Revenues	\$ 712,821	\$ 712,613	\$ 719,627	\$ 7,014

Expenditures:

General & Administrative:

Engineering	\$ 15,000	\$ 13,750	\$ 9,350	\$ 4,400
Attorney	24,000	24,000	25,710	(1,710)
Annual Audit	6,300	6,300	6,300	-
Assessment Roll	5,000	5,000	5,000	-
Arbitrage Rebate	2,750	3,300	3,300	-
Dissemination Agent	2,862	2,624	2,624	-
Trustee Fees	6,500	3,250	3,250	-
Management Fees	42,926	39,349	39,349	(0)
Computer Time	1,200	1,100	1,100	-
Website Maintenance	1,200	1,100	1,100	-
Telephone	40	37	-	37
Postage & Delivery	500	458	950	(491)
Insurance General Liability	8,987	7,732	7,732	-
Printing & Binding	600	550	21	529
Legal Advertising	2,500	2,500	4,245	(1,745)
Other Current Charges	600	600	1,095	(495)
Office Supplies	90	83	0	82
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 121,230	\$ 111,907	\$ 111,300	\$ 607

Operations & Maintenance

Field Expenditures

Field Management	\$ 15,436	\$ 14,150	\$ 14,150	\$ 0
Electric	9,000	8,250	6,186	2,064
Water	3,000	2,750	-	2,750
General Repairs	15,000	13,750	1,585	12,165
Landscape Maintenance	65,000	59,583	51,800	7,783
Plant Replacement	8,000	7,333	1,141	6,192
Lake Maintenance	14,400	13,200	13,200	-
Fountain Maintenance	7,200	6,600	6,614	(14)
Midge Control	28,553	26,174	17,500	8,674
Lake Debris Removal	2,000	1,833	-	1,833
Holiday Decorations	11,500	11,500	11,500	-
Sidewalk Maintenance	5,000	4,583	-	4,583
Contingency	15,000	15,000	35,050	(20,050)
Storm Drainage Maintenance	15,000	15,000	5,380	9,620
Subtotal Field Expenditures	\$ 214,089	\$ 199,707	\$ 164,106	\$ 35,601

Centre Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Clubhouse Expenditures</u>				
Management Fees	\$ 235,000	\$ 215,417	\$ 211,134	\$ 4,282
Janitorial Supplies	3,600	3,300	-	3,300
Insurance	42,528	42,528	32,584	9,944
Access Control	14,800	13,567	8,585	4,982
Air Conditioning Maintenance	1,500	1,375	-	1,375
Telephone	2,200	2,017	1,943	73
Internet/Cable	4,800	4,400	4,262	138
Electric	55,000	50,417	49,598	819
Fire Alarm & Building Monitoring	2,400	2,200	-	2,200
Refuse Services	11,000	11,000	12,874	(1,874)
Water and Sewer	52,000	47,667	15,719	31,948
Repairs and Maintenance	20,000	18,333	11,975	6,358
Pool Maintenance	30,000	27,500	23,411	4,089
Pool Repairs	20,000	20,000	34,354	(14,354)
Landscape Maintenance	6,600	6,050	6,050	-
Landscape Replacement	6,000	5,500	-	5,500
Irrigation Repairs	2,400	2,200	-	2,200
Fitness Equipment Maintenance	1,800	1,650	1,500	150
Fitness Equipment Repair	8,000	7,333	3,414	3,919
Pest Control	3,420	3,135	3,196	(61)
Special Events	12,000	11,000	2,815	8,185
Operating Supplies	10,000	9,167	12,230	(3,064)
Contingencies	38,543	35,331	10,253	25,079
Holiday Decoration	14,720	13,493	3,328	10,166
Dues, Licenses & Subscription	1,000	917	1,050	(133)
Reserves	27,842	25,522	-	25,522
Subtotal Amenity Expenditures	\$ 627,153	\$ 581,018	\$ 450,276	\$ 130,742
Total Operations & Maintenance	\$ 841,242	\$ 780,724	\$ 614,381	\$ 166,343
Total Expenditures	\$ 962,472	\$ 892,631	\$ 725,681	\$ 166,950
Excess (Deficiency) of Revenues over Expenditures	\$ (249,651)	\$ (180,018)	\$ (6,054)	\$ 173,964
Net Change in Fund Balance	\$ (249,651)	\$ (180,018)	\$ (6,054)	\$ 173,964
Fund Balance - Beginning	\$ 249,651		\$ 730,896	
Fund Balance - Ending	\$ 0		\$ 724,841	

Centre Lake
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 676,618	\$ 676,618	\$ 681,373	\$ 4,755
Interest Income	15,000	15,000	38,009	23,009
Total Revenues	\$ 691,618	\$ 691,618	\$ 719,382	\$ 27,763
Expenditures:				
Interest Expense - 12/15	\$ 211,734	\$ 211,734	\$ 211,734	\$ -
Principal Expense - 12/15	250,000	250,000	250,000	-
Interest Expense - 06/15	206,578	206,578	206,578	-
Total Expenditures	\$ 668,311	\$ 668,311	\$ 668,311	\$ -
Excess (Deficiency) of Revenues over Expenditure:	\$ 23,307	\$ 23,307	\$ 51,070	\$ 27,763
Net Change in Fund Balance	\$ 23,307	\$ 23,307	\$ 51,070	\$ 27,763
Fund Balance - Beginning	\$ 691,843		\$ 1,035,174	
Fund Balance - Ending	\$ 715,150		\$ 1,086,244	

Centre Lake
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 554,100	\$ 554,100	\$ 557,994	\$ 3,894
Interest Income	8,000	8,000	13,536	5,536
Total Revenues	\$ 562,100	\$ 562,100	\$ 571,530	\$ 9,430
<u>Expenditures:</u>				
Interest Expense - 11/01	\$ 163,338	\$ 163,338	\$ 163,338	\$ -
Interest Expense - 05/01	163,338	163,338	163,338	-
Principal Expense - 05/01	230,000	230,000	230,000	-
Total Expenditures	\$ 556,675	\$ 556,675	\$ 556,675	\$ -
Excess (Deficiency) of Revenues over Expenditu	\$ 5,425	\$ 5,425	\$ 14,855	\$ 9,430
Net Change in Fund Balance	\$ 5,425	\$ 5,425	\$ 14,855	\$ 9,430
Fund Balance - Beginning	\$ 230,073		\$ 289,220	
Fund Balance - Ending	\$ 235,499		\$ 304,075	

Centre Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 95,842	\$ 499,665	\$ 15,924	\$ 8,587	\$ 12,962	\$ 29,991	\$ 1,625	\$ 22,841	\$ 66	\$ -	\$ -	\$ 687,504
State Board Interest Income	2,381	2,171	2,731	3,437	3,069	3,204	2,935	2,919	2,644	2,374	2,317	-	30,183
Party Rentals	-	-	-	-	-	1,295	-	-	-	-	-	-	1,295
FOB - Access Cards	-	-	-	-	-	480	-	-	165	-	-	-	645
Total Revenues	\$ 2,381	\$ 98,014	\$ 502,396	\$ 19,361	\$ 11,656	\$ 17,940	\$ 32,926	\$ 4,544	\$ 25,650	\$ 2,441	\$ 2,317	\$ -	\$ 719,627

Expenditures:

General & Administrative:

Engineering	\$ 439	\$ 1,473	\$ 743	\$ 371	\$ 1,467	\$ 105	\$ 1,114	\$ 218	\$ -	\$ 3,422	\$ -	\$ -	\$ 9,350
Attorney	2,390	2,360	1,325	1,675	2,305	3,590	2,075	825	3,770	5,395	-	-	25,710
Annual Audit	-	-	-	-	6,300	-	-	-	-	-	-	-	6,300
Assessment Roll	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	2,750	-	-	-	-	-	550	-	-	3,300
Dissemination Agent	239	239	239	239	239	239	239	239	239	239	239	-	2,624
Trustee Fees	-	3,250	-	-	-	-	-	-	-	-	-	-	3,250
Management Fees	3,577	3,577	3,577	3,577	3,577	3,577	3,577	3,577	3,577	3,577	3,577	-	39,349
Computer Time	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	18	12	17	50	164	27	89	91	406	64	13	-	950
Insurance General Liability	7,732	-	-	-	-	-	-	-	-	-	-	-	7,732
Printing & Binding	-	3	-	8	4	6	0	-	-	-	0	-	21
Legal Advertising	-	-	-	-	-	-	-	3,874	371	-	-	-	4,245
Other Current Charges	99	140	62	-	77	93	118	109	106	212	79	-	1,095
Office Supplies	-	-	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,867	\$ 11,254	\$ 6,163	\$ 8,870	\$ 14,331	\$ 7,836	\$ 7,411	\$ 9,133	\$ 8,668	\$ 13,659	\$ 4,107	\$ -	\$ 111,300

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ 1,286	\$ -	\$ 14,150
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	662	643	695	839	284	402	451	468	563	571	609	-	6,186
Water	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs	-	900	-	-	370	-	90	225	-	-	-	-	1,585
Landscape Maintenance	5,550	3,700	3,700	3,700	3,700	3,700	5,550	5,550	5,550	5,550	5,550	-	51,800
Plant Replacement	-	-	-	-	741	400	-	-	-	-	-	-	1,141
Lake Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	-	13,200
Fountain Maintenance	600	600	600	600	600	600	614	600	600	600	600	-	6,614
Midge Control	-	-	-	-	-	-	3,500	3,500	3,500	3,500	3,500	-	17,500
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	9,885	1,615	-	-	-	-	-	-	-	-	-	-	11,500
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,400	4,850	-	-	25,400	-	-	2,400	-	-	-	-	35,050
Storm Drainage Maintenance	-	-	-	-	-	-	-	5,380	-	-	-	-	5,380
Subtotal Field Expenditures	\$ 21,584	\$ 14,794	\$ 7,481	\$ 7,625	\$ 33,581	\$ 7,588	\$ 12,691	\$ 20,609	\$ 12,699	\$ 12,707	\$ 12,745	\$ -	\$ 164,106

Centre Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Management Fees	\$ 19,155	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,163	\$ 19,511	\$ -	\$ 211,134
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	32,584	-	-	-	-	-	-	-	-	-	-	-	32,584
Access Control	685	685	685	985	835	835	835	835	685	835	685	-	8,585
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	177	177	177	177	177	177	177	177	177	177	177	-	1,943
Internet/Cable	367	383	389	389	389	389	389	389	389	394	396	-	4,262
Electric	3,967	4,130	4,209	6,252	5,792	5,147	4,837	4,152	4,235	3,318	3,560	-	49,598
Fire Alarm & Building Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Services	1,002	998	1,009	1,189	1,180	1,194	1,266	1,264	1,273	1,240	1,260	-	12,874
Water and Sewer	-	3,421	-	-	5,441	-	-	6,857	-	-	-	-	15,719
Repairs and Maintenance	1,102	900	917	750	970	370	888	2,301	2,158	784	836	-	11,975
Pool Maintenance	2,500	2,500	2,500	2,500	2,500	1,800	1,800	1,800	1,800	1,856	1,856	-	23,411
Pool Repairs	1,940	11,500	-	1,500	-	3,255	302	167	-	5,575	10,115	-	34,354
Landscape Maintenance	550	550	550	550	550	550	550	550	550	550	550	-	6,050
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Equipment Maintenance	150	150	150	150	150	150	150	150	-	150	150	-	1,500
Fitness Equipment Repair	-	-	-	1,707	1,707	-	-	-	-	-	-	-	3,414
Pest Control	284	284	284	293	293	293	293	293	293	293	293	-	3,196
Special Events	482	-	578	-	-	1,420	336	-	-	-	-	-	2,815
Operating Supplies	2,232	1,319	739	1,271	743	686	712	1,085	690	1,400	1,352	-	12,230
Contingencies	-	2,626	5,080	650	1,000	-	-	155	-	484	257	-	10,253
Holiday Decoration	-	-	-	3,328	-	-	-	-	-	-	-	-	3,328
Dues, Licenses & Subscription	-	-	-	-	-	-	-	1,050	-	-	-	-	1,050
Subtotal Amenity Expenditures	\$ 67,176	\$ 48,785	\$ 36,430	\$ 40,854	\$ 40,890	\$ 35,429	\$ 31,697	\$ 40,387	\$ 31,411	\$ 36,218	\$ 40,997	\$ -	\$ 450,276
Total Operations & Maintenance	\$ 88,760	\$ 63,580	\$ 43,912	\$ 48,479	\$ 74,471	\$ 43,017	\$ 44,389	\$ 60,996	\$ 44,110	\$ 48,925	\$ 53,743	\$ -	\$ 614,381
Total Expenditures	\$ 108,627	\$ 74,833	\$ 50,074	\$ 57,349	\$ 88,803	\$ 50,854	\$ 51,799	\$ 70,129	\$ 52,778	\$ 62,584	\$ 57,850	\$ -	\$ 725,681
Excess (Deficiency) of Revenues over Expenditures	\$ (106,246)	\$ 23,180	\$ 452,322	\$ (37,988)	\$ (77,147)	\$ (32,913)	\$ (18,874)	\$ (65,585)	\$ (27,128)	\$ (60,143)	\$ (55,533)	\$ -	\$ (6,054)
Net Change in Fund Balance	\$ (106,246)	\$ 23,180	\$ 452,322	\$ (37,988)	\$ (77,147)	\$ (32,913)	\$ (18,874)	\$ (65,585)	\$ (27,128)	\$ (60,143)	\$ (55,533)	\$ -	\$ (6,054)

Centre Lake
Community Development District
Long Term Debt Report

Special Assessment Bonds, Series 2016	
Original Issue Amount: 11/15/16	\$10,780,000.00
Interest Rate:	3.25%, 4.13%, 4.50%, 4.70%, 4.75%
Maturity Date:	12/15/2046
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$338,309
Reserve Fund Balance	747,850
Bonds Outstanding:	\$10,780,000
Less: Principal Payment - 12/15/17	(\$150,000)
Less: Principal Payment - 12/15/18	(\$195,000)
Less: Principal Payment - 12/15/19	(\$200,000)
Less: Principal Payment - 12/15/20	(\$210,000)
Less: Principal Payment - 12/15/21	(\$215,000)
Less: Principal Payment - 12/15/22	(\$220,000)
Less: Principal Payment - 12/15/23	(\$230,000)
Less: Principal Payment - 12/15/24	(\$240,000)
Less: Principal Payment - 12/15/25	(\$250,000)
Current Bonds Outstanding	\$8,870,000

Special Assessment Bonds, Series 2021	
Original Issue Amount: 11/29/21	\$10,140,000
Serials:	\$2,155,000.00
Interest Rate:	2.75%
Maturity Date:	5/1/2031
Term 1:	\$3,475,000.00
Interest Rate:	3.00%
Maturity Date:	5/1/2042
Term 2:	\$4,550,000.00
Interest Rate:	4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	10% of Maximum Annual Debt Service
Reserve Fund Requirement	\$55,410
Reserve Fund Balance	55,410
Bonds Outstanding:	\$10,140,000
Less: Principal Payment - 05/01/23	(\$210,000)
Less: Principal Payment - 05/01/24	(\$215,000)
Less: Principal Payment - 05/01/25	(\$220,000)
Less: Principal Payment - 05/01/26	(\$230,000)
Current Bonds Outstanding	\$9,265,000

Centre Lake
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 718,233.02 \$ 712,229.60 \$ 583,263.38 \$ 2,013,726.00
Net Assessments \$ 682,321.37 \$ 676,618.12 \$ 554,100.21 \$ 1,913,039.70

ON ROLL ASSESSMENTS

						allocation in %	35.67%	35.37%	28.96%	100.00%
Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	General Fund	2016 Service	Debt 2021 Debt Service	Total	
11/12/25	\$ 3,849.24	\$ 153.97	\$ 36.95	\$ -	\$ 3,658.32	\$ 1,304.81	\$ 1,293.90	\$ 1,059.61	\$ 3,658.32	
11/17/25	129,362.88	5,174.54	1,241.89	-	122,946.45	43,851.15	43,484.62	35,610.68	122,946.45	
11/18/25	20,274.71	785.56	194.89	-	19,294.26	6,881.66	6,824.14	5,588.46	19,294.26	
11/28/25	129,225.96	5,169.07	1,240.57	-	122,816.32	43,804.74	43,438.59	35,572.99	122,816.32	
12/05/25	1,397,015.76	55,880.98	13,411.34	-	1,327,723.44	473,557.38	469,599.11	384,566.95	1,327,723.44	
12/24/25	76,710.96	2,774.27	739.38	-	73,197.31	26,107.19	25,888.97	21,201.15	73,197.31	
01/08/26	44,597.14	1,337.93	432.58	-	42,826.63	15,274.92	15,147.24	12,404.47	42,826.63	
01/23/26	-	-	-	1,821.01	1,821.01	649.50	644.07	527.44	1,821.01	
02/06/26	24,951.60	633.09	243.19	-	24,075.32	8,586.91	8,515.14	6,973.27	24,075.32	
03/07/26	37,118.04	409.67	367.08	-	36,341.29	12,961.80	12,853.46	10,526.03	36,341.29	
04/15/26	84,026.83	-	840.27	-	83,186.56	29,670.04	29,422.04	24,094.48	83,186.56	
04/22/26	-	-	-	321.06	321.06	321.06	-	-	321.06	
05/15/26	4,467.96	(134.04)	46.02	-	4,555.98	1,624.98	1,611.39	1,319.61	4,555.98	
06/12/26	15,546.21	(466.39)	160.13	-	15,852.47	5,654.08	5,606.82	4,591.57	15,852.47	
06/29/26	46,578.71	(2,096.06)	486.74	-	48,188.03	17,187.16	17,043.50	13,957.37	48,188.03	
07/22/26	-	(67.02)	0.67	-	66.35	66.35	-	-	66.35	
TOTAL	\$ 2,013,726.00	\$ 69,555.57	\$ 19,441.70	\$ 2,142.07	\$ 1,926,870.80	\$ 687,503.73	\$ 681,372.99	\$ 557,994.08	\$ 1,926,870.80	

100.00%	Percent Collected
\$ -	Balance Remaining to Collect