

***Green Corridor Property
Assessment Clean Energy District***

November 17, 2017

Green Corridor

Property Assessment Clean Energy District

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

November 13, 2017

Green Corridor Property Assessment Clean Energy District

Dear Board Members:

A meeting of the Board of **Green Corridor Property Assessment Clean Energy District** is scheduled for **November 17, 2017 at 10:00 a.m. at the offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, FL 33133.** Following is the advance agenda for this meeting:

- 1) Roll Call
- 2) Approval of the Minutes of the October 20, 2017 Meeting
- 3) Public Comments
- 4) Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
 - a) Motion to Open the Public Hearing
 - b) Public Comment and Discussion
 - c) Consideration of **Resolution #2018-05** Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
 - d) Motion to Close the Public Hearing
- 5) Discussion and Action Items
 - a) Update on Rebuilding Together Project
 - b) FL Sun Solar United Neighbors Update
 - c) Discussion on Program Enhancements
 - d) Discussion on Proposed Changes to Program Guidelines (Redlined Copy)
 - e) Consideration of **Resolution #2018-06** Amending the District Program Guidelines (Clean Copy)
 - f) Legislative Update
 - g) Eligible Improvements List
 - h) Audit Update
- 6) Staff Reports
 - a) Attorney Report
 - b) Third-Party Administrator Report
 - c) Manager Report
- 7) Financial Reports
 - a) Summary of Invoices
 - b) Balance Sheet
- 8) Board Members Requests
- 9) Adjournment

Enclosed for your review is a copy of the minutes of the October 20, 2017 meeting.

The fourth order of business is the public hearing expressing the District's intent to utilize the uniform method of levying, collecting and enforcing non-ad valorem assessments. Enclosed for your review is a copy of **Resolution #2018-05** Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments.

The fifth order of business is discussion and action items. Enclosed for your review are copies of the following: the FL Sun Solar United Neighbors update, program enhancements, the redlined copy of proposed changes to the program guidelines, and **Resolution #2018-06** Amending the District Program Guidelines with a clean copy as the exhibit.

The sixth order of business is staff reports. A copy of the third-party administrator report is enclosed for your review.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover or presented at the meeting. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Paul Winkeljohn" followed by a stylized flourish.

Paul Winkeljohn
Manager

CC: Chad Friedman

MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Friday, October 20, 2017 at 10:00 a.m., at the Offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, Florida.

Present and constituting a quorum were:

Mayor Cindy Lerner
Mayor Peggy Bell
Mayor Philip Stoddard
Commissioner Vince Lago
Vice Mayor Sean Brady

Pinecrest - Chairperson
Cutler Bay - Vice Chairman
South Miami - Assistant Secretary
Coral Gables - Assistant Secretary
Miami Shores

Also present were:

Chad Friedman, Esq.
Mike Lemyre
Steve Tich
Crystal Crawford
Paul Winkeljohn

District Counsel
Ygrene Energy Fund Florida, LLC
Ygrene Energy Fund Florida, LLC
Ygrene Energy Fund Florida, LLC
Executive Director/District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mayor Lerner called the meeting to order and Mr. Winkeljohn called the roll, stating that there was a quorum.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2017 Meeting

Mayor Lerner asked for any additions, corrections or deletions to the August 11, 2017 minutes. There were no corrections.

<p>On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, the Minutes of the August 11, 2017 Meeting, as presented, were approved.</p>
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THIRD ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

- **Ygrene Presentation**

Mr. Mike Lemyre, Senior Vice President of Ygrene, introduced Mr. Steve Tich, Chief Operating Officer and Ms. Crystal Crawford, Vice President of Programs and Oversight. Mr. Lemyre apologized for any disruptions due to Mr. Joe Spector's departure and assured a smooth transition. Ms. Crawford would be the point of contact for Mr. Winklejohn.

Mayor Bell requested clarification regarding posts on Nextdoor about Ygrene being under investigation and a lawsuit. Mr. Lemyre confirmed that Ygrene was not under investigation and would research the social media posts. A proposed class action suit was filed in California earlier this year that included a plaintiff from Florida. There were five claims, but four were dismissed with prejudice. Mr. Winklejohn requested that Mayor Bell provide copies of the posts to Mr. Lemyre.

Commissioner Lago voiced concern about the departure of Mr. Spector and the motives, as it was a significant move by Ygrene and he wanted transparency. Commissioner Lago requested that Ygrene's response to the allegations be posted on the website.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2018 Budget

- a) **Motion to Open the Public Hearing**

Mayor Lerner requested a motion to open the Public Hearing.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, opening the Public Hearing, was approved.
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b) Public Comment and Discussion

There were no public comments.

c) Consideration of Resolution #2018-01 Adopting the Fiscal Year 2017-2018 Budget

Mr. Winklejohn presented and reviewed Resolution #2018-01, which included the proposed budget that the Board approved at the last meeting, as an exhibit. "Florida Sun" was increased from \$50,000 to \$80,000, at the recommendation of Mayor Stoddard.

On MOTION by Mayor Bell, seconded by Commissioner Lago, with all in favor, Resolution 2018-01 Adopting the Fiscal Year 2017-2018 Budget, was adopted.

d) Motion to Close the Public Hearing

Mr. Winklejohn requested a motion to close the Public Hearing.

On MOTION by Mayor Lerner seconded by Mayor Stoddard with all in favor, closing the Public Hearing, was approved.

Mayor Stoddard asked why Attorney's Services was underestimated. Mr. Winklejohn stated that the original estimate reflected billable hours for meetings, but it increased due to contract approvals and negotiations with jurisdictions, which wasn't contemplated when the budget was adopted.

FIFTH ORDER OF BUSINESS

Discussion and Action Items

a) Agreement for Consultant Professional Services

Mr. Winklejohn presented and reviewed the Consultant Professional Services contract for Ms. Estrada Hinojosa, which was included in the agenda package, reflecting terms and conditions, billing approach and level of services. It was a standard contract that was reviewed by District Counsel.

Mr. Friedman read the following resolution by title:

"A RESOLUTION OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING AN AGREEMENT WITH ESTRADA HINOJOSA & COMPANY, INC. FOR INDEPENDENT MUNICIPAL ADVISORY SERVICES, PROVIDING FOR AUTHORIZATION AND AN EFFECTIVE DATE"

On MOTION by Vice Mayor Brady, seconded by Mayor Stoddard, with all in favor, Resolution 2018-04 Approving the Agreement with Estrada Hinojosa & Company for Municipal Advisory Services, was adopted.

b) Consideration of Resolution #2018-02 Amending the General Fund Budget

Mr. Winklejohn presented and reviewed Resolution 2018-02, amending the General Fund budget to reflect actuals through September 30. Discussion ensued.

On MOTION by Commissioner Lago, seconded by Vice Mayor Brady, with all in favor, Resolution 2018-02 Amending the General Fund Budget, was adopted.

c) Presentation from Commissioner Russell

Mr. Winklejohn reported that Commissioner Russell was not present and this item would be tabled to a future meeting.

d) Discussion on Proposed Changes to Program Guidelines

Mr. Winklejohn recommended tabling this item, as the new Financial Advisor was evaluating the guidelines and would present at a later meeting.

On MOTION by Mayor Lerner, seconded by Commissioner Lago, with all in favor, tabling the presentation from Commissioner Russell and the discussion on the proposed changes to the program guidelines, was approved.

e) **Designation of Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments**

Mr. Winklejohn recommended scheduling the November 17, 2017 meeting for the Chapter 197 public hearing. The public hearing was advertised in the entire State, four weeks in a row, at a cost of \$30,000 for the advertisement and staff's time. Mr. Winklejohn requested ratification of actions taken, which were explained by Mr. Friedman.

All Board Members present were attending the November 17 meeting.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, ratifying the actions of staff to schedule the Public Hearing expressing the District's intent to utilize the uniform method of levying, collecting and enforcing non-ad valorem assessments for November 17, 2017, was approved.

f) **Consideration of Resolution #2018-03 Electing a District Board Member and Confirming Members of the Board**

Mr. Friedman announced that Mayor Corradino asked Pinecrest Council Member Hockhammer to serve in his seat. She accepted the appointment at the last Pinecrest Council Meeting. Mr. Winklejohn presented Resolution 2018-03, electing Council Member Hockhammer to the Board.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, Resolution 2018-03 Electing Pinecrest Council Member Anna Hockhammer to replace Mayor Corradino, was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

a) **Attorney Report**

Mr. Friedman requested including a legislative discussion on the November 17

agenda. Mr. Lemyre noted three new programs; consumer protection measures, technical changes to the Statewide programs and expansion of eligible measures within reason, post Hurricane Irma. Becker & Poliakoff represented Ygrene on the State legislative efforts. Mr. Lemyre would provide a brief to the Board.

b) Third-Party Administrator Report

Mr. Tich discussed the following changes within Ygrene:

- A new CEO was appointed and large hires occurred
- Duties were segregated
- There was an increase in consumer protection; i.e. welcome calls, Spanish documents, identity verification and contact information
- Technology changes and training were established
- Consumer resolution and contractor compliance teams were initiated.

Mayor Stoddard was approached by a solar installer, voicing concern that Ygrene approved a solar proposal that was overpriced. Mr. Lemyre stated that Ygrene had maximum eligible pricing for all products, including solar; however, in some cases, there must be reinforcements to the roof. Solar prices were recently lowered. Mr. Lemyre will circulate a price sheet.

Mayor Stoddard voiced concern about price gouging. Mr. Lemyre noted that PACE customers had more protections for dealing with contractors. The contractor must be approved by Ygrene, held to a higher standard and set of criteria, including customer references and YELP reviews and complaints.

c) Manager Report - Consideration of Proposed Fiscal Year 2018 Meeting Schedule

Mr. Winklejohn presented the proposed Fiscal Year 2018 meeting schedule, moving the November meeting to November 17.

Mayor Phillip Stoddard requested that meetings be moved to either Mondays or Wednesdays, due to his teaching schedule. There was Board consensus to move the quarterly meetings to the second Monday, with the exception of the November 17 meeting. Meeting dates were scheduled for November 17, 2017, February 12, May 14 and August 10, 2018.

On MOTION by Commissioner Lago, seconded by Vice Mayor Brady, with all in favor, the Fiscal Year 2018 meeting schedule, as amended, was approved.

Mr. Winklejohn met with Ygrene staff on internal operational goals. He had a conference call with the auditor today and invited Ygrene staff to attend. A draft should be available by the November 17 meeting. There was nothing unusual.

Mayor Bell voiced concern about a consumer beware post from a property owner. Mr. Lemyre would provide a standard response, if it was a general comment or intervene, if it was linked to a project or property owner to resolve the issue.

SEVENTH ORDER OF BUSINESS Financial Reports

- a) **Summary of Invoices**
- b) **Balance Sheets**

Mr. Winklejohn presented the Summary of Invoices and Balance Sheets.

Mayor Lerner asked about the Rebuilding Together proposal. Mr. Winklejohn indicated that everything was on schedule; however, there was disruption from Hurricane Irma. The District would be invoiced from audits that were completed. Mayor Lerner pointed out that the Board did not authorize funding for Phase 2. Mayor Stoddard stated that it was contingent on the completion of Phase 1. Mr. Winklejohn would forward the results when it was received.

Mayor Lerner requested that a Rebuilding Together representative attend the next meeting to discuss the program, particularly emphasis on the critical importance of providing power to seniors, in light of recent events. Mayor Stoddard wanted property owners to have access to generators, heavy extension cords and reliable windows. Efficiency should be added to their mission.

On MOTION by Commissioner Lago, seconded by Mayor Bell, with all in favor, the Summary of Invoices and Balance Sheets, were approved.

Mayor Stoddard noted that "Florida Sun" changed their name to "Solar United Neighbors of Florida". Mr. Friedman will update their agreement.

Mr. Winklejohn and Mr. Friedman met with Vice Mayor Brady to orient him to the District and answer questions. Mayor Lerner hoped that Mayor-To-Be Suarez was committed to serving.

EIGHTH ORDER OF BUSINESS Board Member Requests

There were no Board Member requests.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mayor Bell seconded by Commissioner Lago with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairman

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT REAFFIRMING AND FURTHER EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH HEREAFTER MAY BE LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, F.S. WITHIN EACH COUNTY THROUGHOUT THE STATE OF FLORIDA THAT HAS JOINED OR WILL JOIN THE DISTRICT'S PROGRAM; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District ("District") was established pursuant to Sections 163.01(7) and 163.08, Florida Statutes, which authorize the levy of non ad valorem assessments for qualifying improvements; and

WHEREAS, Sections 163.08 and 197.3632, Florida Statutes, authorize the District to elect to utilize the uniform method of levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, on September 21, 2012, the District Board authorized the levying of non ad valorem assessments and expressed its intent to utilize the uniform method for levying, collecting and enforcing such non ad valorem assessments (the "Original Intent Action"); and

WHEREAS, in accordance with Florida law, the District held a duly noticed public hearing in order to express its intent to utilize the uniform method for levying, collecting and enforcing such non ad valorem assessments (the "Original Public Hearing"); and

WHEREAS, at the time of such Original Public Hearing, all of the members of the District were located in Miami-Dade County, and the notice of the Original Public Hearing was published only in Miami-Dade County; and

WHEREAS, the District desired to have jurisdictions outside of Miami-Dade County join the District and, on March 11, 2016 and again on March 27, 2017, the District Board once again authorized the levying of non ad valorem assessments and expressed its intent to utilize the uniform method for levying, collecting and enforcing such non ad valorem assessments (the "Second and Third Intent Actions"); and

WHEREAS, in accordance with Florida law, the District held two additional duly noticed public hearings in order to express its intent to utilize the uniform method for levying, collecting

and enforcing such non ad valorem assessments in jurisdictions that had joined or would join the District's program (the "Second and Third Public Hearings"); and

WHEREAS, the District desires to continue expanding its membership throughout the State of Florida and, towards that end, wishes to further reaffirm and express its intent to utilize the uniform method for levying, collecting and enforcing such non ad valorem assessments in jurisdictions that have joined or will join the District's program throughout the State of Florida; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the legal description of the properties which may be subject to the levy of non ad valorem assessments is attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the Board finds that the adoption of this Resolution is in the best interest and welfare of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are hereby adopted.

Section 2. **Reaffirmation.** The District Board hereby reaffirms the Original, Second, and Third Intent Actions and its expression of intent during the Original, Second, and Third Public Hearings.

Section 3. **Intent.** The District Board, upon conducting its public hearing on November 17, 2017 as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting non ad valorem assessments imposed by the District as provided for in Sections 163.01 and 163.08, Florida Statutes, within the incorporated and unincorporated areas of all counties throughout the State of Florida, except Franklin County. Said assessments shall be non ad valorem assessments that may be levied annually by the District. The purpose of such assessments shall be to pay principal and interest on financing agreements voluntarily entered into by property owners within the District's boundaries, including property owners within each jurisdiction that has joined or will join the District's program, as well as the cost of maintaining the District, for financing qualifying improvements authorized by Section 163.08, Florida Statutes. The legal boundaries of the District shall be the incorporated and unincorporated areas of 66 counties throughout the State of Florida, as set forth in **Exhibit "A"** attached hereto and incorporated herein. Individual property owners that choose to finance qualifying improvements, pursuant to Section 163.08, Florida Statutes, shall voluntarily execute a financing agreement that expressly provides for the legal description of the property in which the non ad valorem assessment shall be levied, and such agreement (or a summary memorandum of

such agreement) shall be recorded in the public records of the county in which the property is located. The non ad valorem assessments and the District's use of the uniform method of collecting its non ad valorem assessments may continue for more than one year.

Section 4. Authorization. The District Board hereby authorizes the District Manager to implement the intent and purpose of this Resolution, including executing agreements with county tax collectors and property appraisers throughout the State of Florida, subject to the approval of the District Attorney as to form, content, and legal sufficiency.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 17th day of November, 2017.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Secretary

By: _____
District Chair

APPROVED AS TO FORM AND LEGALITY
FOR THE USE OF AND RELIANCE BY THE
GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

**EXHIBIT A
LEGAL DESCRIPTIONS¹**

Alachua County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.01, Florida Statutes, as it may be amended from time to time.

Baker County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.02, Florida Statutes, as it may be amended from time to time.

Bay County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.03, Florida Statutes, as it may be amended from time to time.

Bradford County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.04, Florida Statutes, as it may be amended from time to time.

Brevard County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.05, Florida Statutes, as it may be amended from time to time.

Broward County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.06, Florida Statutes, as it may be amended from time to time.

Calhoun County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.07, Florida Statutes, as it may be amended from time to time.

Charlotte County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.08, Florida Statutes, as it may be amended from time to time.

¹ The legal descriptions for each county are incorporated by the links to the website url included herein, which are also available in Chapter 7, Florida Statutes.

Citrus County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.09, Florida Statutes, as it may be amended from time to time.

Clay County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.10, Florida Statutes, as it may be amended from time to time.

Collier County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.11, Florida Statutes, as it may be amended from time to time.

Columbia County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.12, Florida Statutes, as it may be amended from time to time.

DeSoto County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.14, Florida Statutes, as it may be amended from time to time.

Dixie County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.15, Florida Statutes, as it may be amended from time to time.

Duval County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.16, Florida Statutes, as it may be amended from time to time.

Escambia County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.17, Florida Statutes, as it may be amended from time to time.

Flagler County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.18, Florida Statutes, as it may be amended from time to time.

Gadsden County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.20, Florida Statutes, as it may be amended from time to time.

Gilchrist County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.21, Florida Statutes, as it may be amended from time to time.

Glades County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.22, Florida Statutes, and as extended by Section 7.221, Florida Statutes, as it may be amended from time to time.

Gulf County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.23, Florida Statutes, as it may be amended from time to time.

Hamilton County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.24, Florida Statutes, as it may be amended from time to time.

Hardee County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.25, Florida Statutes, as it may be amended from time to time.

Hendry County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.26, Florida Statutes, as it may be amended from time to time.

Hernando County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.27, Florida Statutes, as it may be amended from time to time.

Highlands County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.28, Florida Statutes, as it may be amended from time to time.

Hillsborough County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.29, Florida Statutes, as it may be amended from time to time.

Holmes County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.30, Florida Statutes, as it may be amended from time to time.

Indian River County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.31, Florida Statutes, as it may be amended from time to time.

Jackson County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.32, Florida Statutes, as it may be amended from time to time.

Jefferson County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.33, Florida Statutes, as it may be amended from time to time.

Lafayette County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.34, Florida Statutes, as it may be amended from time to time.

Lake County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.35, Florida Statutes, as it may be amended from time to time.

Lee County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.36, Florida Statutes, as it may be amended from time to time.

Leon County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.37, Florida Statutes, as it may be amended from time to time.

Levy County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.38, Florida Statutes, as it may be amended from time to time.

Liberty County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.39, Florida Statutes, as it may be amended from time to time.

Madison County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.40, Florida Statutes, as it may be amended from time to time.

Manatee County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.41, Florida Statutes, as it may be amended from time to time.

Marion County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.42, Florida Statutes, as it may be amended from time to time.

Martin County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.43, Florida Statutes, as it may be amended from time to time.

Miami-Dade County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.13, Florida Statutes, as it may be amended from time to time.

Monroe County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.44, Florida Statutes, as it may be amended from time to time.

Nassau County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.45, Florida Statutes, as it may be amended from time to time.

Okaloosa County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.46, Florida Statutes, as it may be amended from time to time.

Okeechobee County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.47, Florida Statutes, as it may be amended from time to time.

Orange County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.48, Florida Statutes, as it may be amended from time to time.

Osceola County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.49, Florida Statutes, as it may be amended from time to time.

Palm Beach County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.50, Florida Statutes, as it may be amended from time to time.

Pasco County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.51, Florida Statutes, as it may be amended from time to time.

Pinellas County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.52, Florida Statutes, as it may be amended from time to time.

Polk County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.53, Florida Statutes, as it may be amended from time to time.

Putnam County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.54, Florida Statutes, as it may be amended from time to time.

Santa Rosa County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.55, Florida Statutes, as it may be amended from time to time.

Sarasota County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.56, Florida Statutes, as it may be amended from time to time.

Seminole County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.57, Florida Statutes, as it may be amended from time to time.

St. Johns County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.58, Florida Statutes, as it may be amended from time to time.

St. Lucie County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.59, Florida Statutes, as it may be amended from time to time.

Sumter County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.60, Florida Statutes, as it may be amended from time to time.

Suwanee County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.61, Florida Statutes, as it may be amended from time to time.

Taylor County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.62, Florida Statutes, as it may be amended from time to time.

Union County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.63, Florida Statutes, as it may be amended from time to time.

Volusia County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.64, Florida Statutes, as it may be amended from time to time.

Wakulla County (Incorporated and Unincorporated Areas)

The legal boundaries as set forth in Section 7.65, Florida Statutes, as it may be amended from time to time.

Walton County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.66, Florida Statutes, as it may be amended from time to time.

Washington County (Incorporated and Unincorporated Areas)
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The legal boundaries as set forth in Section 7.67, Florida Statutes, as it may be amended from time to time.



Green Corridor/Miami-Dade Report



Kick off & partners



MONTH 1 THRU 2

1 LEARN

about the co-op

Attend an info session, visit our website

2 SIGN UP

online to participate in the co-op

There is a sign-up deadline usually in month 5 or 6

3 GROW THE CO-OP

tell your friends and neighbors!

MONTH 3

4 SELECT

an installer once co-op reaches 30 members

Solar United Neighbors:

- Issues a competitive RFP on behalf of the co-op – open to all installers!
- Review bids, call references and check licensing, equipment and warranties

Co-op members :

- come together to review bids, select a single installer

MONTH 4 THRU 8

★ SIGN UP DEADLINE

Last chance to join the co-op

5 SCHEDULE

Installer site visit, receive customized proposal based on co-op pricing

6 SIGN A CONTRACT with the installer

7 INSTALL solar system

8 PARTY!

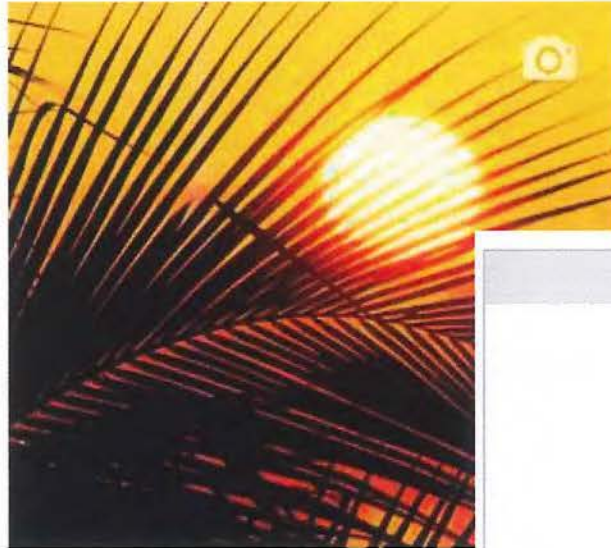
Meet your fellow solar neighbors and celebrate your successes

Promoting info sessions

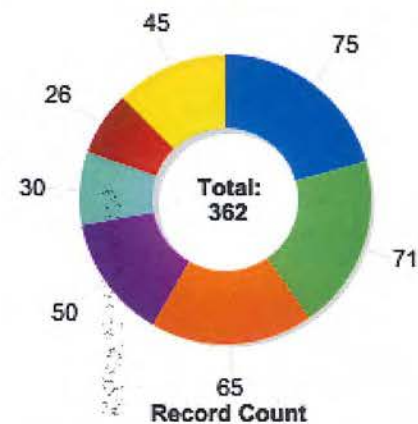
LET US HELP YOU HARNESS
THE POWER OF THE SUN

HOMEOWNERS ACROSS
MIAMI-DADE CAN POOL
THEIR PURCHASING
POWER AND SAVE ON
SOLAR INSTALLATION.

LEARN ABOUT SOLAR
CO-OPS TODAY



How Signups Heard



How Heard Category

- Partner organization
- Heard from a friend
- Community organization (non-partner)
- CPN/State SUN outlet
- Facebook
- Earned media
- Other

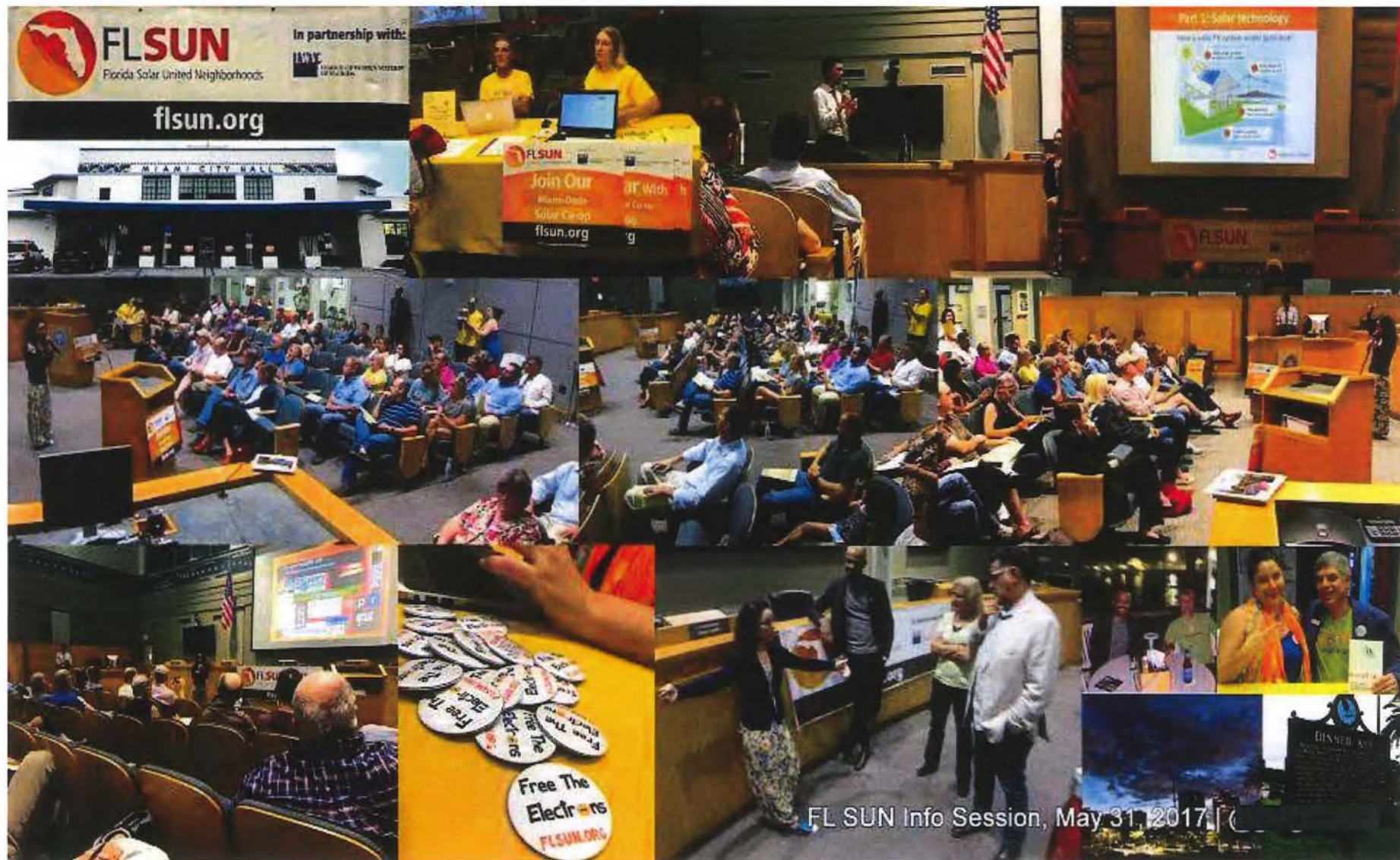
Solar evangelism – Preaching the good word



We set a goal of reaching out and talking solar to 2,000 Miamians. In less than 6 months we have met our goal!



Educating homeowners



Helping co-op members select a solar installer



The selection committee reviews all bids as well as a spread sheet comparing the estimates apples-to-apples.

They choose the installer. Solar United Neighbors is a neutral third party.

Co-op members volunteering and helping their neighbors go solar

240 volunteers recruited, activated, and ready to fight for solar rights.

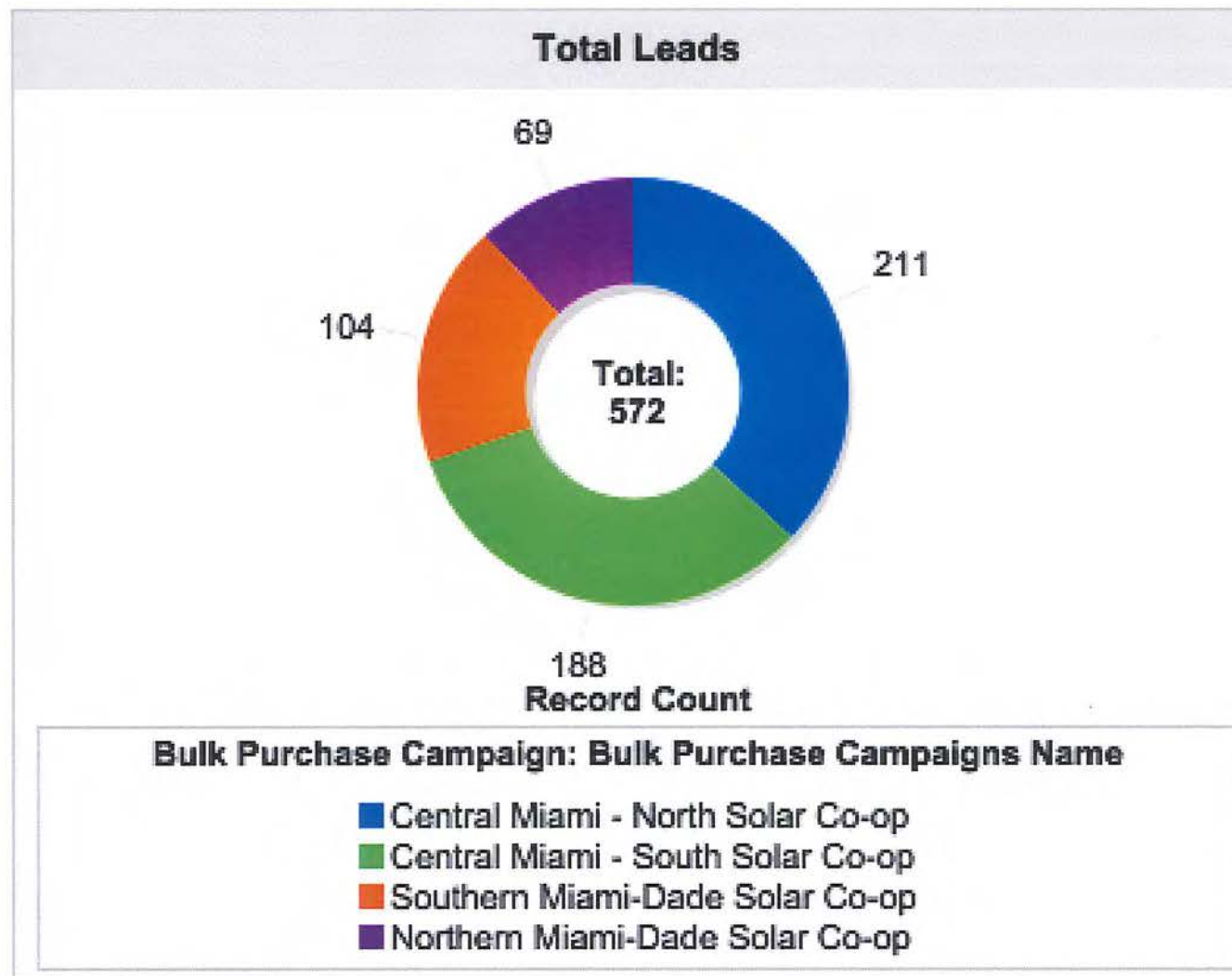


(South) co-op members Sharon Van Smith, Martha Singleton at Kendall info session



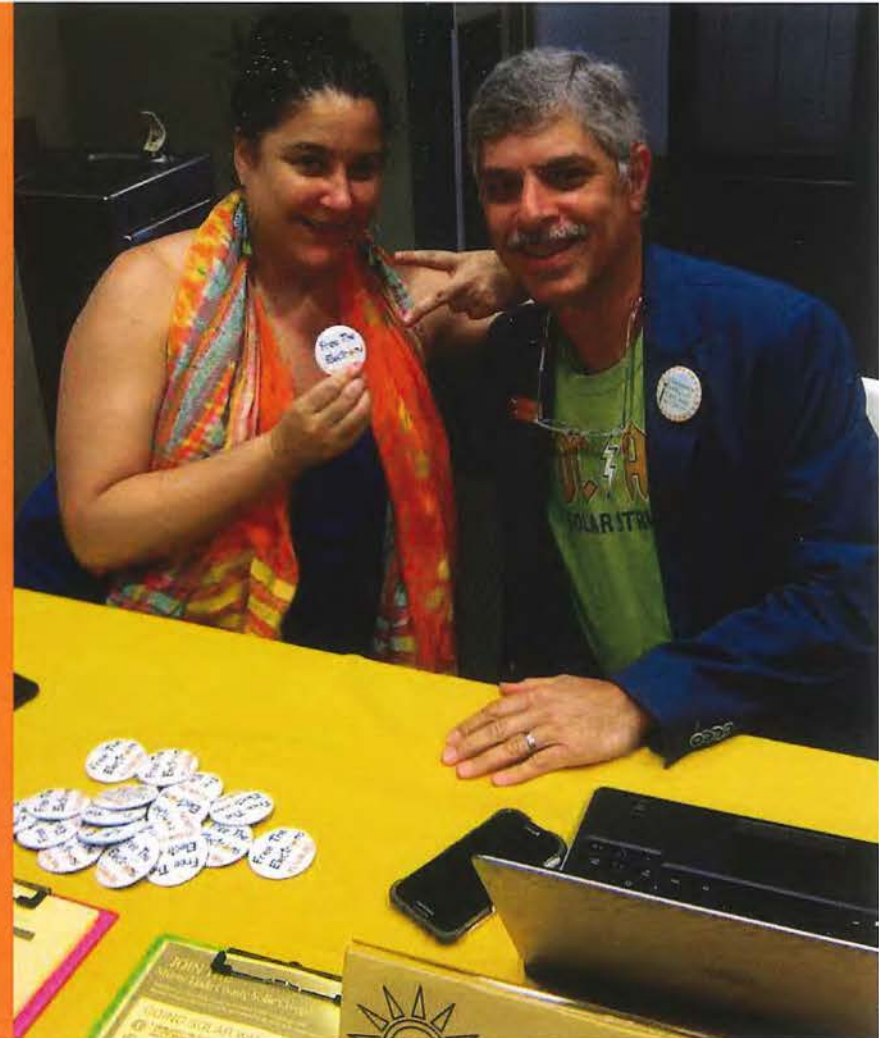
(North) co-op members Elisabeth and Patrick Murray and Sharyn Ladner at Coral Gables info session

572 co-op participants to-date



Key stats for Central Miami (North)

- 3 information sessions
 - Miami, Coral Gables, Key Biscayne
- 213 info session RSVPs
- 139 co-op participants
- 29 signed contracts (and counting)
- 315 kW installed capacity
 - 8.5 kW average system size
- 13,316,906.25 lbs of carbon offset
- \$820,716 invested
 - \$157,830 saved

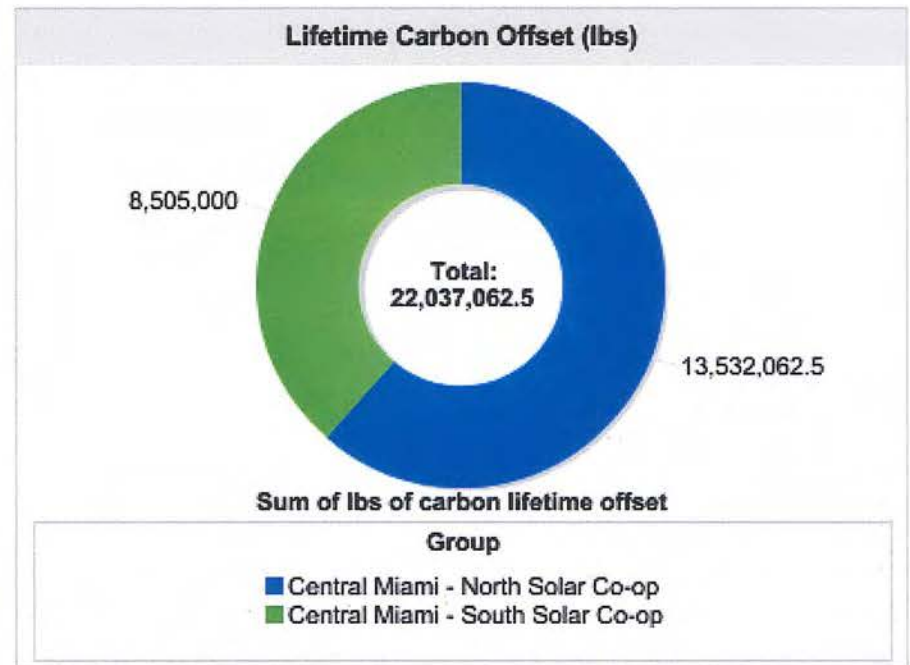
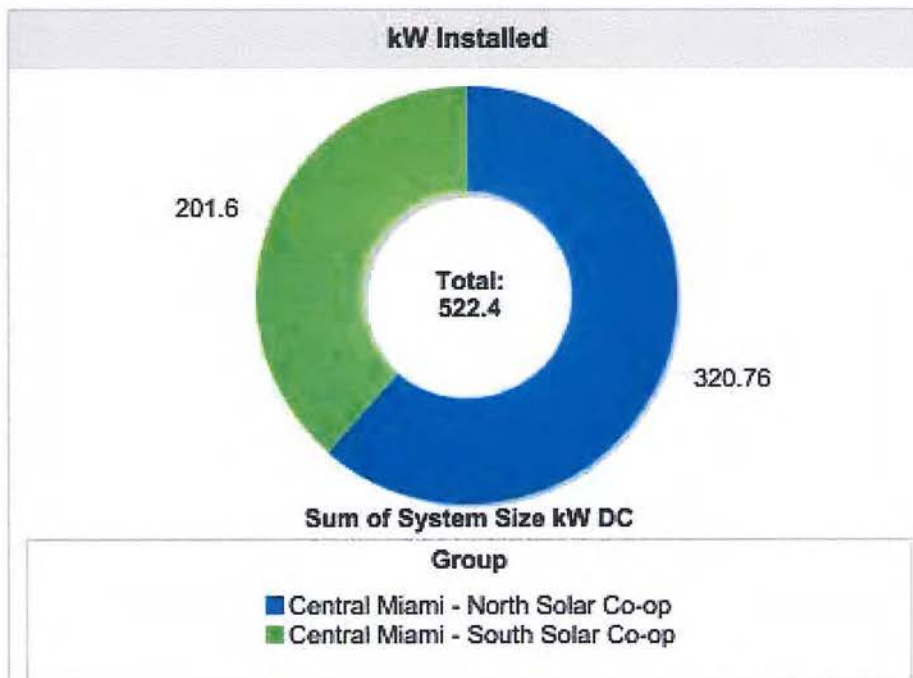


Key stats for Central Miami (South)

- 3 info sessions
 - Pinecrest, Kendall, West Kendall
- 219 Info Session RSVPs
- 111 co-op participants
- 17 signed contracts (and counting)
- 201.6 kW installed capacity
 - 11.86 kW average system size
- 8,505,000 lbs of carbon offset
- \$403,200 invested
 - \$100,800 saved

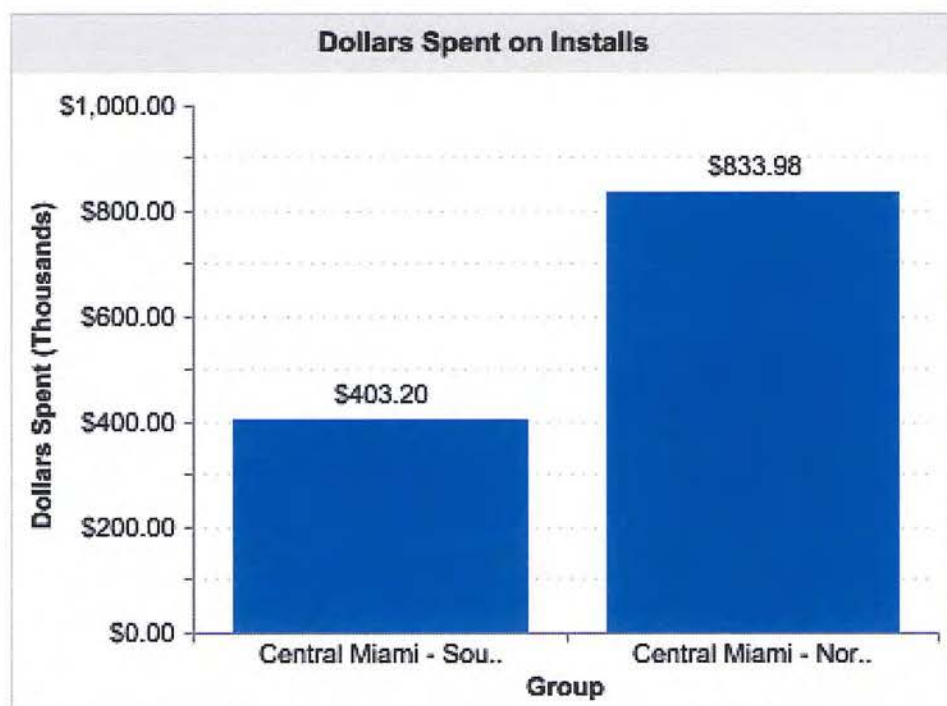


kW installed through co-ops



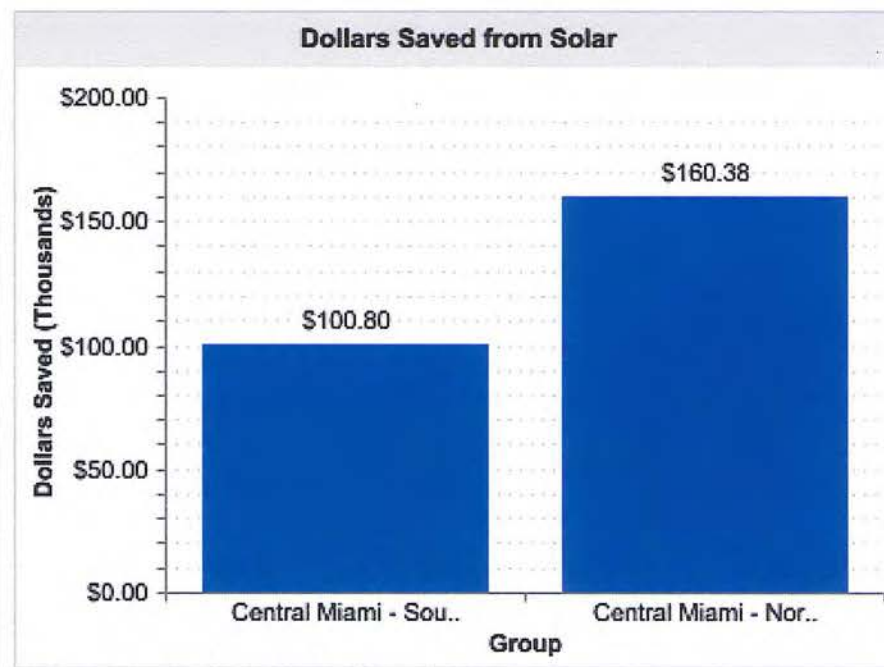
Source: EPA eGRID Subregion Emissions 2012 & PV Watts

Dollars spent and saved by co-op members



Total Dollars Spent:

\$1,201,428



Assumption: MW installed x \$0.50/Watt

Total Dollars Saved:

\$261,180

Assumption: MW installed x \$0.50/Watt

First Miami installation

"We are a family of 4 adults and a dog and very proud and happy to have joined the solar co-op of our area in August 2017. It all came together rather fast after I saw somebody posting the hint about the solar co-op on my neighborhood app "Nextdoor." We signed up immediately to be part of the co-op: after all, it was for free and promised discounted solar panels and professional installation including permits and all other boring stuff that goes with it. We were interested already many years ago in going solar in Brasil but then moved to the US last year - so now, with a new house and professional help was the right time to go solar.

I signed up as a volunteer in the co-op, helped at one co-op meeting, participated in a solar meeting with aerial picture at the beach and finally was part of the selection committee for my co-op. **Being involved made me realize what a great community the co-op was** and how independent their work was: all wishes of the co-op members were being considered when choosing an installer, all installers got checked out thoroughly: **I was positively impressed.** Even more so when my own 6.6kw system was up and running within 4 weeks from signing the contract with our installer. Pretty impressive- my worst fear that I have to pay a down payment and then wait for ages to get FPL to connect us did not come through.

We went solar because we want to contribute our share in saving the environment and only in 2nd place because of saving money in the long run - actually it will not take us that long to have free energy: only 6 1/2 years!

With going solar I have already at least convinced one other family to go solar as well and thinking about this, I am very happy. If we spread the good news one by one we will get there and save our planet earth on time!"

-The Murray Family



 **SOLAR UNITED NEIGHBORS**

Community-wide support for effort

- City of Miami & South Miami waived permitting fees
 - Miami Dade County and City of Miami passed resolutions in support of co-ops
 - Miami Shores waived permitting fees – initiated by a co-op member
 - Commissioner Lago helped resolve permitting issue for the Lund family
 - Cutler Bay was going to present ordinance to waive permitting fees?
- promoting the co-ops:
- County Commissioner Martinez
 - City of Miami Commissioner Russell (and joined co-op!)
 - Miami Lakes Commissioners
 - Miami Shores Village Council
 - County Commissioners Edmonson, Monestime and Heyman
 - Commissioner Cava (and joined co-op!)
 - Mayor Bell (and joined the co-op!)

NOW SERVING

Northern and Southern Miami Dade Co-Ops



Territories

Northern Miami-Dade

Miami Lakes, Miami Shores, Biscayne Park, El Portal, North Miami, Miami Gardens, Opa Locka Unincorporated Miami Dade north of NW 79 Street to county line. Does not include Aventura, North Miami Beach or city of Hialeah.

- 4 scheduled info sessions. 2 October. 2 November
- 207 Info Session RSVPs
- 33 participants (and counting)

Southern Miami-Dade

Palmetto Bay, Cutler Bay, Naranja, Goulds, Redland, Homestead, Unincorporated Miami-Dade from SW 136 Street west and south to county line.

- 4 scheduled info sessions. 2 October. 1 November. 1 December
- 352 Info Session RSVPs
- 60 participants (and counting)



Spread the Word

בר

**Want to stick that
electric bill right where
the sun shines?**

**Save Money. Save Energy.
Save the Date & Learn How.**



SAVE MONEY ON THE
COST OF GOING SOLAR



GET UNBIASED,
EXPERT HELP
THROUGHOUT THE
PROCESS



WE'RE A NON-
PROFIT THAT
HELPS THOUSANDS
OF PEOPLE GO
SOLAR EACH YEAR



**JOIN THE
SOLAR UNITED
NEIGHBORS
NORTHERN MIAMI-DADE
SOLAR CO-OP**

JOIN OUR INFORMATION
SESSION

**MONDAY
NOVEMBER 6TH 7:00 PM
CHABAD CHAYIL
2601 NE 211 TERRACE
MIAMI, FL 33180**

**THURSDAY
NOVEMBER 9TH 7:00 PM
MIAMI LAKES TOWN HALL
6601 MAIN STREET
MIAMI, FL 33014**



MIAMI LAKES
Growing Spirituality

**CLEAN ENERGY
GREEN CORRIDOR**

**LWV LEAGUE OF
WOMEN VOTERS**



SolarUnitedNeighbors.org/NorthernMiamiDade | QUESTIONS? email: flteam@solarunitedneighbors.org

**Want to stick that
electric bill right where
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Join your neighbors
and go solar!**



SAVE MONEY ON THE
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GET UNBIASED,
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SOLAR EACH YEAR



**JOIN THE
SOLAR UNITED
NEIGHBORS
SOUTHERN MIAMI DADE
SOLAR CO-OP**

**LEARN MORE AND SIGN UP FOR FREE
ON OUR CO-OP WEBPAGE:**

**SOLARUNITEDNEIGHBORS.ORG/
SOUTHERNMIAMIDADE**

**LWV LEAGUE OF
WOMEN VOTERS**

**MIAMI-DADE
COUNTY**

**CLEAN ENERGY
GREEN CORRIDOR**



SolarUnitedNeighbors.org/SouthernMiamiDade |

QUESTIONS? email: flteam@solarunitedneighbors.org

SOLAR UNITED NEIGHBORS

Northern Miami Dade



Miami Shores Kick Off Information Session organized by Councilwoman Alice Burch

Southern Miami Dade



Palmetto Golf Course Kick Off Information Session organized by Commissioner Levine Cava

Challenges



- Hurricane IRMA delayed launches, affected momentum & partner involvement, and has made homeowners skittish.
 - Concern over roof warranties, cost of battery back-up for outages, and general misconception about grid-tied systems.
- Tariff case has installers concerned about general pricing.
- Several local installers experiencing setbacks due to Maria.
 - Crews being sent to Puerto Rico and Caribbean

Challenges

- **Permitting challenges are affecting installer participation**
 - We're receiving feedback from installers (in and out of the co-op) who are unable to work constructively with Homestead and Unincorporated Miami Dade permitting offices
 - Most recent co-ops have received fewer bids
 - New, smaller companies reached out requesting the RFP and then decided not to bid due to permitting challenges
 - Larger, out of county installers wanting to break into market have also backed out because they have heard of county permitting problems
 - Increasingly difficult to facilitate a competitive bidding process
- **Concern that poor permitting environment is limiting installer growth in the region**
- **Co-op members frustrated by long wait times on permits – multiple engineering revisions still on August permits.**

Specific challenges in Homestead



- Homestead Energy customers can't take advantage of net metering, like FPL customers
 - Surplus energy created during the day is purchased immediately at wholesale rate of \$.07/kWh, in evening customers charged full retail rate of \$.11/kWh.
- Homestead continues to delay hiring advisor to review their policies.
- Despite the Solar Rights Law, the City permitting office grants right of refusal to HOAs
 - Permits don't get approved until HOA boards meet to review plans. Creates long, costly delays for installers & homeowners.
- Installers do not want to bid on projects involving unincorporated Miami-Dade or Homestead.
 - Receiving drastically fewer bids for co-ops in these areas.

What's Next?

Moving forward: Need support addressing permitting issues

- Request Green Corridor help promote SolSmart to cities and address serious delays in the permitting process
 - 35 different permitting offices, each with their own rules and requirements can be difficult for installers and especially engineers.
- Miami-Dade County has Bronze Certification with SolSmart.
 - Can we make sure they are fulfilling the requirements of their certification?
 - Can the Green Corridor be the bridge to achieve this?
 - Can we aim for Silver – developing a more consistent/cross-municipality process without adversely affecting municipalities that have truly embraced solar?



2018 - Planning

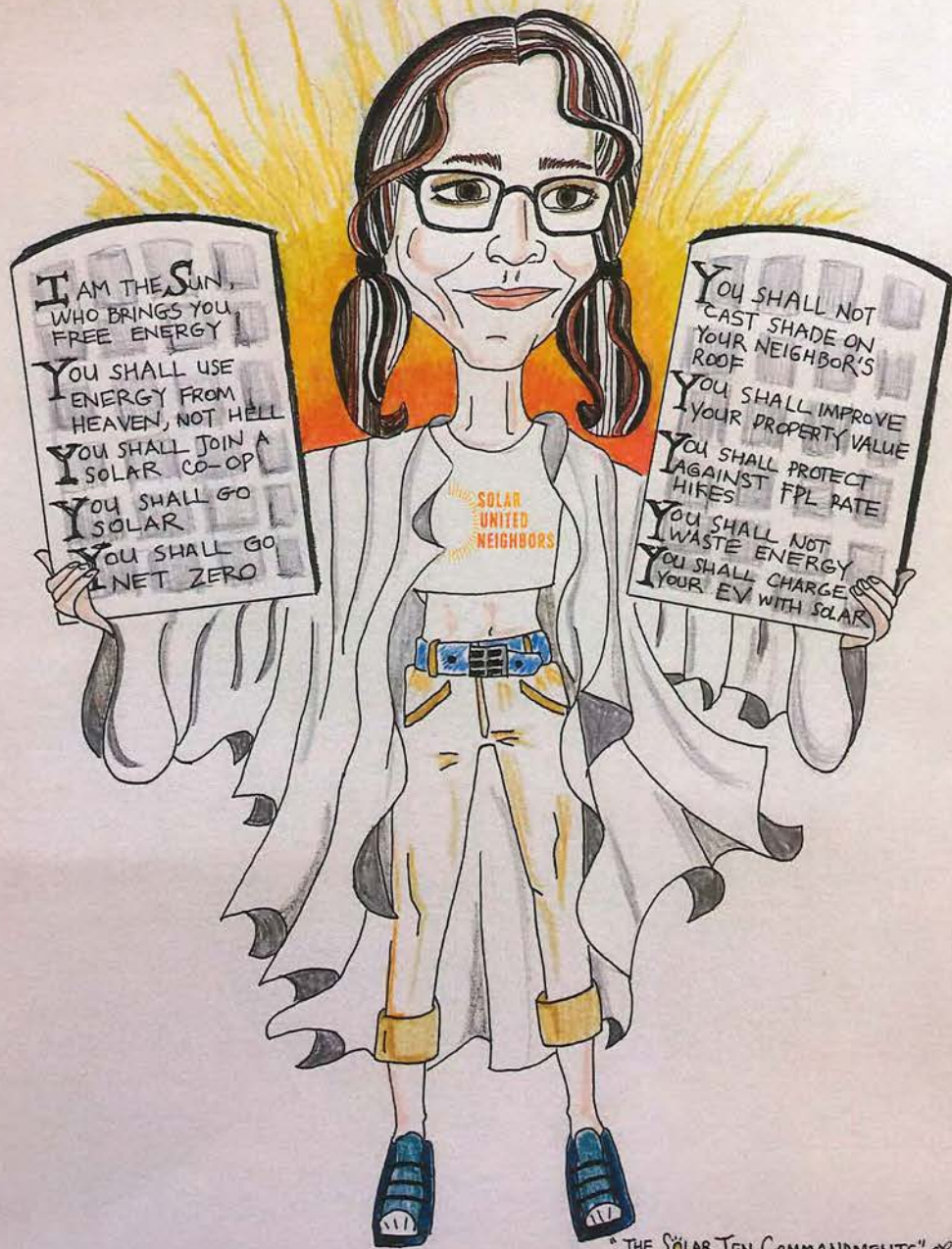
WESTERN MIAMI DADE

- Hialeah, Miami Springs, Westchester, Doral, Unincorporated Miami Dade from SW 42 Street to county line
- Miami Springs council meeting/presentation scheduled
- Doral & Miami- Dade College Hialeah organizing info sessions

THE BEACHES

- Surfside, Aventura, North Miami Beach, Miami Beach, Golden Beach, Sunny Isles, Eastern Shores, North Bay Village, North Bay Village
- City of Surfside and Mayor Dietch organizing information session
- Outreach to North Miami Beach & Miami Beach
Contacts and suggestions welcome





Thanks a million
kilowatt hours!

Jody Finver
Miami-Dade Coordinator
jody@solarunitedneighbors.org



November 2017

FLORIDA PROGRAM ENHANCEMENTS





OVERVIEW OF ENHANCEMENTS

2017 Florida Program Enhancements

- Contractor Participation Agreement
- YgreneWorks FlexRate Program
- Origination Fee Updates
- Know Before You Owe Consumer Disclosure
- Compliance Oversight

CONTRACTOR PARTICIPATION AGREEMENT



- Ygrene has implemented the Contractor Participation Agreement (CPA) to formalize the legal relationship with the contractor, including:
 - Pricing Terms
 - Business Practices
 - Legal Obligations
- All contractors are required to sign the CPA in order to operate as an active certified Ygrene contractor.
- The agreement protects the contractor, Ygrene, and property owners.

YGRENEWORKS FLEXRATE PROGRAM



- Ygrene is introducing a flexible rate program that offers contractors pricing options with a lower interest rate equivalent in exchange for a rate option fee on PACE residential projects.
- At launch there will be four rate plans - Rate Plan 1, the base rate that is available today, and three other plans
- If the contractor elects Rate Plan 2 - 4 the rate option fee, also known as seller points, will be applied to the project cost in exchange for the lower rate.
- Rate plan selections are submitted and managed by Ygrene's Contractor Compliance Team.
- Contractors can select the rate plan that best suits their business model.

ORIGINATION FEE

- Ygrene's origination fee now will always be included as a Program Fee line item that is used to calculate the total project value for residential and commercial projects.
- System updates include modifications to the:
 - Application - will always include the fee in the project
 - Proposal Tool - will be included in the contract value
 - Finance Agreement - will include the origination fee in the 'Program-Related Fees'
 - Know Before You Owe (KBYO) - included in financing costs
 - Program Handbook - will be updated to reflect this change
- The fee was previously recovered as a line item on the contract for the project or as part of the contractor's fee schedule.
- This operational change will ensure consistent and accurate disclosure of the fee.



KNOW BEFORE YOU OWE

- Ygrene has implemented a Know Before You Owe (KBYO) document that discloses to the property owner everything that will be included in the total project financing, including:
 - ❑ Product Costs
 - ❑ Upfront Financing Costs
 - ❑ Closing Costs
 - ❑ Specific Terms and Conditions that apply to the program
- The KBYO will be sent with the Finance Agreement
- Property Owners will initial and sign the KBYO document, indicating their understanding of their PACE home improvement project

INDUSTRY-LEADING CONSUMER PROTECTIONS



□ Contractor Quality Assurance

- Contractor license, bond, workers' comp and insurance screening
- Training and certification
- Watch lists, contractor reviews, ongoing skills assessment and monitoring

□ Program Quality Assurance

- Ongoing QC and review of PACE Assets to validate accuracy and integrity of systems, contracts, underwriting, financing, processes and data

□ Financing Practices

- Review of eligible measures
- Strong underwriting
- Identity verification
- Right to cancel
- Transparent terms and fees
- Spanish translated documents
- 'Know Before You Owe' Disclosures



□ Approvals & Payment Protection

- Payment protection via property owner and contractor authorizations
- Permit verification and third-party inspections

□ Privacy & Data Security

- Protection and controls safeguard sensitive consumer information
- Cyber-security standards protect points of vulnerability

□ Dispute Resolution

- Staff trained to receive, manage, track, report and resolve complaints quickly

□ Recorded calls

- 100% recorded verification calls to all customers

COMPLIANCE OVERSIGHT

- Ygrene has established standardized compliance control systems
- Newly assembled teams focused on stabilizing and improving workflows, processes and response times

Primary functional areas:

- New Contractor Registration/Onboarding
- Continuous Contractor Training
- Contractor Compliance and Watch List Actions
- Consumer Resolution

CONTRACTOR COMPLIANCE PROCESS

New Contractor Registration / Onboarding



- Register
 - Contractor details are submitted through Ygrenetworks.com
- Validate
 - Information routed to Compliance Team who performs initial credential validation
 - › Active License (CSLB, DBPR)
 - › Bond, Liability and Workers Compensation Current
 - › BBB, Yelp reviews clear of red flags
 - Compliance notifies Regional Account Manager that Contractor is eligible and ready for training
- Train
 - Regional Account Manager schedules and completes training; obtains signed Training Certification and copies of License and Insurance Requirements
 - Regional Account Manager sends documentation to Compliance
- Activate
 - Compliance sends Contractor Participation Agreement to Contractor for signature
 - Upon receipt of signed agreement, Compliance conducts final credential validation
 - Compliance activates Contractor profile in Ygrene Contractor Portal

CONTRACTOR COMPLIANCE PROCESS

Contractor Compliance

- Contractor Compliance is managed through a tiered control system based on documented evidence of Contractor impropriety.
- Input about Contractor non-compliance comes from the following sources:
 - Property Owner Escalations from Customer Service/Operations
 - Observations of license/insurance non-compliance from Underwriting, Contract Review and/or Funding
 - BBB, Yelp! and Angie's List
 - RAM feedback
 - Random audits of Contractor business and Ygrene projects

Contractor Watch List

<u>Stage</u>	<u>Definition</u>
Monitor	Monitor projects; impose additional risk avoidance measures; suspend select benefits
Suspend	Suspend Contractor Portal; no new projects; wrap up existing. May or may not reactivate
Terminate	Permanent termination of Ygrene relationship

CONSUMER RESOLUTION PROCESS



■ Consumer Escalation

- During a discussion with a Property Owner, a member of Operations, Underwriting or Sales may receive an escalation about:
 - › Impropropriety by a Contractor;
 - › issues between the Property Owner and the Contractor; or
 - › Ygrene services or financing terms.
- If the employee is unable to resolve, the matter is escalated to resolution@ygrene.com. The Consumer Resolution team will research, document and bring the matter to resolution. Property Owners receive a personal acknowledgement from the Consumer Resolution team within 24 hours of receipt of the escalation.
- The first priority of investigation is to ensure that Ygrene executed the financing properly. Once confirmed, additional research may include outreach to Sales, the Contractor and the Property Owner for further details as well as requesting a third party inspection of the project.

■ Escalation Resolution

- Resolution of an escalation may come in the form of clarifying program details with the property owner, facilitating completion of a project by the original Contractor or other third party, or in select cases, pursuit of Legal resolution. The escalation remains open until the team can confirm with the Property Owner that the resolution has met their satisfaction.

FLORIDA PROGRAM ENHANCEMENTS



QUESTIONS?



GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT-~~GREEN CORRIDOR~~
PROGRAM GUIDELINES

~~CLEAN ENERGY GREEN CORRIDOR~~
~~www.ygreneworks.com~~

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT
www.ygreneworks.com

In order to apply for financing under the ~~Clean Energy~~ Green Corridor Property Assessment Clean Energy (PACE) District (the "District") Program (the "Program"), the property owner(s) must read, accept, and comply with the terms provided herein (the "Program Terms").

These Program Terms, along with the documents property owners execute in connection with the Program (the "Program Documents"), establish the terms of the District Program. Property owners should become familiar with and understand the provisions of the Program Terms. By executing the Program Documents, the property owner agrees to all of the Program Terms. The District reserves the right to amend these Program Terms from time to time as described below. The District has contracted with Ygrene Energy Fund Florida, LLC (the "Administrator") to administer the ~~program~~ Program. The District will share personal information of property owners with the Administrator and other third parties as necessary to administer the -Program.

1. Purpose of the Program

The Program is intended to assist property owners in the District in financing the installation of energy efficiency, wind resistance and renewable energy improvements as defined in Section 163.08, Florida Statutes (the "Qualifying Improvements"). ~~The financing and the costs of administering the Program will be repaid through non-ad valorem special assessments added to the property tax bills paid by only those p~~ Property owners who voluntarily choose to participate in the Program will repay the financing and costs of administering the Program through non-ad valorem special assessments that are added to the subject property's tax bill. There may be other types of financing available to property owners and the District does not guarantee that the Program is the best financing option. Property owners should obtain help in selecting the option that is most appropriate for their particular situation.

2. Summary of the Program Process

~~As discussed in more detail below, in~~ In order to receive ~~funding-financing~~ from the Program, property owners must complete the following steps, which are discussed in more detail below, for all property types:

- a. Determine that they meet the eligibility requirements. (~~see~~ See "Eligibility" below).
- b. Apply online or submit a paper application for the Program. (~~see~~ See "Application" below).
- c. Agree to these Program Terms and pay an application fee as part of the application process.
- d. At least 30 days before executing a financing agreement (the "Financing Agreement"), the property owner shall provide to the holders or loan servicers of any existing mortgages encumbering or otherwise secured by the property a notice of the owner's intent to enter into a Financing Agreement together with the maximum principal amount to be financed and the maximum annual assessment necessary to repay that amount. Unless otherwise instructed, the ~~P~~rogram Aadministrator will automatically do this upon application approval.
- e. The Administrator must approve the completed application.
- f. A contractor certified (~~the "Certified Contractor"~~) through the Program (the "Certified Contractor") must be selected by the property owner to install the Qualifying Improvements. The Certified Contractor must submit a ~~bid~~ to the property owner for the installation of Qualifying Improvements on the property. It is the property owner's responsibility to enter into a contract with the Certified Contractor.
- g. The District will record the signed Finance Agreement or a summary memorandum of such agreement within 5 days of signing. Upon disbursement of funds, the District will record an addendum to the Financing Agreement indicating the final amount financed which will be annually assessed (the "~~Settlement Statement~~ Addendum").
- h. The District will authorize the release of funds to the property owner after project completion.

Property owners may choose to assign payment directly to their Certified Contractor.

- i. Pay the special assessments to the local tax collector in the amounts and at the times specified in the ~~Settlement Statement~~Addendum.

3. Eligibility

The Program is available to all privately owned property within the District. The financing terms and conditions set forth in these Program Terms are applicable to financings for the installation of Qualifying Improvements in residential and non-residential properties. Local government members of the District may adopt more restrictive guidelines than the (as determined by guidelines established by each member municipality of the District). In order to be eligible to participate in the Program, a property owner must meet and complete the following requirements and steps:

- a. The property to be improved with the Qualifying Improvements must be located within the District.
- b. All holders of fee simple title to the subject property or, for corporate owners their designee(s), must sign the Program Documents. Therefore, before submitting an application, property owners must ensure that all property owners will agree to participate in the Program on the terms set forth in these Program Terms.
- ~~c. e.~~ All property taxes and any other assessments levied on the same bill as property taxes must be paid and have not been delinquent for the preceding 3 years or the property owner's period of ownership, whichever is less. There shall be no involuntary liens, including, but not limited to, construction liens on the property. There shall be no notices of default or other evidence of property-based debt delinquency recorded during the preceding 3 years or the property owner's period of ownership, whichever is less. The property owner must be current on all mortgage debt on the property. Property owner may not currently be in bankruptcy.
- ~~c. d.~~ The total debt of the property ~~including mortgages and equity lines of credit~~, secured by the property including but not limited to mortgages and equity lines of credit, must not exceed 90% of the fair market value of the property. The ~~a~~Administrator will provide ~~you the property owner~~ with the current fair market value of the property as determined by industry-recognized appraisers and approved data sources.
- ~~d. e.~~ The District reserves the right, in its sole discretion, to request supplemental information from property owners and to deny applications based on any negative reports.

4. Application

All property owners interested in applying to the Program must submit the initial application documents listed below along with the required application fee. At the time of application, property owners must agree to the Program Terms. ~~Project applications~~ Applicants will receive an administrative point of contact from the Administrator, who will assist in the process.

- a. Application Form and application fee.
- b. After the Administrator's ~~Upon~~ review of the application ~~by the Administrator~~, applicants will receive either a Notice of Approval or a Notice of Denial.
- c. Upon receipt of a Notice of Approval, unless otherwise instructed, the ~~p~~Program ~~a~~Administrator will send a notice to any mortgage holder of the property owner's intent to use the Program, informing them of the maximum principal amount to be financed and the maximum potential annual assessment necessary to repay that amount. This is not required if the property is owned free and clear.
- d. ~~Upon receipt of a Notice of Approval, applicants can proceed to submit their proposed~~ — project for approval. (See "Project Approval" below).
- e. Should an application be denied, the ~~a~~Notice of Denial will include recommended ed remedial action that may be available to the applicant.

5. Qualifying Improvements; Certified Contractors; Maximum Funding

The following general provisions apply to all projects submitted for funding under the Program:

- a. Program financing may only be used to finance those improvements that are described in the list of Qualifying Improvements. ~~(sSee a~~Appendix I). Property owners are responsible ~~to-for~~ ensuring that improvements installed on their property qualify under the ~~p~~Program.
- ~~b.~~ **b. The Program is a financing program only. Neither the District nor the Administrator is responsible for installation of the Qualifying Improvements or their performance.**
- ~~b.c.~~ The Qualifying Improvements must be affixed to the building or facility that is part of the property and shall constitute an improvement to the building or facility or a fixture attached to the building or facility. Appliances built-in to cabinetry may qualify, but freestanding units do not. Built-in lighting fixtures qualify, but replacement of light bulbs alone cannot be financed. Questions regarding Qualified Improvements should be directed to the Administrator.
- ~~e.d.~~ Qualifying Improvements must be installed by Certified Contractors who meet the eligibility criteria set forth for the specific category of work being financed, and who are listed on the Certified Contractors list that may be obtained on-line or from the Administrator.
- ~~d.e.~~ The Program requires a minimum funding request of \$2,500.
- f. The Program will approve maximum funding requests in an amount such that the aggregate amount of any fixed assessment liens on the property and the amount of the proposed project to be completed do not exceed 100% of the fair market value of the property. Maximum financing is initially set at the lesser of 20% of the just value of the property as determined by the local property appraiser or 15% of the fair market value as determined by industry-recognized appraisers and approved data sources and appraisers.
- g. The Program will not provide financing for any costs in excess of the maximum amounts allowed under ~~FL~~Florida law.

6. Project Approval

Upon receipt of a Notice of Approval of a Program application and following verification of lender notification being sent, the property owner may proceed towards project funding. The Following are the steps required to obtain authorization for funding-financing under the Program:

- a. Select a Certified Contractor from the Certified Contractor List. This list is available on-line and/or from the Administrator. Applicants may wish to obtain bids and advice from more than one Certified Contractor.
- b. Work with Certified Contractor(s) to determine the scope and cost of your project, and verify that the proposed work qualifies for funding-financing under the Program. Once Qualifying Improvements are selected, obtain a formal bid from one or more Certified Contractors.
- c. Following review of the project bid(s) select a Certified Contractor to coordinate the project with the Program Administrator.
- d. Once the project is approved by the Program Administrator, applicants will be required to execute the Financing Agreement, which. ~~This is the contract that~~ authorizes the Administrator and the District to record on the property tax record the assessment that will secure the project financing. The Financing Agreement must be signed prior to commencement of construction.
- e. Once the Financing Agreement is signed, applicants will receive a Notice to Proceed. Upon receipt of this notice, applicants can authorize commencement of the project. If construction begins prior to receipt of a Notice to Proceed, applicants run the risk of not qualifying for or receiving Program funding-financing.

e.

7. Funding

- a. Once the Certified Contractor has completed installation of the Qualifying Improvements, the Certified Contractor must submit a payment request and the project verification documents to the property owner. Property owners should Contact the Administrator for a complete list of required forms and agreements needed to complete funding. Property owners may request that the Certified Contractor receive payment directly from the Administrator.
- b. If the funding request is not submitted to the Administrator within 90 calendar days after the date that appears on the Finance Agreement-, the interest rate may be reset (See "Financing Costs; Interest Rate" below).
- c. Upon review of the project record, the Administrator will confirm its eligibility for funding and calculate the final assessment details. Prior to the issuance of wire-transfer funding, the property owner must approve and sign the an Estimated Settlement Statement.
- d. In the event a property owner cancels financing after submitting a request for funding, all expenses incurred by the Program for recording documents, preparing bond documents and releasing any liens will be the responsibility of the property owner. Property owners may be responsible for expenses incurred by Certified Contractors according to their individual contracts. The District has no responsibility to release funds to property owners or Certified Contractors for work that has not been completed for any reason.

8. Financing Costs; Interest Rate

- a. In order to receive funding, property owners agree to pay special assessments in an amount equal to (i) the principal amount received from the Program, (ii) interest on the principal amount received from the Program and (iii) ~~initial and on-going administrative expenses, fees and closing costs~~ (see Appendix II). The special assessment will be added to the property tax bill.
- b. Principal. This is the total of all financed project costs. These may include costs associated with implementing the project such as origination fees, closing fees, permits, audit expenses, application fees and capitalized interest (see "Capitalized Interest" below).
- c. Interest Rate. The rate of interest charged on the amount funded will be fixed for the full term of the assessment. The rate will be set for 90 days on the date that the Finance Agreement is prepared by the Administrator.
- d. Capitalized Interest. Because of administrative delays involved in placing assessments on County tax rolls, capitalized interest will be added to the assessment for the time period between funding of the project and the first day of the year in which the bond for each project is issued.

9. Repayment Terms; Special Assessments

- a. Repayment Terms. Following placement of the assessment on the tax roll, the property owner will be obligated to pay the special assessments specified in the Project Approval Addendum.
- b. Prepayment Terms: The Special Assessment can be paid off at any time, but must be paid in full. Partial or balloon payments are not currently allowed. There is a 5% prepayment penalty which will be owed on any outstanding principal balance at the moment the prepayment is made. This penalty can be waived by adding on a voluntary charge to the closing costs and the assessment can be pre-paid in full at any time.
- c. Special Assessments. A property owner must pay the agreed-upon special assessment regardless of personal financial circumstances, the condition of the property, or the performance of the Qualifying Improvements. Property owners should not apply for financing if they are not certain they can meet the assessment obligations. The failure to pay property taxes in full or in part will result in financial repercussions including penalties, interest, the sale of a tax certificate on the property, and possible loss of the property. If property owners use an escrow account to pay their property taxes, they must notify the escrow company of the special assessment. In such cases, property owners will need to increase ~~monthly~~ payments to the escrow account by an amount equivalent to the annual assessment payments, ~~divided by 12 months~~.

10. Compliance with Existing Mortgages

Recordation of the assessment on the tax roll will establish a continuing lien as security for the obligation to pay the special assessments. In accordance with Florida law, the lien securing the obligation to pay the special assessments will be senior to all private liens, including existing mortgage(s). Many mortgage and loan documents limit the ability of a property owner to place senior liens on property without the consent of the lender, or authorize the lender to obligate borrowers to prepay the senior obligation. ~~Recently,~~ The Federal Housing Finance Agency has issued policy guidelines that question the validity and assessment status of PACE assessments. Program participants should confirm with their lender(s) that participation in the Program does not adversely impact their rights with respect to any existing loan documents. Property owners are required to notify their lenders prior to a funding request and to provide the Administrator with a copy of the letter and proof of mailing. **The Administrator will provide required forms for lender notification, but ultimate responsibility for addressing issues with existing lenders remains with property owners.**

11. Transfer or Resale of the Subject Property

Special Assessments run with the property. In the event of a sale, unless other arrangements are made prior to closing, the annual payments will appear on the new owner's tax bill. The property owner ~~must~~ should be aware of the fact that the Federal Housing Finance Agency has made a statement indicating that they will not give a mortgage to a potential buyer of a residential property if the property has a PACE special assessment recorded against it. If this is the case, the assessment can be prepaid at the time of sale (see "Repayment Terms; Special Assessments" above).

Ownership of any funded Qualifying Improvements (including light bulbs) transfer to the new owner, and may not be removed from the property. Program participants agree to make all legally required disclosures regarding the existence of the assessment lien on the property in connection with any sale.

At or before the time a purchaser executes a contract for the sale and purchase of any property for which a non-ad valorem assessment has been levied and has an unpaid balance due, the seller shall give the prospective purchaser a written disclosure statement in the following form, which shall be set forth in the contract or in a separate writing:

QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR -WIND RESISTANCE. — The property being purchased is located within the jurisdiction of a local government that has placed an assessment on the property pursuant to s. 163.08, Florida Statutes. The assessment is for a qualifying improvement to the property relating to energy efficiency, renewable energy, or wind resistance, and is not based on the value of property. You are encouraged to contact the ~~e~~C~~o~~u~~n~~t~~y~~ ~~p~~P~~r~~o~~p~~e~~r~~t~~y~~ ~~a~~A~~p~~p~~r~~a~~i~~s~~e~~r's office to learn more about this and other assessments that may be provided by law.

12. Rebates and Taxes

Participation in this Program does not reduce rebates available through federal, state, utility sponsored and District rebate programs. More information on available programs can be found on-line or through Certified Contractors and other vendors. Participants should consult with their tax advisors with respect to the state and federal tax benefits and consequences of participating in the Program. Neither the District nor the Administrator is responsible for the tax considerations of participating in the Program.

13. Changes in State and Federal Law

The District's ability to continue to finance the Program is subject to a variety of state and federal laws. If those laws or the judicial interpretation thereof changes after a property owner applies for the Program, but before the District fulfills the funding request, the District may be unable to fulfill the request. In such event, the District shall have no liability as a result of any such change in law or judicial interpretation.

14. Changes in Program Terms

The District reserves the right to change the Program Terms at any time without notice. However, no such change will affect a participant's obligation to pay special assessments as set forth in the Settlement Statement Addendum. Participation in the Program will be subject to the Program Terms in effect from time to time.

APPENDIX I QUALIFYING IMPROVEMENTS

The following list represents improvements that ~~will be considered~~ Qualifying Improvements under the District ~~PACE~~ Program. Additional and/or alternative ~~measures-improvements~~ may be approved on a case-by-case basis and/or as the list is modified from time to time in compliance with State Law or instructions from the District.

1. Energy Efficiency

- a. Air Sealing and Ventilation
 - Air Filtration
 - Building Envelope
 - Duct Leakage and Sealing
 - Bathroom, ceiling, attic, and whole house fans
- b. Insulation
 - Defect Correction
 - Attic, floor, walls, roof, ducts
- c. Weather-Stripping
- d. Home Sealing
- e. Geothermal Exchange Heat Pumps
- f. HVAC Systems
- g. Evaporative Coolers
 - Cooler must have a separate ducting system from air conditioning and heating ducting system
- h. Natural gas storage water heater
 - Energy Star listed
- i. Tankless water heater
- j. Solar water heater system
- k. Reflective insulation or radiant barriers
- l. Cool roof
- m. Windows and glass doors
 - U value of 0.40 or less and solar heat gain coefficient of 0.40 or less
- n. Window filming
- o. Skylights
- p. Solar tubes
- q. Additional building openings to provide additional natural light
- r. Lighting
 - Energy Star listed (only retrofits)
- s. Pool equipment
 - Pool circulating pumps

2. Other Non-Residential Building Measures

The following measures are allowed for commercial and non-residential buildings, in addition to all applicable energy efficiency measures listed above:

- a. Occupancy-Sensor Lighting Fixtures
 - SMART Parking Lot Bi-Level Fixture
 - SMART Parking Garage Bi-Level Fixtures
 - SMART Pathway Lighting
 - SMART Wall Pack Fixtures
- b. Task Ambient Office Lighting
- c. Classroom Lighting
- d. Refrigerator Case LED Lighting with Occupancy Sensors
- e. Wireless, daylight lighting controls
- f. Kitchen Exhaust Variable Air Volume Controls
- g. Wireless HVAC Controls & Fault Detection

3. Solar Equipment

- a. Solar thermal hot water systems
- b. Solar thermal systems for pool heating
- c. Photovoltaic systems (electricity)
- d. Emerging technologies – following the Custom Measures Track

4. Wind Resistance Measures

- a. Wind hardening measures can be deployed through this Program. The measures described qualify.
- b. Improving the strength of the roof deck and foundation attachment.
- c. Creating a secondary water barrier to prevent water intrusion.
- d. Installing wind-resistant shingles or other roofing.
- e. Installing gable-end bracing.
- f. Reinforcing roof-to-wall connections.
- g. Installing storm shutters.
- h. Installing perimeter-opening protections.

~~h.i. Home Standby Generator Systems (natural gas or propane)~~

~~i. Raising building elevations.~~

5. Custom Measures

The Custom Measures Track is a process by which the Energy Center Manager and/or staff can evaluate and approve funding for projects that are not “off the shelf” improvements listed in the Qualifying measures. These custom projects may involve large scale industrial or commercial energy efficiency improvements; processing or industrial mechanical systems; and renewable energy generation from sources such as geothermal and fuel cells. The following are examples of custom measures that will be considered for ~~Clean Energy Green Corridor District~~ funding:

- a. Custom Energy Efficiency Measures
 - Building energy management controls
 - HVAC duct zoning control systems
 - Irrigation pumps and controls
 - Lighting controls
 - Industrial and process equipment motors and controls
 - Electric Vehicle Charging Equipment
- b. Custom Energy Generation Measures
 - Fuel Cells
 - Wind turbine power system
 - Natural gas
 - Hydrogen fuel
 - Other fuel sources (emerging technologies)
 - Co-generation (heat and energy)

APPENDIX II

ADMINISTRATIVE FEES AND CLOSING COSTS^{*1,2}

	RESIDENTIAL
Application Fee	\$50.00
Processing & Underwriting Fee	\$125.00
District Recovery Fee ^{**3}	See Table 1
Recording & Disbursement Fee	\$100.00
Bond Trustee Fee	\$90.00
Title & Escrow	\$65.00
Origination Fee	3%

	COMMERCIAL
Application Fee	\$250.00
Processing & Underwriting Fee	\$250.00
District Recovery Fee ^{**3}	See Table 1
Recording & Disbursement Fee	\$250.00
Bond Trustee Fee	\$90.00
Energy Analysis Fee ⁴	See Table 2
Origination Fee	3%

Table 1

	DISTRICT RECOVERY FEE ^{**3}	
	Project Size	Fee
RESIDENTIAL	< \$62,500	\$125.00
	≥ \$62,500	\$75 + (.0008 x Project Size)
COMMERCIAL	< \$250,000	\$225.00
	≥ \$250,000	\$75 + (.0008 x Project Size)

Table 2

ENERGY PRO - COMMERCIAL PROJECTS	
Project Size	Fee
≤ \$100,000	\$450.00
\$100,001 - \$200,000	\$600.00
\$200,001 - \$300,000	\$750.00
≥ \$300,001 +	\$900.00

¹ A \$37 administrative fee will be added to the assessment in relation to tax collection. Property Appraisers and Tax Collectors' fees will be included as part of the special assessment as required by state law and agreements between the District, Property Appraiser, and/or Tax Collector of a given jurisdiction.

² Fees may vary based on current market conditions.

³ The District Recovery Fee is intended to cover the costs incurred by the District in marketing the District and the Program, receiving and approving grants for the District, offsetting costs incurred by the District, and establishing a reserve for the District. May be referred to as Cost Recovery Fee; \$75 is allocated for the District's Recovery and the remainder is for the District's Bond Counsel.

⁴ May be referred to as Energy Audit Fee.

~~* A \$37 administrative fee will be added to the assessment in relation to tax collection, and in Miami-Dade County, the tax collector may add a 1% collection fee along with the special assessment.~~

~~* Fees may vary based on current market conditions~~

~~**The District Recovery Fee is intended to cover the costs incurred by the District in marketing the District and the Program, receiving and approving grants for the District, offsetting costs incurred by the District, and establishing a reserve for the District.~~

RESOLUTION NO. 2018-06

**A RESOLUTION OF THE BOARD OF THE GREEN
CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY
(PACE) DISTRICT AMENDING THE DISTRICT
PROGRAM GUIDELINES; PROVIDING FOR CONFLICTS;
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) desires to amend the District’s Program Guidelines (“Guidelines”); and

WHEREAS, the District Board seeks to amend the Guidelines pertaining to the Program’s financing terms to include origination fees and repayment terms to provide for no pre-payment penalties; and

WHEREAS, the District Board finds it is in the best interest and welfare of the District to adopt this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE GREEN
CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, AS
FOLLOWS:**

Section 1. **Recitals Adopted.** That the above-stated recitals are hereby adopted and confirmed.

Section 2. **District Guidelines Amended.** The District Board hereby approves the amended¹ Guidelines, as shown on Exhibit “A” attached hereto and incorporated herein.

Section 3. **Conflict.** All sections or parts of sections of any prior Resolutions, or parts of Resolutions, in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

¹ Coding: Words in ~~struck-through type~~ are deletions. Words in underscoring type are additions.

PASSED and ADOPTED this 17th day of November, 2017.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Secretary
Governmental Management
Services – South Florida, LLC

By: _____
District Chair

APPROVED AS TO FORM AND LEGALITY
FOR THE USE OF AND RELIANCE BY THE
GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

EXHIBIT A

Green Corridor Property Assessment Clean Energy (PACE) District Guidelines



GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT
PROGRAM GUIDELINES

In order to apply for financing under the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") Program (the "Program"), the property owner(s) must read, accept, and comply with the terms provided herein (the "Program Terms").

These Program Terms, along with the documents property owners execute in connection with the Program (the "Program Documents"), establish the terms of the District Program. Property owners should become familiar with and understand the provisions of the Program Terms. By executing the Program Documents, the property owner agrees to all of the Program Terms. The District reserves the right to amend these Program Terms from time to time as described below. The District has contracted with Ygrene Energy Fund Florida, LLC (the "Administrator") to administer the Program. The District will share personal information of property owners with the Administrator and other third parties as necessary to administer the Program.

1. Purpose of the Program

The Program is intended to assist property owners in the District in financing the installation of energy efficiency, wind resistance and renewable energy improvements as defined in Section 163.08, Florida Statutes (the "Qualifying Improvements"). **Property owners who voluntarily choose to participate in the Program will repay the financing and costs of administering the Program through non-ad valorem special assessments that are added to the subject property's tax bill.** There may be other types of financing available to property owners and the District does not guarantee that the Program is the best financing option. Property owners should obtain help in selecting the option that is most appropriate for their particular situation.

2. Summary of the Program Process

In order to receive financing from the Program, property owners must complete the following steps, which are discussed in more detail below, for all property types:

- a. Determine that they meet the eligibility requirements. (See "Eligibility" below).
- b. Apply online or submit a paper application for the Program. (See "Application" below).
- c. Agree to these Program Terms and pay an application fee as part of the application process.
- d. At least 30 days before executing a financing agreement (the "Financing Agreement"), the property owner shall provide to the holders or loan servicers of any existing mortgages encumbering or otherwise secured by the property a notice of the owner's intent to enter into a Financing Agreement together with the maximum principal amount to be financed and the maximum annual assessment necessary to repay that amount. Unless otherwise instructed, the Program Administrator will automatically do this upon application approval.
- e. The Administrator must approve the completed application.
- f. A contractor certified through the Program (the "Certified Contractor") must be selected by the property owner to install the Qualifying Improvements. The Certified Contractor must submit a bid to the property owner for the installation of Qualifying Improvements on the property. It is the property owner's responsibility to enter into a contract with the Certified Contractor.
- g. The District will record the signed Finance Agreement or a summary memorandum of such agreement within 5 days of signing. Upon disbursement of funds, the District will record an addendum to the Financing Agreement indicating the final amount financed which will be annually assessed (the "Addendum").
- h. The District will authorize the release of funds to the property owner after project completion. Property owners may choose to assign payment directly to their Certified Contractor.
- i. Pay the special assessments to the local tax collector in the amounts and at the times specified in the Addendum.

3. Eligibility

The Program is available to all privately owned property within the District. The financing terms and conditions set forth in these Program Terms are applicable to financings for the installation of Qualifying Improvements in residential and non-residential properties. Local government members of the District may adopt more restrictive guidelines than the the District. In order to be eligible to participate in the Program, a property owner must meet and complete the following requirements and steps:

- a. The property to be improved with the Qualifying Improvements must be located within the District.
- b. All holders of fee simple title to the subject property or, for corporate owners their designee(s), must sign the Program Documents. Therefore, before submitting an application, property owners must ensure that all property owners will agree to participate in the Program on the terms set forth in these Program Terms.
- c. All property taxes and any other assessments levied on the same bill as property taxes must be paid and have not been delinquent for the preceding 3 years or the property owner's period of ownership, whichever is less. There shall be no involuntary liens, including, but not limited to, construction liens on the property. There shall be no notices of default or other evidence of property-based debt delinquency recorded during the preceding 3 years or the property owner's period of ownership, whichever is less. The property owner must be current on all mortgage debt on the property. Property owner may not currently be in bankruptcy.
- d. The total debt of the property secured by the property, including but not limited to mortgages and equity lines of credit, must not exceed 90% of the fair market value of the property. The Administrator will provide the property owner with the current fair market value of the property as determined by industry-recognized and approved data sources.
- e. The District reserves the right, in its sole discretion, to request supplemental information from property owners and to deny applications based on any negative reports.

4. Application

All property owners interested in applying to the Program must submit the initial application documents listed below along with the required application fee. At the time of application, property owners must agree to the Program Terms. Applicants will receive an administrative point of contact from the Administrator, who will assist in the process.

- a. Application Form and application fee.
- b. After the Administrator's review of the application, applicants will receive either a Notice of Approval or a Notice of Denial.
- c. Upon receipt of a Notice of Approval, unless otherwise instructed, the Program Administrator will send a notice to any mortgage holder of the property owner's intent to use the Program, informing them of the maximum principal amount to be financed and the maximum annual assessment necessary to repay that amount. This is not required if the property is owned free and clear.
- d. Upon receipt of a Notice of Approval, applicants can proceed to submit their proposed project for approval. (See "Project Approval" below).
- e. Should an application be denied, the Notice of Denial will include recommended remedial action that may be available to the applicant.

5. Qualifying Improvements; Certified Contractors; Maximum Funding

The following general provisions apply to all projects submitted for funding under the Program:

- a. Program financing may only be used to finance those improvements that are described in the list of Qualifying Improvements. (See Appendix I). Property owners are responsible for ensuring that improvements installed on their property qualify under the Program.
- b. **The Program is a financing program only. Neither the District nor the Administrator is responsible for installation of the Qualifying Improvements or their performance.**
- c. The Qualifying Improvements must be affixed to the building or facility that is part of the property and shall constitute an improvement to the building or facility or a fixture attached to the building or facility. Appliances built-in to cabinetry may qualify, but freestanding units do not. Built-in lighting fixtures qualify, but replacement of light bulbs alone cannot be financed. Questions regarding Qualified Improvements should be directed to the Administrator.
- d. Qualifying Improvements must be installed by Certified Contractors who meet the eligibility criteria set forth for the specific category of work being financed, and who are listed on the Certified Contractors list that may be obtained on-line or from the Administrator.
- e. The Program requires a minimum funding request of \$2,500.
- f. The Program will approve maximum funding requests in an amount such that the aggregate amount of any fixed assessment liens on the property and the amount of the proposed project to be completed do not exceed 100% of the fair market value of the property. Maximum financing is initially set at the lesser of 20% of the just value of the property as determined by the local property appraiser or 15% of the fair market value as determined by industry-recognized and approved data sources and appraisers.
- g. The Program will not provide financing for any costs in excess of the maximum amounts allowed under Florida law.

6. Project Approval

Upon receipt of a Notice of Approval of a Program application and following verification of lender notification being sent, the property owner may proceed towards project funding. The following are the steps required to obtain authorization for financing under the Program:

- a. Select a Certified Contractor from the Certified Contractor List. This list is available on-line and/or from the Administrator. Applicants may wish to obtain bids and advice from more than one Certified Contractor.
- b. Work with Certified Contractor(s) to determine the scope and cost of your project, and verify that the proposed work qualifies for financing under the Program. Once Qualifying Improvements are selected, obtain a formal bid from one or more Certified Contractors.
- c. Following review of the project bid(s) select a Certified Contractor to coordinate the project with the Program Administrator.
- d. Once the project is approved by the Program Administrator, applicants will be required to execute the Financing Agreement, which authorizes the Administrator and the District to record on the property tax record the assessment that will secure the project financing. The Financing Agreement must be signed prior to commencement of construction.
- e. Once the Financing Agreement is signed, applicants will receive a Notice to Proceed. Upon receipt of this notice, applicants can authorize commencement of the project. If construction begins prior to receipt of a Notice to Proceed, applicants run the risk of not qualifying for or receiving Program financing.

7. Funding

- a. Once the Certified Contractor has completed installation of the Qualifying Improvements, the Certified Contractor must submit a payment request and the project verification documents to the property owner. Property owners should contact the Administrator for a complete list of required forms and agreements needed to complete funding. Property owners may request that the Certified Contractor receive payment directly from the Administrator.
- b. If the funding request is not submitted to the Administrator within 90 calendar days after the date that appears on the Finance Agreement, the interest rate may be reset (See "Financing Costs; Interest Rate" below).
- c. Upon review of the project record, the Administrator will confirm its eligibility for funding and calculate the final assessment details. Prior to the issuance of funding, the property owner must approve and sign an estimated settlement statement.
- d. In the event a property owner cancels financing after submitting a request for funding, all expenses incurred by the Program for recording documents, preparing bond documents and releasing any liens will be the responsibility of the property owner. Property owners may be responsible for expenses incurred by Certified Contractors according to their individual contracts. The District has no responsibility to release funds to property owners or Certified Contractors for work that has not been completed for any reason.

8. Financing Costs; Interest Rate

- a. In order to receive funding, property owners agree to pay special assessments in an amount equal to (i) the principal amount received from the Program, (ii) interest on the principal amount received from the Program and (iii) administrative fees and closing costs (see Appendix II). The special assessment will be added to the property tax bill.
- b. Principal. This is the total of all financed project costs. These may include costs associated with implementing the project such as origination fees, closing fees, permits, audit expenses, application fees and capitalized interest (see "Capitalized Interest" below).
- c. Interest Rate. The rate of interest charged on the amount funded will be fixed for the full term of the assessment. The rate will be set for 90 days on the date that the Finance Agreement is prepared by the Administrator.
- d. Capitalized Interest. Because of administrative delays involved in placing assessments on County tax rolls, capitalized interest will be added to the assessment for the time period between funding of the project and the first day of the year in which the bond for each project is issued.

9. Repayment Terms; Special Assessments

- a. Repayment Terms. Following placement of the assessment on the tax roll, the property owner will be obligated to pay the special assessments specified in the Addendum.
- b. Prepayment Terms: The Special Assessment can be paid off at any time, but must be paid in full. Partial or balloon payments are not currently allowed.
- c. Special Assessments. A property owner must pay the agreed-upon special assessment regardless of personal financial circumstances, the condition of the property, or the performance of the Qualifying Improvements. Property owners should not apply for financing if they are not certain they can meet the assessment obligations. **The failure to pay property taxes in full or in part will result in financial repercussions including penalties, interest, the sale of a tax certificate on the property, and possible loss of the property.** If property owners use an escrow account to pay their property taxes, they must notify the escrow company of the special assessment. In such cases, property owners will need to increase payments to the escrow account by an amount equivalent to the annual assessment payments.

10. Compliance with Existing Mortgages

Recordation of the assessment on the tax roll will establish a continuing lien as security for the obligation to pay the special assessments. In accordance with Florida law, the lien securing the obligation to pay the special assessments will be senior to all private liens, including existing mortgage(s). Many mortgage and loan documents limit the ability of a property owner to place senior liens on property without the consent of the lender, or authorize the lender to obligate borrowers to prepay the senior obligation. The Federal Housing Finance Agency has issued policy guidelines that question the validity and assessment status of PACE assessments. Program participants should confirm with their lender(s) that participation in the Program does not adversely impact their rights with respect to any existing loan documents. Property owners are required to notify their lenders prior to a funding request and to provide the Administrator with a copy of the letter and proof of mailing. **The Administrator will provide required forms for lender notification, but ultimate responsibility for addressing issues with existing lenders remains with property owners.**

11. Transfer or Resale of the Subject Property

Special Assessments run with the property. In the event of a sale, unless other arrangements are made prior to closing, the annual payments will appear on the new owner's tax bill. The property owner should be aware of the fact that the Federal Housing Finance Agency has made a statement indicating that they will not give a mortgage to a potential buyer of a residential property if the property has a PACE special assessment recorded against it. If this is the case, the assessment can be prepaid at the time of sale (see "Repayment Terms; Special Assessments" above).

Ownership of any funded Qualifying Improvements (including light bulbs) transfer to the new owner, and may not be removed from the property. Program participants agree to make all legally required disclosures regarding the existence of the assessment lien on the property in connection with any sale.

At or before the time a purchaser executes a contract for the sale and purchase of any property for which a non-ad valorem assessment has been levied and has an unpaid balance due, the seller shall give the prospective purchaser a written disclosure statement in the following form, which shall be set forth in the contract or in a separate writing:

QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR WIND RESISTANCE. — The property being purchased is located within the jurisdiction of a local government that has placed an assessment on the property pursuant to s. 163.08, Florida Statutes. The assessment is for a qualifying improvement to the property relating to energy efficiency, renewable energy, or wind resistance, and is not based on the value of property. You are encouraged to contact the County Property Appraiser's office to learn more about this and other assessments that may be provided by law.

12. Rebates and Taxes

Participation in this Program does not reduce rebates available through federal, state, utility sponsored and District rebate programs. More information on available programs can be found on-line or through Certified Contractors and other vendors. Participants should consult with their tax advisors with respect to the state and federal tax benefits and consequences of participating in the Program. Neither the District nor the Administrator is responsible for the tax considerations of participating in the Program.

13. Changes in State and Federal Law

The District's ability to continue to finance the Program is subject to a variety of state and federal laws. If those laws or the judicial interpretation thereof changes after a property owner applies for the Program, but before the District fulfills the funding request, the District may be unable to fulfill the request. In such event, the District shall have no liability as a result of any such change in law or judicial interpretation.

14. Changes in Program Terms

The District reserves the right to change the Program Terms at any time without notice. However, no such change will affect a participant's obligation to pay special assessments as set forth in the Addendum. Participation in the Program will be subject to the Program Terms in effect from time to time.

APPENDIX I

QUALIFYING IMPROVEMENTS

The following list represents improvements that are considered Qualifying Improvements under the District Program. Additional and/or alternative improvements may be approved on a case-by-case basis and/or as the list is modified from time to time in compliance with State Law or instructions from the District.

1. Energy Efficiency

- a. Air Sealing and Ventilation
 - Air Filtration
 - Building Envelope
 - Duct Leakage and Sealing
 - Bathroom, ceiling, attic, and whole house fans
- b. Insulation
 - Defect Correction
 - Attic, floor, walls, roof, ducts
- c. Weather-Stripping
- d. Home Sealing
- e. Geothermal Exchange Heat Pumps
- f. HVAC Systems
- g. Evaporative Coolers
 - Cooler must have a separate ducting system from air conditioning and heating ducting system
- h. Natural gas storage water heater
 - Energy Star listed
- i. Tankless water heater
- j. Solar water heater system
- k. Reflective insulation or radiant barriers
- l. Cool roof
- m. Windows and glass doors
 - U value of 0.40 or less and solar heat gain coefficient of 0.40 or less
- n. Window filming
- o. Skylights
- p. Solar tubes
- q. Additional building openings to provide additional natural light
- r. Lighting
 - Energy Star listed (only retrofits)
- s. Pool equipment
 - Pool circulating pumps

2. Other Non-Residential Building Measures

The following measures are allowed for commercial and non-residential buildings, in addition to all applicable energy efficiency measures listed above:

- a. Occupancy-Sensor Lighting Fixtures
 - SMART Parking Lot Bi-Level Fixture
 - SMART Parking Garage Bi-Level Fixtures
 - SMART Pathway Lighting
 - SMART Wall Pack Fixtures
- b. Task Ambient Office Lighting
- c. Classroom Lighting
- d. Refrigerator Case LED Lighting with Occupancy Sensors
- e. Wireless, daylight lighting controls
- f. Kitchen Exhaust Variable Air Volume Controls
- g. Wireless HVAC Controls & Fault Detection

3. Solar Equipment

- a. Solar thermal hot water systems
- b. Solar thermal systems for pool heating
- c. Photovoltaic systems (electricity)
- d. Emerging technologies – following the Custom Measures Track

4. Wind Resistance Measures

- a. Wind hardening measures can be deployed through this Program. The measures described qualify.
- b. Improving the strength of the roof deck and foundation attachment.
- c. Creating a secondary water barrier to prevent water intrusion.
- d. Installing wind-resistant shingles or other roofing.
- e. Installing gable-end bracing.
- f. Reinforcing roof-to-wall connections.
- g. Installing storm shutters.
- h. Installing perimeter-opening protections.
- i. Standby Generator Systems (natural gas or propane)

5. Custom Measures

The Custom Measures Track is a process by which the Energy Center Manager and/or staff can evaluate and approve funding for projects that are not "off the shelf" improvements listed in the Qualifying measures. These custom projects may involve large scale industrial or commercial energy efficiency improvements; processing or industrial mechanical systems; and renewable energy generation from sources such as geothermal and fuel cells. The following are examples of custom measures that will be considered for District funding:

- a. Custom Energy Efficiency Measures
 - Building energy management controls
 - HVAC duct zoning control systems
 - Irrigation pumps and controls
 - Lighting controls
 - Industrial and process equipment motors and controls
 - Electric Vehicle Charging Equipment
- b. Custom Energy Generation Measures
 - Fuel Cells
 - Wind turbine power system
 - Natural gas
 - Hydrogen fuel
 - Other fuel sources (emerging technologies)
 - Co-generation (heat and energy)

APPENDIX II

ADMINISTRATIVE FEES AND CLOSING COSTS^{1,2}

	RESIDENTIAL
Application Fee	\$50.00
Processing & Underwriting Fee	\$125.00
District Recovery Fee ³	See Table 1
Recording & Disbursement Fee	\$100.00
Bond Trustee Fee	\$90.00
Title & Escrow	\$65.00
Origination Fee	3%

	COMMERCIAL
Application Fee	\$250.00
Processing & Underwriting Fee	\$250.00
District Recovery Fee ³	See Table 1
Recording & Disbursement Fee	\$250.00
Bond Trustee Fee	\$90.00
Energy Analysis Fee ⁴	See Table 2
Origination Fee	3%

Table 1

	DISTRICT RECOVERY FEE ³	
	Project Size	Fee
RESIDENTIAL	< \$62,500	\$125.00
	≥ \$62,500	\$75 + (.0008 x Project Size)
COMMERCIAL	< \$250,000	\$225.00
	≥ \$250,000	\$75 + (.0008 x Project Size)

Table 2

ENERGY PRO - COMMERCIAL PROJECTS	
Project Size	Fee
≤ \$100,000	\$450.00
\$100,001 - \$200,000	\$600.00
\$200,001 - \$300,000	\$750.00
≥ \$300,001 +	\$900.00

¹ A \$37 administrative fee will be added to the assessment in relation to tax collection. Property Appraisers and Tax Collectors' fees will be included as part of the special assessment as required by state law and agreements between the District, Property Appraiser, and/or Tax Collector of a given jurisdiction.

² Fees may vary based on current market conditions.

³ The District Recovery Fee is intended to cover the costs incurred by the District in marketing the District and the Program, receiving and approving grants for the District, offsetting costs incurred by the District, and establishing a reserve for the District. May be referred to as Cost Recovery Fee; \$75 is allocated for the District's Recovery and the remainder is for the District's Bond Counsel.

⁴ May be referred to as Energy Audit Fee.



November 2017

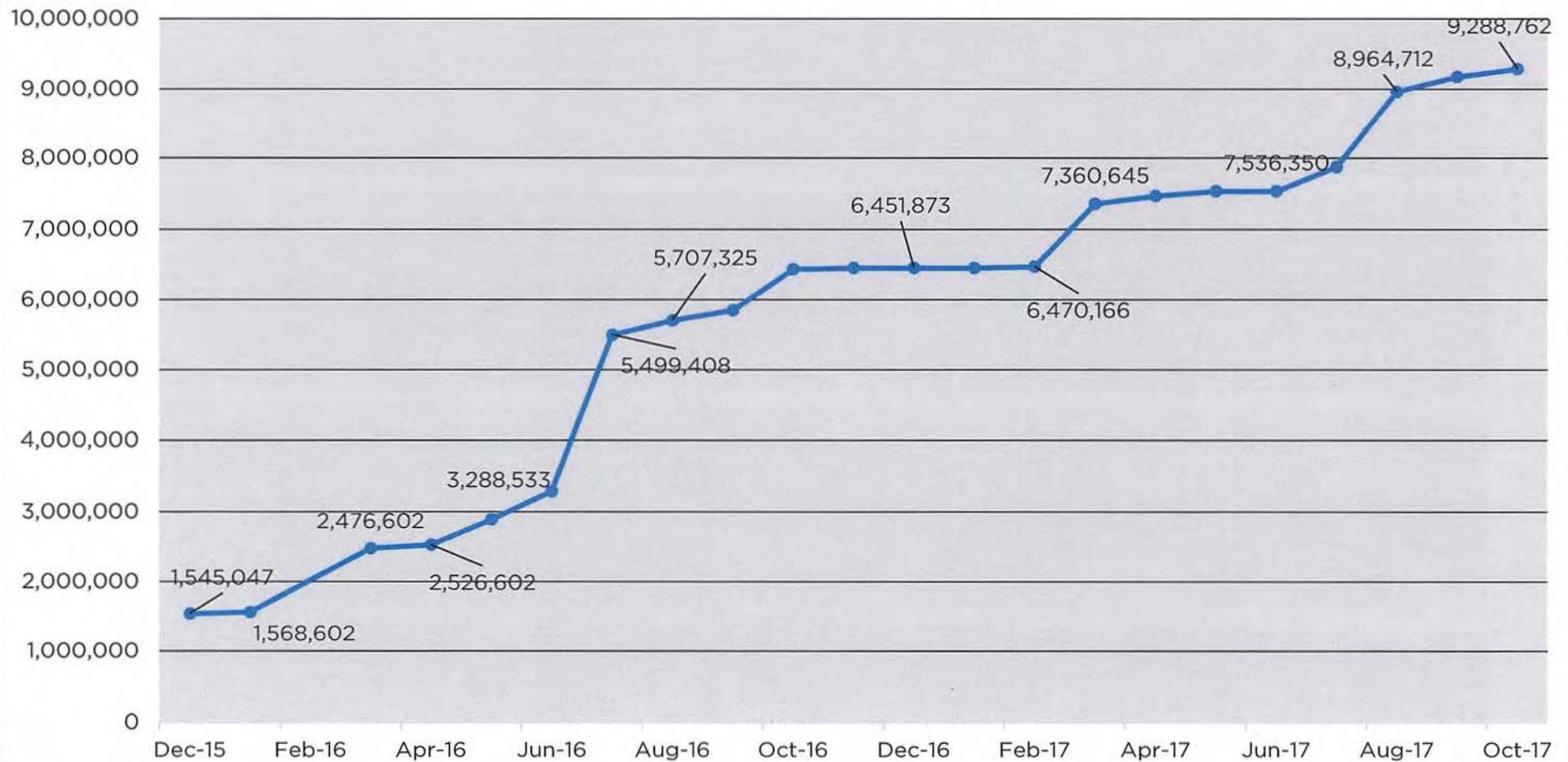
GREEN CORRIDOR DISTRICT UPDATE



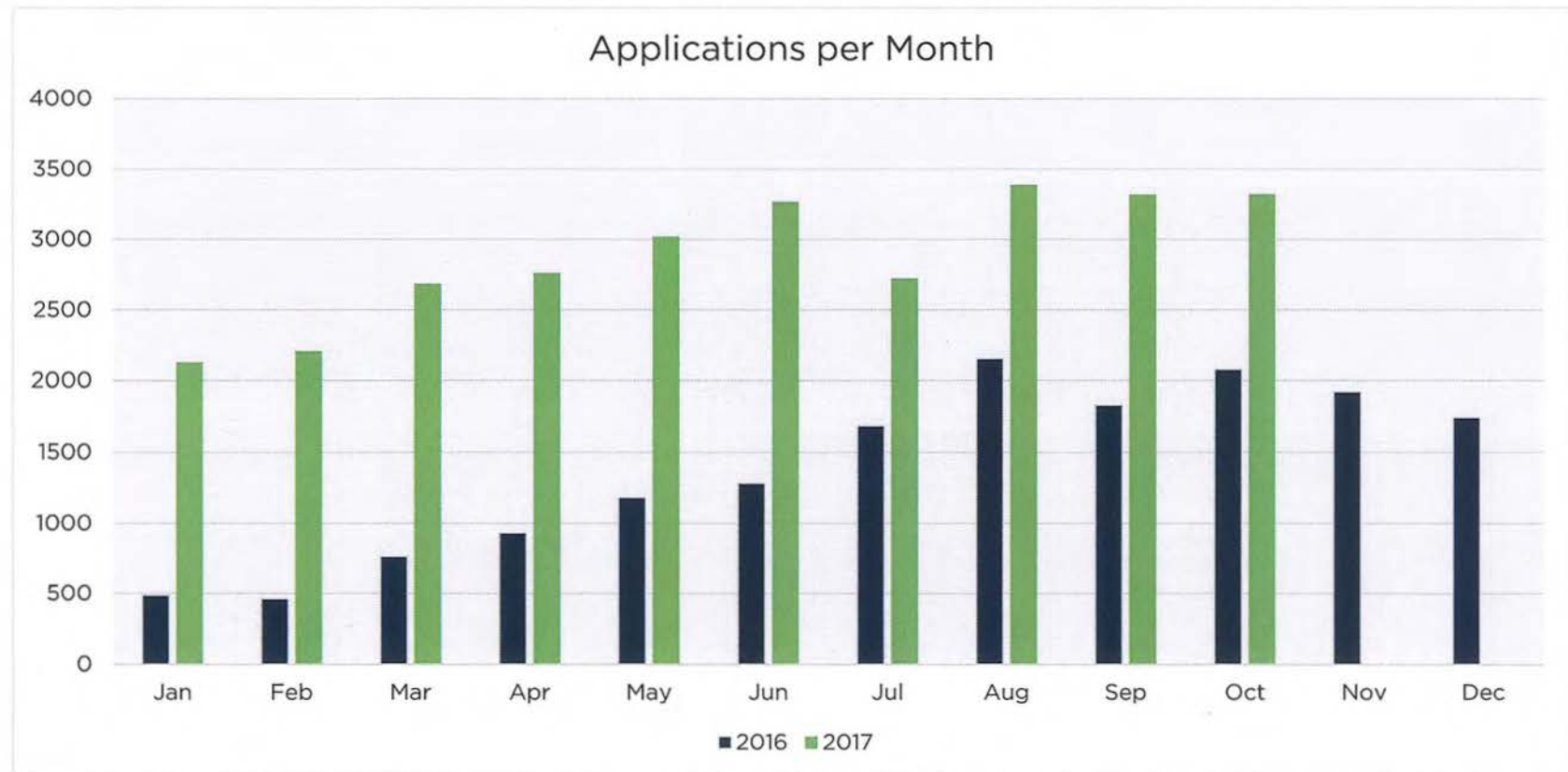
DISTRICT POPULATION SIZE GROWTH



Cumulative District Size



APPLICATIONS BY MONTH



Applications to date: 45,372

APPLICATIONS BY COUNTY 2017



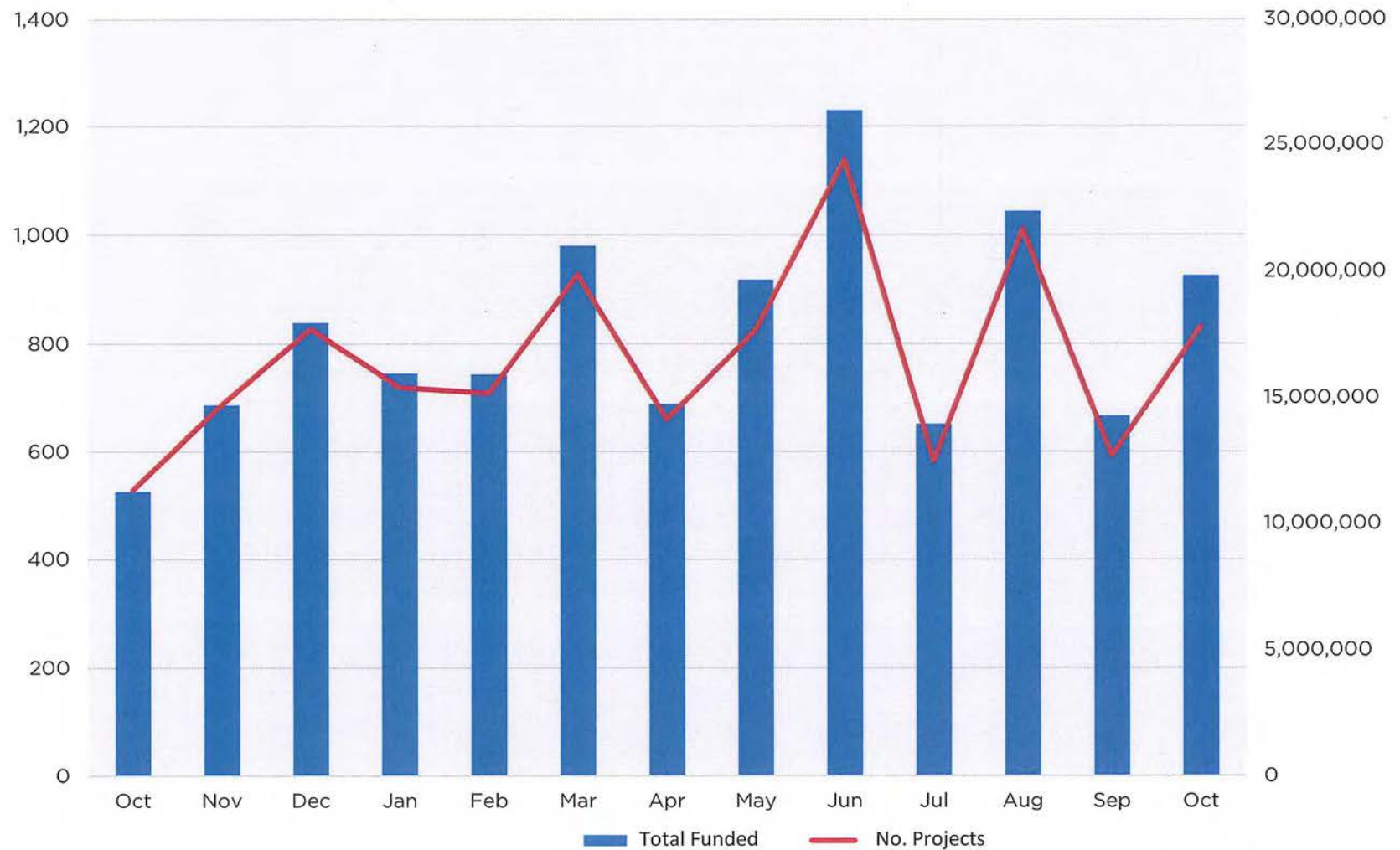
City	Average 2016	Jan-17	Feb-17	Mar 2017	Apr 2017	May 2017	June 2017	July 2017	Aug 2017	Sep 2017	Oct 2017
CORAL GABLES	19	24	11	24	18	24	20	21	23	24	42
CUTLER BAY	44	45	46	60	51	52	52	63	71	51	53
MIAMI	79	71	83	100	110	114	119	109	143	129	144
MIAMI SHORES	11	12	14	11	9	8	18	8	16	10	17
PALMETTO BAY	24	17	18	44	28	18	36	25	31	33	27
PINECREST	9	6	6	10	9	9	10	5	18	8	22
SOUTH MIAMI	6	5	7	13	9	12	11	4	11	7	7

County	Average 2016	Jan-17	Feb-17	Mar 2017	Apr 2017	May 2017	June 2017	July 2017	Aug 2017	Sep 2017	Oct 2017
ALACHUA	14	11	9	18	9	11	11	20	21	9	12
BREVARD	0	0	0	0	0	0	0	0	0	2	0
BROWARD	590	906	932	1116	1111	1163	1320	1023	1074	1160	1074
CHARLOTTE	2	10	18	37	28	26	25	18	34	45	33
CLAY	0	0	0	0	1	0	0	4	2	0	0
COLLIER	0	0	0	0	0	0	0	0	17	75	98
ESCAMBIA	0	0	0	0	0	3	0	0	0	0	0
HILLSBOROUGH	0	0	0	41	216	212	201	172	252	134	124
HOLMES	0	0	0	0	0	0	0	0	0	0	1
MARION	3	31	36	34	27	33	29	33	24	13	3
MIAMI-DADE	738	1029	1018	1282	1197	1355	1470	1255	1583	1446	1570
ORANGE	8	26	8	4	11	10	7	18	13	8	4
PALM BEACH	5	20	15	17	35	53	65	49	225	345	346
PASCO	18	97	173	138	129	153	138	133	144	83	67
PINELLAS	0	0	0	0	0	0	0	0	0	1	0
SEMINOLE	0	0	0	1	0	2	2	2	0	0	0
Total	1379	2130	2209	2688	2764	3021	3268	2727	3389	3321	3332

FUNDED PROJECTS BY MONTH



Funded projects by month

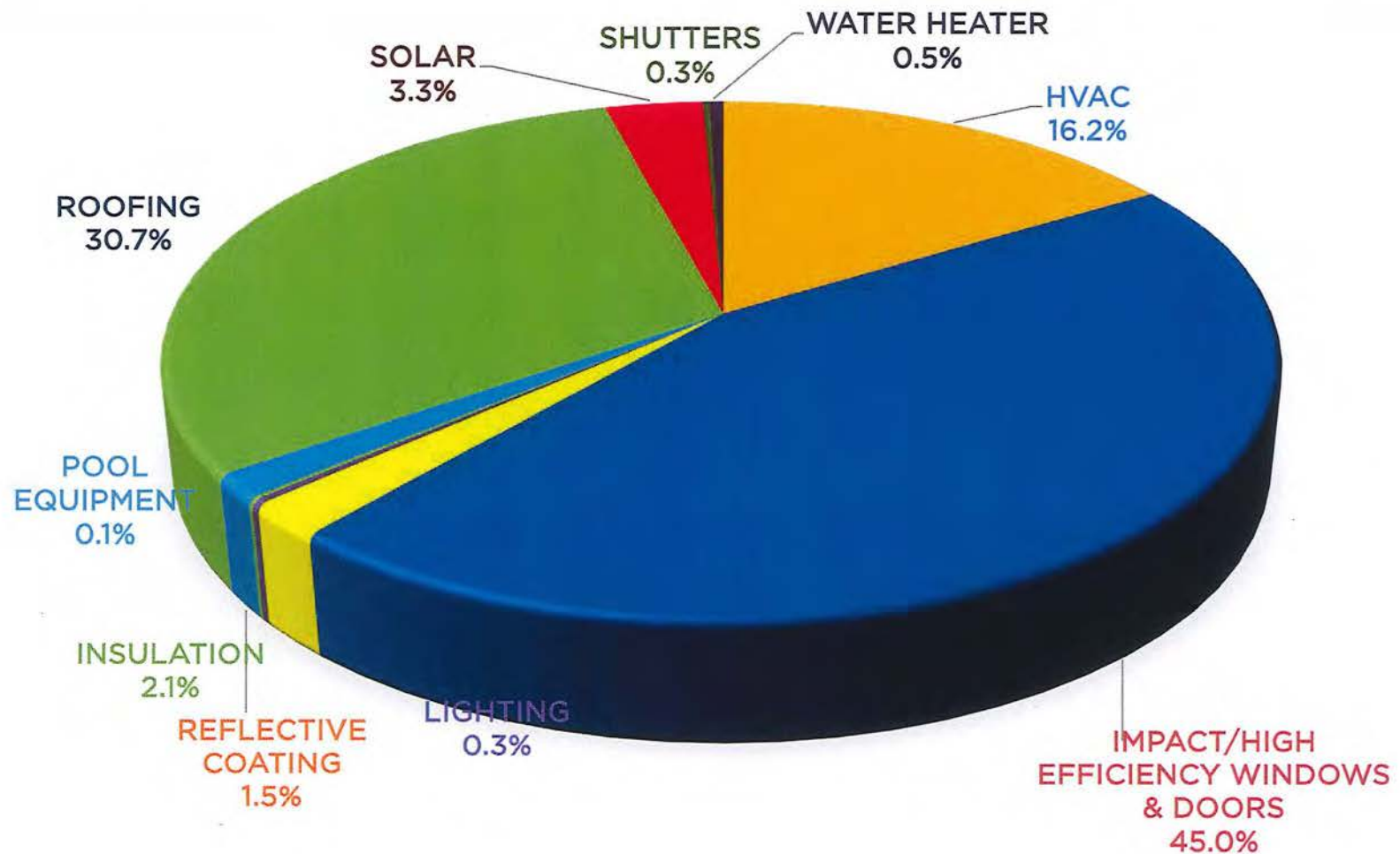


PROJECTS FUNDED AND IN PROGRESS BY COUNTY



County	No. of Projects Funded	\$ Value	Average Project size	No. of Projects in Progress	\$ Value	Total Projects	Total Value
Alachua	64	982,646	15,354	11	163,276	75	1,145,923
Brevard	0	0	0	1	21,926	1	21,926
Broward	5,607	110,902,000	19,779	1,034	18,705,002	6,641	129,607,002
Charlotte	62	975,252	15,730	43	612,614	105	1,587,866
Clay	1	9,102	9,102	0	0	1	9,102
Collier	2	49,141	24,570	58	1,201,534	60	1,250,675
Hillsborough	388	6,027,297	15,534	116	1,808,565	504	7,835,862
Marion	85	1,107,898	13,034	8	74,985	93	1,182,883
Miami-Dade	7,344	171,730,606	23,384	1,135	22,198,770	8,479	193,929,376
Orange	43	756,040	17,582	1	12,000	44	768,040
Palm Beach	101	2,118,623	20,976	218	4,508,634	319	6,627,257
Pasco	452	6,542,632	14,475	68	839,274	520	7,381,905
Total	14,149	301,201,237	21,288	2,693	50,146,580	16,842	351,347,817
City	No. of Projects Funded	\$ Value	Average Project Size	No. of Projects in Progress	\$ Value	Total Projects	Total Value
Coral Gables	238	8,829,059	37,097	16	458,051	254	9,287,110
Cutler Bay	682	13,952,540	20,458	53	890,605	735	14,843,145
Miami	701	16,901,232	24,110	96	2,313,935	797	19,215,166
Miami Shores	168	4,800,279	28,573	8	147,314	176	4,947,593
Palmetto Bay	418	15,515,007	37,117	29	894,295	447	16,409,302
Pinecrest	135	6,370,191	47,187	3	131,879	138	6,502,070
South Miami	72	2,283,435	31,714	9	228,497	81	2,511,932

BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS



- 99.6% of volume and 96.8% of value is residential
- Average residential project size is \$21,430
- Average residential property value of participants is \$358,887
- Average LTV Ratio of participants is 52.3%
- Estimated \$830 million in local economic stimulus (multiplier effect)*
- Estimated 5,010 jobs created ¹
- Estimated \$5,500,950 revenue generated for local building departments ²
- Estimated \$3,164,826 revenue generated by tax collector over next 20 years ³
- Estimated savings of \$54.1M in insurance claims and savings by providing hurricane protection retrofits to over 11,176 properties ⁴
- Estimated average yearly savings of \$1,514 in insurance premiums for the over 11,176 property owners who have made hurricane protection improvements ⁵

¹ Based on independent study done by ECONorthwest for PACENow

² Based on an average permit fee of \$350 per project

³ Based on estimated 1% fees for all projects

⁴ Insurance claims saving estimate is based on a Ygrene proprietary model sourced with data from the FLOIR' 2014 Hurricane Summary Report and FLOIR's 2008 Florida Residential Wind Loss Mitigation Study Report

⁵ Annual insurance premium savings per property is calculated by comparing current FL insurance costs for a property located in Miami-Dade county with and without protection upgrades and a replacement cost of \$190,000. Actual savings may vary

Green Corridor

P.A.C.E. District

Summary of Invoices

November 17, 2017

Fund	Date	Check No.s	Amount
<i>General</i>	10/19/17	44-46	\$ 12,290.13
	11/13/17	47-51	\$ 42,074.06
Total Invoices for Approval			\$ 54,364.19

*** CHECK DATES 10/06/2017 - 11/13/2017 ***
 GREEN CORRIDOR - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/19/17	00006	10/02/17	71183	2017	10	310-51300-54000			SPECIAL DISTRICT FEE FY18	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00 000044	
10/19/17	00003	11/09/17	38289	2017	11	310-51300-48000			NOTICE OF INTENT-OCT&NOV	*	506.00		
ESCAMBIA SUN-PRESS, LLC												506.00 000045	
10/19/17	00009	10/13/17	196607	2017	09	310-51300-31500			SEP 17-GENERAL COUNSEL	*	10,926.63		
		10/13/17	196610	2017	09	310-51300-31500			SEP 17-GENERAL COUNSEL	*	210.00		
		10/13/17	196611	2017	09	310-51300-31500			SEP 17-GENERAL COUNSEL	*	52.50		
		10/13/17	196612	2017	09	310-51300-31500			SEP 17-GENERAL COUNSEL	*	420.00		
WEISS SEROTA HELFMAN COLE & BIERMAN												11,609.13 000046	
11/13/17	00002	3/16/17	I0000196	2017	03	310-51300-48000			NOTICE OF MEETINGS	*	872.64		
		3/16/17	I0000199	2017	03	310-51300-48000			NOTICE OF MEETINGS	*	502.28		
ALM MEDIA, LLC												1,374.92 000047	
11/13/17	00024	10/19/17	234489	2017	10	310-51300-48000			COLLECTING NO-AD VALOREM	*	1,025.80		
BRADFORD CO TELEGRAPH INC												1,025.80 000048	
11/13/17	00014	10/17/17	59639782	2017	10	310-51300-42000			DELIVERIES THRU 10/17	*	22.99		
		10/24/17	59711088	2017	10	310-51300-42000			DELIVERIES THRU 10/24	*	35.11		
FEDEX												58.10 000049	
11/13/17	00001	11/01/17	27	2017	11	310-51300-34000			NOV 17 - MGMT FEES	*	1,000.00		
		11/01/17	27	2017	11	310-51300-49500			NOV 17 - WEBSITE ADMIN	*	41.67		
		11/01/17	27	2017	11	310-51300-51000			NOV 17 - SUPPLIES	*	25.00		
		11/01/17	27	2017	11	310-51300-42000			NOV 17 - POSTAGE	*	2.76		
		11/01/17	27	2017	11	310-51300-42500			NOV 17 - COPIES	*	91.90		
		11/01/17	27	2017	11	310-51300-48000			REIMB LEGAL ADS	*	25,953.91		
GOVERNMENTAL MANAGEMENT SERVICES -												27,115.24 000050	
GRNC GREEN CORRIDOR PPWERS													

*** CHECK DATES 10/06/2017 - 11/13/2017 ***
 GREEN CORRIDOR - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/13/17	00025	10/20/17 10202017	201710 320-53800-60000	INITIAL ENERGY AUDIT PMT	*	12,500.00	
REBUILDING TOGETHER MIAMI-DADE, INC							12,500.00 000051

TOTAL FOR BANK A						54,364.19	
TOTAL FOR REGISTER						54,364.19	

GRNC GREEN CORRIDOR PPWERS

GREEN CORRIDOR

P.A.C.E DISTRICT

BALANCE SHEET

October 31, 2017

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH - Wells Fargo	\$603,041
Due from Other	\$0
TOTAL ASSETS	<u><u>\$603,041</u></u>
 <u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$14,453
 <u>FUND EQUITY AND OTHER CREDITS:</u>	
RETAINED EARNINGS UNRESERVED	\$588,589
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u><u>\$603,041</u></u>

GREEN CORRIDOR**P.A.C.E DISTRICT****General Fund**Statement of Revenues & Expenditures
For The Period Ending October 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 10/31/2017</u>	<u>ACTUAL THRU 10/31/2017</u>	<u>VARIANCE</u>
<u>Income</u>				
Closing Fee Revenue Share	\$750,000	\$62,500	\$0	(\$62,500)
Total Income	\$750,000	\$62,500	\$0	(\$62,500)
<u>Expenditures</u>				
<u>Administrative</u>				
Attorney	\$10,000	\$833	\$0	\$833
Annual Audit	\$4,000	\$0	\$0	\$0
Management Fees	\$12,000	\$1,000	\$1,000	\$0
Contract Processing Fees	\$48,000	\$0	\$0	\$0
Telephone	\$50	\$4	\$11	(\$7)
Postage	\$125	\$10	\$68	(\$58)
Insurance	\$5,500	\$5,500	\$5,610	(\$110)
Printing & Binding	\$750	\$63	\$0	\$63
Legal Advertising	\$2,500	\$208	\$14,107	(\$13,898)
Other Current Charges	\$500	\$500	\$0	\$500
Website Compliance	\$500	\$42	\$42	(\$0)
Office Supplies	\$100	\$8	\$1	\$7
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Admin	\$84,200	\$7,510	\$21,013	(\$12,669)
<u>Field</u>				
Florida Sun Project	\$80,000	\$6,667	\$0	\$6,667
Rebuilding Florida	\$250,000	\$20,833	\$12,500	\$8,333
Projects - Type 2	\$250,000	\$20,833	\$0	\$20,833
Total Field	\$580,000	\$48,333	\$12,500	\$35,833
Total Expenses	\$664,200	\$55,844	\$33,513	\$23,164
Excess Revenues/Expenses	\$665,800		(\$33,513)	
Retain Earnings - Beginning			\$622,101	
Retain Earnings - Ending			\$588,589	