Green Corridor Property Assessment Clean Energy District

May 23, 2025

Green Corridor

Property Assessment Clean Energy District

Agenda

Seat 8: Mayor Philip Stoddard – C	
Seat 1: Councilmember Suzy Lord	
Seat 2: Councilmember Steve Cody	
Seat 3: Councilmember Ken Fairman	
Seat 4: Commissioner Steve Calle	
Seat 5: Councilmember Alice Burch	
Seat 6: Vice Mayor Rhonda Anderson	
Seat 7: Mayor Francis Suarez	

Friday
May 23, 2025
10:00 a.m.

City of South Miami City Hall
6130 Sunset Dr, South Miami, FL 33143
https://us02web.zoom.us/j/88471950296
1-301-715-8592 or 1-312-626-6799
Meeting ID: 884 7195 0296

1. Roll Call

2. Approval of the Minutes of the September 20, 2024 Meeting **– Page 4**

3. Public Comments

4. Discussion and Action Items
    A. Consideration of **Resolution #2025-01** Confirming Members of the Board **– Page 11**

    B. Consideration of **Resolution #2025-02** Confirming Jennifer McConnell as Secretary **– Page 14**

    C. Consideration of **Resolution #2025-03** Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing **– Page 16**

    D. Management Analysis **– Page 26**

    E. Consideration of **Resolution #2025-04** Amending Program Guidelines **– Page 29**

    F. Consideration of **Resolution #2025-05** Approving Additional Bond Purchaser **– Page 77**

5. Staff Reports
    A. Attorney Report

    B. Third-Party Administrator Update
        1) Ygrene Energy:
            A. Mark Scheffel – Government Affairs

            B. Supriya Sachar – Operations

            C. Rafael Perez – Sales

            D. Nisa Reyes Howard – Legal

    C. Manager Report

6. Financial Reports

A. Approval of Summary of Invoices **– Page 112**

B. Acceptance of Unaudited Financials **– Page 134**

7. Board Members Requests

8. Adjournment

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the district manager at 954-721-8681 for assistance no later than four days prior to the meeting. Pursuant to Florida Statutes Section 286.0105, the District hereby advises the public that if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based this notice does not constitute consent by the District for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. For more information, please visit the website: http://greencorridor.cddsites.net/

MINUTES OF MEETING
GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Friday, September 20, 2024, at 10:00 a.m., at 6130 Sunset Drive, South Miami, Florida.

Present and constituting a quorum were:

Mayor Philip Stoddard	Chairperson at Large
Councilmember Steve Cody	Palmetto Bay
Councilmember Ken Fairman	Pine Crest
Commissioner Steve Calle	South Miami
Councilmember Alice Burch	Miami Shores
Vice Mayor Rhonda Anderson	Coral Gables

Also present were:

Paul Winkeljohn	Executive Director/District Manager
Chad Friedman, Esq.	District Counsel
Mark Scheffel	Ygrene Energy Fund
Rafael Perez	Ygrene Energy Fund
Nisa Reyes Howard	General Counsel - Ygrene Energy Fund
Several Ygrene Representatives	

FIRST ORDER OF BUSINESS — Roll Call

Mayor Stoddard called the meeting to order. Mr. Winkeljohn called the roll and stated there was a quorum.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the April 29, 2024 Meeting

Mayor Stoddard asked for the approval of the minutes of the April 29, 2024, meeting or if there were any additions, corrections, or deletions to the minutes.

Mr. Freidman stated in the previous minutes it stated the Coastal Corridor Board had dissolved but, after speaking with Mr. Winkeljohn and Mr. Scheffel they voted to renew their agreement, and their members would potentially join the Green Corridor Board and upon that happening it would become dissolved.

Mr. Winkeljohn agreed and confirmed with Mr. Friedman's statement.

Mayor Stoddard stated the minutes would be corrected to reflect that clarification and then asked for approval of the minutes with the indicated amended statement by Mr. Friedman.

> On MOTION by Mayor Stoddard seconded by Councilmember Cody with all in favor, the Minutes of the April 29, 2024 Meeting as amended by Mr. Friedman were approved.

THIRD ORDER OF BUSINESS Public Comments

Mayor Stoddard asked for any public comments at this time. There were no comments from the public.

FOURTH ORDER OF BUSINESS Discussion and Action Items

A. Consideration of Resolution #2024-01 Adopting the Fiscal Year 2025 Budget

Mayor Stoddard moved to item A on the agenda consideration of resolution #2024-01, adopting the fiscal year 2025 budget. Mayor Stoddard then asked for any questions or comments relating to the budget and asked Mr. Winkeljohn if there was a website for the Green Corridor PACE District to make sure they were in compliance.

Mr. Winkeljohn stated they have always had a website for compliance purposes however, its intention was not designed to be easily searched but just to meet the rules and regulations of the state. He then gave a brief overview relating to the website and its platform at this time.

Mayor Stoddard then asked for any further discussion on the budget, and upon hearing none, asked for a motion to approve resolution #2024-01.

> On MOTION by Councilmember Cody seconded by Vice Mayor Anderson with all in favor, Resolution #2024-01 adopting the Fiscal Year 2025 Budget was approved.

B. Consideration of Resolution #2024-02 Approving the New Bond Purchaser and Amending Bond Documents for New Statutory Requirements

Mayor Stoddard moved to item B, consideration of resolution #2024-02 approving the new bond purchaser and amending bond documents for new statutory requirements and asked if someone could give a brief explanation relating to the three purchasers listed on the resolution.

Mr. Friedman gave a brief explanation stating from his understanding the other purchasers were investors of the bond purchasers of Ygrene. He also made some additional comments relating to a few minor changes in the resolution, mainly referencing changes to the new statutory section.

Mayor Stoddard then asked for any further questions or comments, and upon hearing none, asked for a motion to approve resolution #2024-02.

On MOTION by Councilmember Cody seconded by Vice Mayor Anderson with all in favor, Resolution #2024-02 approving the New Bond Purchaser and Amending Bond Documents for new statutory requirements was approved.

C. Consideration of Resolution #2024-03 Amending Program Guidelines

Mayor Stoddard moved to item C, consideration of resolution #2024-03 amending program guidelines and asked for a brief explanation of the item.

Mr. Friedman gave a brief summary relating to the revisions of the program guidelines that were updated to be in compliance with new state laws.

Mayor Stoddard stated he had a few non-substantial edits he would like to make to the guidelines for more clarity because he felt it was a little bit confusing in some areas, and he would email his document to whoever needed to make those changes. Mayor Stoddard made some additional comments relating to the guidelines as well.

Mr. Friedman stated they could amend the resolution later on and the Board could adopt the guidelines in substantially final form, then make any minor revisions afterwards.

Ms. Nisa Howard then gave a brief PowerPoint presentation relating to the program guidelines changes that were done relating to the new statutory requirements.

(At this point there was a Q&A session and discussion among the Board members, Ms. Howard, Mr. Friedman and staff relating to the amended guidelines)

Mayor Stoddard then asked for any further questions or comments, and upon hearing none, asked for a motion to approve resolution #2024-03.

> On MOTION by Councilmember Fairman seconded by Councilmember Cody with all in favor, Resolution #2024-03 amending the Program Guidelines in substantially final form was approved.

D. Consideration of Engagement Letter with Grau & Associates to perform the Audit for fiscal Year Ending September 30, 2024

Mayor Stoddard moved to item D, engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024. He then asked for any questions or comments, and upon hearing none, asked for a motion to approve the engagement letter.

> On MOTION by Councilmember Cody seconded by Vice Mayor Anderson with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

E. Ratification of Professional Services Agreement between Green Corridor Property Assessment Clean Energy and Catalyst Miami, Inc.

Mayor Stoddard moved to item E, ratification of professional services agreement between Green Corridor Property Assessment Clean Energy and Catalyst Miami, Inc. and also made a few additional comments relating to the customer's per unit cost. He then asked for any questions or comments, and upon hearing none, asked for a motion to ratify.

> On MOTION by Vice Mayor Anderson seconded by Councilmember Burch with all in favor, ratifying the Professional Services Agreement between Green Corridor Property Assessment Clean Energy and Catalyst Miami, Inc. and also authorizing Mr. Winkeljohn to negotiate with Catalyst Miami the per unit price going forward was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney Report – Declaratory Statement

Mayor Stoddard moved to staff reports and asked Mr. Friedman for his report.

Mr. Friedman then gave a brief update on any pending litigations, foreclosures and bankruptcies, and dismissed cases as well. He also gave a brief overview relating to the declaratory statement.

(At this point there was a Q&A session among the Board members and Mr. Friedman relating to the declaratory statement)

B. Third-Party Administrator Report

Mayor Stoddard moved on to third-party administrator report and asked Mr. Scheffel for his report.

Mr. Mark Scheffel made a few brief comments relating to the new law that passed HB-770, and he also gave a brief update on his report at this time.

C. Manager Report

Mayor Stoddard moved on to manager's report and asked Mr. Winkeljohn for his report.

Mr. Winkeljohn stated he was informed by his staff that the greencorridor.gov website was not available but, if you add capital letters PACE at the end, it would work.

(The Board had no objection to Mr. Winkeljohn's suggestion)

Mr. Winkeljohn had nothing additional to report.

SIXTH ORDER OF BUSINESS Financial Reports

A. Summary of Invoices

B. Balance Sheet

Mayor Stoddard moved to financial reports and asked if there were any questions or comments from the Board relating to the invoices or the balance sheet, and upon hearing none, he asked for a motion to approve the financials.

> On MOTION by Councilmember Cody seconded by Mayor Stoddard with all in favor, the financial reports were approved.

SEVENTH ORDER OF BUSINESS Board Members Requests

Mayor Stoddard moved on to Board member requests and stated he had two things to bring to the Board but, would let the other Board members give their comments first.

Councilmember Fairman made a few comments relating to perhaps having a group workshop to discuss what Green Corridor was supposed to be doing, and also to share Board member's individual knowledge making sure everyone was on the same page and to have this workshop sometime prior the next meeting.

(At this point there was a discussion between the Board members relating to this item) (The Board agreed with Councilmember Fairman's request to hold a workshop prior to the next GC Board meeting)

Mayor Stoddard then asked for any further requests from the Board members and hearing none, he stated he had a couple of items for the Board. One was for the Board to consider if they wanted to expand or increase their oversight to include other PACE financing companies or contractors. The second item would be the consideration of ethics guidelines for the Board members prohibiting compensation, limiting expenses on meals and travel, also having a limit on accepting gifts, or giving or soliciting contributions to campaign funds, so what happened with Florida PACE Financing Association doesn't happen to them. Mayor Stoddard made a few additional comments relating to these items and then asked the Board members for this input.

Vice Mayor Anderson agreed with Mayor Stoddard's comments relating to the ethics guidelines and stated she would like that as well. Mayor Stoddard suggested arranging a public meeting to work together on that. Vice Mayor Anderson agreed.

(At this point there was a discussion between the Board members, Mayor Stoddard, Mr. Winkeljohn, Mr. Friedman, Ms. Howard, and Mr. Scheffel relating to these items) (The Board members agreed with Mayor Stoddard's suggestions)

On MOTION by Councilmember Cody seconded by Vice Mayor Anderson with all in favor, authorizing Mr. Winkeljohn to bring back report at the next Board meeting outlining the steps to proceed with expanding with multiple providers was approved.

Mr. Friedman stated it would be a good time to adopt a resolution to re-confirm the current Board members' terms by resolution due to typically doing that in November and this Board may not meet in November to do that. Mr. Friedman then read the title of the resolution into the record for the Board's consideration.

> On MOTION by Mayor Stoddard seconded by Councilmember Cody with all in favor, Resolution #2024-04 re-confirming the existing Board members and providing for an effective date was approved.

EIGHTH ORDER OF BUSINESS Adjournment

Mayor Stoddard asked the Board if there were any other discussion items, there were none. Mayor Stoddard then asked for a motion to adjourn the meeting.

> On MOTION by Mayor Stoddard seconded by Vice Mayor Anderson with all in favor, the Meeting was adjourned.

___________________________ ___________________________

Secretary / Assistant Secretary Chairperson / Vice Chairman

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT ELECTING NEW BOARD MEMBERS; CONFIRMING THE DISTRICT'S BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Amended and Restated Interlocal Agreement between the Town of Cutler Bay, Village of Palmetto Bay, Village of Pinecrest, City of South Miami, Miami Shores Village, City of Coral Gables and City of Miami (the "Interlocal Agreement"), which was recorded on August 6, 2012 in the Official Records of Miami-Dade County, Florida at Official Records Book 28217 at Page 312, the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") shall be governed by a governing board (the "Board") which shall be comprised of government officials or property owners within the jurisdictional boundaries of the parties to the Interlocal Agreement and one at large property owner from within the District; and

WHEREAS, the initial Board served for an initial four year term and all subsequent renewal terms are, pursuant to the Interlocal Agreement, for four years; and

WHEREAS, pursuant to the Interlocal Agreement, the parties to the Interlocal Agreement shall nominate appointees to be elected to the District Board by current sitting Board members; and

WHEREAS, pursuant to the Interlocal Agreement, in the event a Board member is no longer eligible to serve on the Board, that party to the Interlocal Agreement shall appoint a replacement to fulfill the remaining term of that member; and

WHEREAS, Councilmember Alice Burch has served as the appointee to the District Board for Miami Shores Village, however, her term has expired and the Village Council of Miami Shores Village approved a motion to nominate Vice Mayor Neil Cantor to serve as the appointee for Miami Shores Village on the District Board for the remainder of the term; and

WHEREAS, Councilmember Steve Cody has served as the appointee to the District Board for the Village of Palmetto Bay, however, he wishes to resign and Mayor Karyn Cunningham has nominated Village of Palmetto Bay Vice Mayor Mark Merwitzer to fill Councilmember Steve Cody's position for the remainder of the term; and

WHEREAS, the term of office of the current District Board concludes November 5, 2028; and

WHEREAS, the District Board finds it is in the District's best interest and welfare to elect Vice Mayor Neil Cantor as the District Board member from Miami Shores Village and Vice Mayor Mark Merwitzer as the District Board Member from the Village of Palmetto Bay, confirm the existing Party appointments to the District Board, confirm the current Board members, and provide for their subsequent term of office on the District Board through November 5, 2028.

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

Section 1. **Recitals.** That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. **Election.** That the District Board hereby elects Vice Mayor Neil Cantor as the District Board Member from Miami Shores Village to fulfill the remaining term of Councilmember Alice Burch and Vice Mayor Mark Merwitzer as the District Board Member from the Village of Palmetto Bay to fulfill the remaining term of Councilmember Steve Cody.

Section 3. **Confirmation.** That the District Board hereby confirms the following persons as re-elected to a four-year term of office to the District Board for a term commencing November 5, 2024 and expiring on November 5, 2028:

Seat #	Party	Board Member	Position
1	Town of Cutler Bay	Councilmember Suzy Lord	Vice-Chair
2	Village of Palmetto Bay	Vice Mayor Mark Merwitzer	Assistant Secretary
3	Village of Pinecrest	Councilmember Ken Fairman	Assistant Secretary
4	City of South Miami	Commissioner Steve Calle	Assistant Secretary
5	Miami Shores Village	Vice Mayor Neil Cantor	Assistant Secretary
6	City of Coral Gables	City Commissioner Rhonda Anderson	Assistant Secretary
7	City of Miami	Mayor Francis Suarez	Assistant Secretary
8	At-Large	Mayor Philip Stoddard	Chair

Pursuant to Section 6 of the Interlocal Agreement, in the event a Board member is no longer eligible to serve on the Board, that Party to the Interlocal Agreement shall appoint a replacement to fulfill the remaining term of that member.

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

PASSED and ADOPTED this 23rd day of May, 2025.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT:

By: ______________________________

By: ____________________________________

District Secretary
Governmental Management
Services – South Florida, LLC

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.

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPOINTING A NEW DISTRICT SECRETARY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 1, 2015, the District and Governmental Management Services - South Florida, LLC ("GMS") entered into a Professional Services Agreement under which GMS provides clerical and managerial services for the District (as amended from time to time, the "Agreement"); and

WHEREAS, pursuant to the Agreement and a Resolution of the District, GMS officers Paul Winkeljohn and Rich Hans have been serving as Executive Director and as Secretary, respectively, for the District; and

WHEREAS, Rich Hans recently retired, and it is therefore necessary that the District appoint a replacement to serve as the District's Secretary; and

WHEREAS, the District desires to appoint Jennifer McConnell, an employee of GMS, as the new Secretary;

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. **Appointment of Secretary.** The District Board hereby appoints Jennifer McConnell, an employee of GMS, as the Secretary of the District.

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.

PASSED and ADOPTED this 23rd day of May, 2025

ATTEST:

By: ____________________________
District Executive Director
Governmental Management
Services – South Florida, LLC

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT

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 only:

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

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING A TENTATIVE FISCAL YEAR 2025-2026 BUDGET; SCHEDULING A PUBLIC HEARING TO ADOPT THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") Manager has prepared a tentative budget for fiscal year 2025 to 2026, which is attached hereto as Exhibit "A" ("Tentative Budget"); and

WHEREAS, the District Board desires to set a public hearing to adopt its 2025-2026 Budget; and

WHEREAS, the District Board finds it is in the best interest and welfare of the District to approve the Tentative Budget and schedule a public hearing on the 2025-2026 Budget.

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. **Approving Tentative Budget.** The District Board hereby approves the Tentative Budget.

Section 3. **Scheduling Budget Hearing.** The District Board hereby schedules a public hearing to consider the 2025-2026 Budget on ______________, 2025 at 10:00 a.m. to be held at City of South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED and ADOPTED this ______ day of ______________, 2025.

ATTEST:

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

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

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

Tentative 2025-2026 Budget

Green Corridor P.A.C.E. District

Community Development District

Proposed Budget

Fiscal Year 2026

Table of Contents

Green Corridor P.A.C.E. District

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 4/30/25	Projected Next 5 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
REVENUES:					
Closing Fee Revenue Share [1]	$ 450,000	$ 226,036	$ 161,454	$ 387,490	$ 400,000
Interest Income	20,000	40,387	28,848	69,235	50,000
Carryforward Surplus	662,336	-	512,744	512,744	707,925
TOTAL REVENUES	**$ 1,132,336**	**$ 266,422**	**$ 703,046**	**$ 969,468**	**$ 1,157,925**
EXPENDITURES:					
General and Administrative					
Attorney - General	$ 75,000	$ 29,152	$ 37,500	$ 66,652	$ 75,000
Attorney - Bond Doc Drafting	90,000	5,856	37,500	43,356	90,000
Attorney - Litigation/Misc	140,000	21,037	25,245	46,282	75,000
Annual Audit	60,000	27,000	20,000	47,000	60,000
Management Fees	43,241	25,224	18,017	43,241	45,835
Internal Audit	89,835	52,404	37,431	89,835	95,225
Compliance	63,600	37,100	26,500	63,600	67,416
Financial Advisor	10,000	6,667	7,500	14,167	15,000
Contract Processing	20,000	5,654	7,915	13,568	20,000
Postage	1,200	169	120	289	500
Insurance General Liability	7,685	7,266	-	7,266	8,674
Printing and Binding	1,000	43	30	73	500
Legal Advertising	2,500	-	1,250	1,250	2,500
Website Compliance	1,500	875	625	1,500	1,500
Other Current Charges	1,500	109	78	187	500
Office Supplies	100	4	3	7	100
Dues, Licenses and Subscriptions	175	175	-	175	175
TOTAL GENERAL AND ADMINISTRATIVE	**$ 607,336**	**$ 218,733**	**$ 219,715**	**$ 438,447**	**$ 557,925**

Green Corridor P.A.C.E. District

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 4/30/25	Projected Next 5 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
<u>Operations and Maintenance</u>					
Florida Sun	$ 125,000	$ 75,000	$ -	$ 75,000	$ 125,000
Insulation Program	400,000	257,462	198,559	456,021	475,000
TOTAL OPERATIONS AND MAINTENANCE	**$ 525,000**	**$ 332,462**	**$ 198,559**	**$ 531,021**	**$ 600,000**
TOTAL EXPENDITURES	**$ 1,132,336**	**$ 551,195**	**$ 418,273**	**$ 969,468**	**$ 1,157,925**
EXCESS REVENUES (EXPENDITURES)	**$ 0**	**$ (284,772)**	**$ 284,773**	**$ -**	**$ -**

[1] Closing Fee Revenue Share is reported net of funds received that are paid directly to District's legal counsel for its share of fees for the processing of each application to the District.

Green Corridor P.A.C.E. District

Community Development District

Budget Narrative

REVENUES

Closing Fee Revenue Share
Represents a fee for the processing of each application to the District. Fees are collected by Ygrene Energy Fund Florida, LLC and remitted to the District.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - General and Administrative

Attorney - General
The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Attorney – Bond Doc Drafting
The District's legal counsel will be providing legal services to the District related to the drafting of bond documents.

Attorney – Litigation/Misc
The District's legal counsel will be providing legal services to the District for litigation support and other miscellaneous services, such as breach of contract, complaints for damages, etc.

Annual Audit
The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Internal Audit
Internal Audit services are provided by Governmental Management Services – South Florida, LLC.

Compliance
Compliance services are provided by Governmental Management Services – South Florida, LLC.

Financial Advisor
Financial services are provided by Estrada Hinojosa at a fee of $2,500 per quarter.

Contract Processing
The District pays a fee for every contract that is processed by Governmental Management Services – South Florida, LLC.

Postage
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Printing and Binding
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Website Compliance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the District as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Expenditures - General and Administrative (Continued)

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions
The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for $175.

Expenditures – Operations and Maintenance

Florida Sun
Fees paid to Solar United Neighbors for establishment of solar cooperatives.

Insulation Program
The District directly paid for insulation installation through Yoky Insulation for eligible property owners.

Green Corridor P.A.C.E. District

Community Development District

Exhibit "A"

Allocation of Reserves

DESCRIPTION		
Beginning Fund Balance - 10/1/24	$	2,269,723
Net change in Fund Balance - Fiscal Year 2025		(512,744)
Total Reserve Funds Available (Estimated) - 9/30/25		**1,756,979**
RESERVED FOR SPECIAL PROJECTS		
Beginning Balance (Estimated) - 9/30/25	$	1,756,979
Estimated Decrease in Reserves during Fiscal Year 2026		(707,925)
Total Reserve Funds Available (Estimated) - 9/30/26	**$**	**1,049,054**

Green Corridor

Property Assessment Clean Energy District

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

Report to Board of Directors

Financial and 3rd Party Continuity of Operation

Background

The fragile financial and political environment surrounding the P.A.C.E. programs across Florida generated a review of operations and financial options to sustain the program.

District, Legal, Ygrene, Financial Advisors, and Wildan leadership have held numerous meetings and discussion sessions to develop actions needed now to strengthen the financial stability of the Green Corridor.

I present this proposal as a fluid element that should become a permanent fixture in decision-making and financial planning to be revised annually, or in the light of any events destabilizing the District's budget or financial model.

Included in this review is the concept of adding additional providers at a future time for healthy competition and fiscal sustainability.

Proposed Actions

<u>Legislative actions</u>:

House Bill 770 and the Miami-Dade County Political shift caused a reset of operational guidelines and wave of updates to our Inter-Local Agreements. In sum, these threats have been (mostly) absorbed with acceptable results and manageable financial impact.

It is recommended that the team continue its cooperative approach, amending and leading the standards of meeting the requirements of HB770, Counties, and local jurisdictions. We must meet and exceed disclosures and protective customer measures. The Green Corridor and our partners benefit when we are viewed as the chief innovator and creator of consumer protection standards within the P.A.C.E. industry. Accordingly, the expansion of a new 3rd party P.A.C.E. provider should be put on hold in order to solidify the implementation of new agreements with Ygrene and for our Board to maintain control of our message and desired program view. At such time as we have a stable state-wide posture, we should look for providers and partners that could meet our standard as well as addressing gaps in the market. We do request an emergency provision be adopted to allow staff the agility to quickly act in the event of a market change or legal shift.

Revenue and Expense Projections

The recent financial suspension of funding by Ygrene exposed an existing financial flaw in our funding model, which depends entirely on new projects and growth. A complete halt in our revenue stream forced a review of our model of District funding model, that of matching our recurring expenses with revenue from new contracts. The principle of sustaining recurring expenses with recurring revenues is glaringly absent in our current program.

In our analysis, we determined that the District's ongoing costs of supporting the annual tax roll assessments and regulatory requirements such as auditing, legal defense, and record keeping, had no annual funds and relied entirely on recovery fees. Secondly, we determined that a reserve fund would need to be built to cover these costs for the life of assessments that extend to 30 years in some cases.

Fee Changes

Proposed is the add to the existing fee Wildan uses for administering the tax roll program by adding $5.00 per assessment, annually (adjusted for inflation going forward), to generate funds for the existing actions of District Staff within the terms this fee allows. This steady revenue stream would free additional funds to establish the reserve fund needed to operate in the absence of new projects. Approximately $240,000 would be generated in 2026 and would free existing revenue to sustain operations (see attached model).

Secondly, the existing Cost Recovery fee of $125 should be increased to $175 dividing the new $50 between legal costs and District operation. Legal defense costs and overall compliance requirements of the District have expanded, while the fee has not been increased since the District's inception.

Upon adoption of these fees we should develop a revised budget format to track operational, legal, sustainability (Reserve) and P.A.C.E. grants for program goal extensions like solar and insulation.

Guideline Changes

Our team has on the agenda the various amendments to accomplish the above recommendations.

Model of Revenue and Operating Costs

Revenue model below is based on hypothetical actions and assumptions to demonstrate how the $5 rate would work and escalate slightly to operate the District. First act is to arbitrarily halt new projects. The District would longer have new revenue from Cost Recovery fees and would need to generate revenue annually from existing assessments. Below places this moment in FY2029 **(Color Coded)** and indicates the annual loss or "attrition" of projects shifts from our current net growth rate to a net loss environment. Second, this rate of loss reduces over time as no new shorter term projects are added so the taper lessens. Third, the cost of operating scales down from a peak of $250,000 annually to as low as $100,000 as project numbers reduce.

Roll Counts	Net Growth 2,000 projects			Net Loss 4,000 Projects					Revenue	Min Operating
2026-2033	48,820	50,820	52,820	48,820	44,820	40,820	36,820	32,820		*5 years of*
Fee	$ 5	$ 5	$ 6	$ 6	$ 7	$ 7	$ 8	$ 8		*operation*
Total	244,100	254,100	316,920	292,920	313,740	285,740	294,560	262,560	2,264,640	1,000,000
	Net Loss of 2,000 per year									*8 years of*
2034-40	30,820	28,820	26,820	24,820	22,820	20,820	18,820	16,820		*operation*
Fee	$ 9	$ 9	$ 10	$ 10	$ 11	$ 11	$ 12	$ 12		
Total	277,380	259,380	268,200	248,200	251,020	229,020	225,840	201,840	1,960,880	2,000,000
	Net Loss 1,000 per year									*8 years of*
2041-48	15,820	14,820	13,820	12,820	11,820	10,820	9,820	8,820		*operation*
Fee	$ 13	$ 13	$ 14	$ 14	$ 15	$ 15	$ 16	$ 16		
Total	205,660	192,660	193,480	179,480	177,300	162,300	157,120	141,120	1,409,120	1,600,000
	Net Loss of 1,000 per year									*8 years of*
2149-56	7,820	6,820	5,820	4,820	3,820	2,820	1,820	820		*operation*
Fee	$ 17	$ 17	$ 18	$ 18	$ 19	$ 19	$ 20	$ 20		
Total	132,940	115,940	104,760	86,760	72,580	53,580	36,400	16,400	619,360	1,000,000
	Net Loss of 100 per year									*8 years of*
2057-64	820	720	620	520	420	320	220	120		*operation*
Fee	$ 21	$ 21	$ 22	$ 22	$ 23	$ 23	$ 24	$ 24		
Total	17,220	15,120	13,640	11,440	9,660	7,360	5,280	2,880	82,600	800,000
Assumes a slight fee increase and an attrition rate across 8 year segments									6,336,600	6,400,000

RESOLUTION NO. 2025-04

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") is a valid and legally existing public body corporate and politic within the State of Florida created pursuant to the Florida Interlocal Cooperation Act of 1969, Chapter 163, Part I, Florida Statutes, as amended (the "Interlocal Act") and pursuant to the provisions of a certain Interlocal Agreement filed in the public records of Miami-Dade County on August 6, 2012 at OR Book 28217, pages 0312-0333, and effective as of such date (the "Interlocal Agreement");

WHEREAS, on December 17, 2012, the District created Program Guidelines governing its PACE Program (the "Original Guidelines");

WHEREAS, the Original Guidelines provided a schedule of program fees, including administrative fees, closing costs, and District cost recovery fees (collectively, the "Program Fees");

WHEREAS, the Original Guidelines have been amended numerous times since 2012 to reflect changes in the marketplace, consumer protections, bond interest rates, statutory revisions and other changes deemed necessary by the District to improve the Program, but the Program Fees have never been changed;

WHEREAS, the costs of all goods and services have increased significantly since 2012, and it is necessary to increase certain of the Program Fees to keep pace with such cost increases in order to maintain the viability of the Program;

WHEREAS, the District has determined there is a need to provide for flexibility in its Program to address unforeseen circumstances, such as significant economic events resulting in a decrease in demand for Program financing, financial difficulties encountered by its third-party administrator, and changes in law affecting the operation of the Program, including but not limited to legislation terminating PACE financing, and the District desires to address such situations by providing for the ability to appoint another third-party administrator as the District deems necessary and to provide mechanisms for creating a reserve fund that could be used to stabilize the Program during challenging economic situations;

WHEREAS, the District desires to amend the District's Program Guidelines ("Guidelines") to provide for (a) an increase in certain program fees, (b) an increase in the annual administrative fee applicable to tax assessment administration in order to compensate Governmental Management Services - South Florida, LLC, which provides managerial services to the District, for its oversight of the assessment imposition and collection process, (c) the ability to appoint an additional Third Party Administrator for the District's Program if necessary and (d) the creation a reserve fund that could be used to stabilize the Program during challenging economic situations;

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 amended[1] Guidelines, as shown on Exhibit "A" attached hereto and incorporated herein.

Section 3. **Conforming Changes to Bond Documents.** Changes made hereby to the fees in Appendix 2 of the Guidelines shall apply to all Bond documents referencing such fees without formal amendments to such documents.

Section 4. **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 5. **Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

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[1] Coding: Words in ~~struck through type~~ are deletions. Words in underscored type are additions.

PASSED and ADOPTED this 23rd day of May, 2025

ATTEST:

By: ___________________________
Executive Director
Governmental Management
Services – South Florida, LLC

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT

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 only:

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

<u>EXHIBIT A</u>

Green Corridor Property Assessment Clean Energy (PACE) District Guidelines
Updated May 23, 2025

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

PROGRAM GUIDELINES

Approved ~~September~~ May 23~~0~~, 2025~~4~~

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

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 corresponding documents the property owner(s) execute in connection with the Program (the "Program Documents"), establish the terms of the District's Program. The District is also the Program Administrator. The Program Administrator as defined in 163.08 of the Florida Statutes means a county, a municipality, a dependent special district or a separate legal entity which directly operates a Program for financing qualifying improvements and is authorized pursuant to Florida Statute 163.081 or 163.082. The Program Administrator, referred to as the District throughout the Program Guidelines, may only offer the Program for financing qualifying improvements within the jurisdiction of a county or municipality if the county or municipality has authorized by ordinance or resolution the Program Administrator to administer the 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 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 "Third-Party Administrator") to administer the Program and delegates many of the responsibilities outlined within the Program Guidelines to the Third-Party Administrator who acts on behalf of the District. Please note, the District will share personal information of property owners with the Third-Party Administrator and other third parties as necessary to administer the Program. Throughout these Program Terms, the term "Residential" means a residential real property zoned as residential or multi-family residential and composed of four or fewer dwelling units which has been or will be improved by a qualifying improvement. The term "Commercial" means any property not defined as residential real property which will be improved by a qualifying improvement and which includes, but is not limited to, the following: 1. Multifamily residential property composed of five or more dwelling units; and 2. real property used for commercial, industrial, or agricultural purposes.

1) **Purpose of the Program**

The Program is intended to assist property owners within the District in financing (or refinancing) the installation of energy conservation and efficiency, water conservation, renewable energy, wind resistance, wastewater treatment, flood and water damage mitigation, and resiliency improvements as defined in Section 163.08 (4), 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 ("Special Assessments") that are added to the subject property's tax bill**. The Special Assessments is a first priority lien, and the property will serve as collateral for the lien for the duration of the financing term. 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 nor does the District represent this is a government-sponsored Program. Property owners should obtain assistance in selecting the option that is most appropriate for their particular situation.

2) **Summary of the Program Process**

Provided below is an overview of the Program including those steps that are required from the property owner(s) to receive financing from the Program. Property owner(s) must complete the following steps, which are discussed in more detail below, for all property types:

a) Determine if they meet the eligibility requirements. (*See* "Eligibility" below).

b) All property owner(s) must apply for the Program and if required and permissible by law pay an application fee. At the time of application, property owners must agree to the Program Terms.

c) After the Third-Party Administrator reviews the application, applicants will receive either a Notice of Conditional Approval, Approval or a Notice of Denial. Should an application be denied, the Notice of Denial will include recommended remedial action that may be available to the applicant.

d) Prior to entering into a Financing Agreement, the Third-Party Administrator on behalf of the District, will evaluate the application which includes the property owner's statements, records, and credit reports in addition to conducting a review of public records derived from commercially acceptable sources and will document those findings. The Third-Party Administrator will provide the property owner with written supporting evidence of the findings prior to entering into a Financing Agreement.

e) For Residential property, the property owner shall provide to the holders or loan servicers of any existing mortgages encumbering or otherwise secured by the property a written notice ("Notice to Lender") of the owner's intent to enter into a Financing Agreement together with the maximum amount to be financed including the amount of any fees and interest, and the maximum annual Special Assessment necessary to repay that total amount. Notice to Lender shall be sent 5 days before the Financing Agreement is fully executed. Unless otherwise instructed, the Third-Party Administrator will automatically do this upon application approval.

f) For Commercial property, the District and/or Third-Party Administrator must receive written consent from the holders or loan servicers of record for any mortgage that encumbers or is otherwise secured by the Commercial property before the Financing Agreement is fully executed.

g) Property owner should review all Program Documents in detail to confirm understanding of all the Program Terms for both the financing and the Special Assessment prior to execution.

h) It is the property owner's responsibility to enter into an improvement contract with the Contractor.

i) Except in the case of refinancing, an independent Contractor who participates in the PACE program (the "Contractor") must be selected by the property owner to install the Qualifying Improvements.

j) Once the project is approved the property owner executes the Financing Agreement, which authorizes the Third-Party Administrator or District to issue the Notice to Proceed after expiration of the Right to Cancel period (see "Cancellation" below) so construction can commence.

k) After the Notice to Lender period has expired and/or written consent is received the Third-Party Administrator will record the Summary Memorandum of Agreement in the public records of the county within which the Residential or Commercial property is located within 10 business days after full execution of the Agreement. **The recorded agreement shall provide constructive notice that the non-ad valorem assessment to be levied on the property constitutes a lien of equal dignity to county taxes and assessments from the date of recordation.**

l) Contractor/Property Owner requests payment and provides evidence of project completion.

m) Third-Party Administrator shall confirm that the applicable work or service has been completed or, as applicable, that the final permit for the qualifying improvement has been closed with all permit requirements satisfied or a certificate of occupancy or similar evidence of substantial completion of construction or improvement.

n) Third-Party Administrator will send the Contractor and property owner the Estimated Settlement package which includes the Certificate of Completion. Prior to the issuance of funding, the property owner must approve and sign the Estimated Settlement Statement package which includes a certificate of completion where the property owner confirms the work is completed to their satisfaction which authorizes disbursement of funds unless the property owner chooses to abandon the financing then the District has a right to proceed with disbursement. The property owner may choose to assign payment directly to the Contractor or themselves.

o) 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").

p) Third-Party Administrator sends Final Closing statement to property owner.

q) Third-Party Administrator (or designee) sends an updated tax roll to the local tax collector to include the non-ad valorem Special Assessments in your property tax bill. Property owner(s) pay their tax bill.

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 financing and refinancing of Qualifying Improvements in Residential and Commercial properties. Local government members of the District may adopt more restrictive guidelines than the District. To be eligible to participate in the Program, a property owner must meet and complete the following requirements and steps:

a) The real 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 the Program Documents.

c) All property taxes and any other assessments levied on the same bill as property taxes (i) for Residential property must be current and have not been delinquent for the preceding 3 years or the property owner's period of ownership, whichever is less and (ii) for Commercial property, must be current.

d) For Residential property, there are no outstanding fines or fees related to zoning or code enforcement violations issued by the county or municipality, unless the qualifying improvement will remedy the zoning or code violation.

e) There are no involuntary liens including, but not limited to, construction liens on the property, (i) for Residential property, in any amount and (ii) for Commercial property in an amount greater than $5,000.

f) There are no notices of default or other evidence of property-based debt delinquency recorded and not released during the preceding 3 years or the property owner's period of ownership, whichever is less.

g) The property owner must be current on all mortgage debt on the property.

h) For Residential property, the property owner has not been subject to a bankruptcy proceeding within the last 5 years unless it was discharged or dismissed more than 2 years before the date on which the property owner applied for financing. For Commercial property, the property owner is not currently subject to a bankruptcy proceeding.

i) 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.

j) The total estimated annual payment amount for all Financing Agreements entered into for Residential property shall not exceed 10 percent of the property owner's annual household income. Income must be confirmed using reasonable evidence and not solely by a property owner's statement.

k) Prior to entering into a Financing Agreement, the Third-Party Administrator or District must determine if there are any current financing agreements on the property and if the property owner has obtained or sought to obtain additional qualifying improvements on the same property which have not yet been recorded. The existence of a prior qualifying improvement non-ad valorem assessment or a prior financing agreement is not evidence that the Financing Agreement under consideration is affordable or meets other program requirements.

l) The District or Third-Party Administrator reserves the right, in its sole discretion, to request supplemental information from property owners and to deny applications based on any negative reports.

m) If the funding request is not submitted to the Third-Party Administrator within 90 calendar days after the date that appears on the Financing Agreement, the interest rate may be reset (*See* "Financing Costs; Interest Rate" below).

4) Qualifying Improvements; Maximum Funding; Refinancing; Term

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

a) Program financing may only be used to finance (or refinance) 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 Third-Party Administrator is responsible for installation, material, quality, workmanship, warranty, repair, or maintenance 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.

d) For Residential property, the qualifying improvement is for the conversion of an onsite sewage treatment and disposal system to a central sewerage system, the property owner shall have utilized all available local government funding for such conversions and was not able to obtain financing for the improvement on more favorable terms through a local government program designed to support such conversions.

e) The Program requires a minimum funding request of $2,500.

f) The Program for Residential property does not allow a Financing Agreement to be entered into for qualifying improvements in buildings or facilities under new construction or construction for which a certificate of occupancy or similar evidence of substantial completion of new construction or improvement has not been issued.

g) Maximum Funding

   i) The Program will approve maximum funding requests for a property encumbered by a mortgage in an amount such that the total amount of any non-ad valorem assessment liens on the property plus the amount of the PACE Assessment in connection with the proposed project to be completed (the "Total Assessment Amount") does not exceed 20% of the just value of the property as determined by the property appraiser.; provided, however:

   (a) The Total Assessment Amount may exceed 20% of the just value of such property as determined by the county property appraiser with the written consent of the holders or loan services of any mortgage encumbering or otherwise secured by the property, and

   (b) The Total Assessment Amount, plus the amount of any mortgage encumbering or otherwise secured by the property, does not exceed 100% of the fair market value of the property at the highest valuation within the range as determined by industry-recognized and approved data sources and appraisers.

   ii) Maximum financing for a property not encumbered by a mortgage will be initially set at 15% of the fair market value at the highest valuation within the range as determined by industry-recognized and approved data sources and appraisers

h) Refinancing. Property owners may refinance PACE and non-PACE financing of Qualifying Improvements. The term "non-PACE financing" includes, without limitation, consumer loans, home equity loans, credit card debt, private loans, and/or any other form of payment or financing as may be approved by the Third-Party Administrator. Where a property owner seeks to refinance a non-PACE financing, the following additional criteria must be met:

   i. The refinancing is entered into within one (1) year or less from the date of the final disbursement of the non-PACE Financing for the Qualifying Improvements; and

   ii. The property owner shall have provided written confirmation to the Third-Party Administrator:

      (a) At the time of the property owner's acceptance and execution of the initial non-PACE financing, the property owner would have financed the Qualifying Improvement(s) with PACE financing, but could not because PACE financing was not then attainable in a timely fashion or was otherwise unavailable to the property owner; and

      (b) If applicable and required by law, the Qualifying Improvement(s) were constructed and completed by a Contractor that was properly licensed and insured in accordance with applicable law

(c) The Program will not provide financing for any costs in excess of the maximum amounts allowed under Florida law.

ii. For the avoidance of doubt, the Third-Party Administrator shall (in its discretion) determine which of the foregoing steps shall be applicable to obtain authorization for refinancings of Qualifying Improvement(s) under the Program.

i) The term of the Financing Agreement does not exceed the weighted average useful life of the qualified improvements to which the greatest portion of the funds disbursed under the Financing Agreement is attributable, and in any case, does not exceed 20 years for Residential property and 30 years for Commercial property, The District or the Third-Party Administrator shall determine the useful life of a qualified improvement using established standards, including certification criteria from government agencies or nationally recognized standards and testing organizations.

5) Contractor Selection and Change Authorization

The following steps related to selecting a Contractor are required to obtain authorization for financing under the Program:

a) If not selected, property owners select a Contractor from the Contractor List (the “Contractor List”) approved by the District. The Contractor List is available on-line and/or from the Third-Party Administrator. Applicants are encouraged to obtain multiple bids and advice from more than one Contractor prior to entering into a Financing Agreement.

b) If the property owner selects a Contractor that is not on the Contractor List, the Contractor must register with the District and comply with Florida Statute 163.083 Qualifying Improvements Contractors to be added to the Contractor List.

c) Except in case of Refinancings, if not already selected, property owners select a Contractor from the Contractor List approved by the District (the “Contractor List”). This Contractor List is available on-line and/or from the Third-Party Administrator. Applicants are encouraged to obtain multiple bids and seek advice from more than one Contractor prior to entering into a Financing Agreement. If the property owner selects a Contractor that is not on the Contractor List, the Contractor must register with the District and comply with Florida Statute 163.083 Qualifying Improvement Contractors to be added to the Contractor List. Property owners should collaborate with Contractor(s) to determine the scope and cost of the project and verify that the proposed work qualifies for financing under the Program.

d) Following review of the project bid(s) select a Contractor to coordinate the project with the Third-Party Administrator.

Change Authorization. Subject to approval of the property owner, Contractor and the District, the Program may allow authorized changes necessary to complete the qualifying improvement. If a proposed change order on the qualifying improvement will increase the original cost of the qualifying improvement by 20 percent or more or will expand the scope of the qualifying improvement by more than 20 percent, before the change order may be executed which would result in an increase in the amount financed through the District for the qualifying improvement, the District must notify the property owner, provide an updated written disclosure to the property owner, and obtain written approval of the change from the property owner.

6) Cancellation

a) For Residential property, the property owner has the right to cancel (“Right to Cancel”) a Financing Agreement without cost, on or before midnight on the third business day after the later of: (i) the date on which the property owner signed the Financing Agreement or (ii) the date on which the Third-Party Administrator has confirmed receipt of the property owner’s signature on the Financing Agreement. If the transaction is canceled the property will not be charged a cancellation fee and the property owner will be refunded any money given outside of application, processing, or recording fees as permitted by law.

b) In the event a property owner requests to cancel financing after authorizing a request for funding the request will require approval from the Third-Party Administrator and/or District. Property owner should be aware this request may not be approved. In the event it is approved, all expenses incurred by the

Program for processing, recording documents, preparing bond documents and releasing any liens will be the responsibility of the property owner. Cancelling has no impact on your home improvement contract with the Contractor, Property owners may be responsible for expenses incurred by Contractors according to the individual contract and if the contract allows, the Contractor may place a lien on the property. The District has no responsibility to release funds to property owners or Contractors for work that has not been completed for any reason

7) 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) which is referred to in the Financing Agreement as the Total Amount Financed. The Special Assessments will be added to the property tax bill as a first priority lien and the property will serve as collateral for the financing.

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, SelectRate Buyers Points Fee (if any), and capitalized/prepaid interest (see “Capitalized/Prepaid Interest” below).

c) Interest Rate. The rate of interest charged on the amount funded will be fixed for the full term of the Special Assessments. The rate will be set for 90 days from the date the Financing Agreement is prepared by the Third-Party Administrator. The current rates of interest approved by the District are attached hereto as Appendix III (the “Rate Schedule”). The Rate Schedule may be amended from time to time by resolution of the District.

d) Annual Percentage Rate. This is the total amount the property owner will pay in principal, interest, and administrative fees expressed as a rate. This is not the property owner’s Interest Rate.

e) Capitalized/Prepaid Interest. Because of administrative delays involved in placing Special Assessments on County tax rolls, capitalized/prepaid interest will be added to the Special Assessments amount 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. The Capitalized/Prepaid Interest is interest the property owner pays that accrues between the Project funding date to January 1st of the year in which the property owner makes the first Assessment payment.

f) Interest Only. For Commercial properties only, the Special Assessments may include up to 10 years of Interest Only payments before repayment of Principal and Interest begin. The property owner may pay up to 10 basis points to be included in the Financing Costs.

8) Repayment Terms; Partial Payments; Special Assessments; Prepayment Penalties

a) Repayment Terms. Following placement of the Special Assessments on the tax roll, the property owner will be obligated to pay the Special Assessments in full specified in the Final Closing Statement plus any administrative fees.

b) Partial Prepayments: The Special Assessment can be paid off in full or in part at any time after payment of the first Special Assessments. The minimum partial prepayment amount is $2500 and the Property Owner is limited to one partial prepayment between July 1 to June 30 (the "Tax Year"). Partial Payments will not satisfy or reduce the amount reflected to calculate the current year’s payment of the Special Assessments that appears on the property tax bill and will result in a principal reduction that will reduce the payment for the following Tax Year.

c) Special Assessments. A property owner must pay the agreed-upon Special Assessments regardless of personal financial circumstances, the condition of the property, or the workmanship, quality or performance of the Qualifying Improvements. Property owners should not apply for financing if they are not certain they can meet the Special Assessments obligations. **The failure to pay property taxes in full or in part will result in financial repercussions including penalties, fees, attorney costs, interest, the sale of a tax certificate on the property, and possible loss of the property and a judgment against the property owner, and may adversely effect the property owner’s credit rating.** If property owners use an escrow account to pay their property taxes, they must notify the escrow company of the Special Assessments. In such cases, property owners will need to increase payments to the escrow account by an amount equivalent to the annual Special Assessments payments.

d) Prepayment Penalties. Commercial property owners may elect that the Special Assessments include a prepayment penalty up to 5% for a reduction in interest rate up to 3%. There is no prepayment penalty charged for Residential properties. For Residential projects, there is no prepayment penalty or imposition or prepayment fees or fines for repaying the Special Assessments before the end of the term. Should a property owner choose to prepay the Program financing, subject to applicable law, a property owner will be charged administrative fees for the preparation of the payoff quote and execution of the payoff documents.

9) 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 first priority to all private liens, including existing mortgage(s). Many mortgage and loan documents limit the ability of a property owner to place first priority liens on a property without the consent of the lender or authorize the lender to obligate borrowers to prepay the first priority lien obligation. The Federal Housing Finance Agency has issued policy guidelines that question the validity and assessment status of PACE Special Assessments. In December 2017, HUD indicated that FHA would no longer insure mortgages for homes with PACE liens. 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.

10) Transfer or Resale of the Subject Property

Special Assessments are very likely to need to be repaid prior to the event of a sale or refinance. If at any point the outstanding balance of the financing is paid, the lien will be removed, however it could take the County up to a few months before the lien is removed from the public record. That could delay your ability to sell your property or refinance your mortgage. The District is not responsible for the amount of time it takes the county to process the release.

Ownership of any funded Qualifying Improvements 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 Special Assessments lien on the property in connection with any sale.

At or before the time a seller executes a contract for the sale and purchase of any property for which a non-ad valorem assessment was levied and there is a 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 The property being purchased is located within the jurisdiction of a local government that has placed a Special Assessment on the property pursuant to s. 163.081 or 163.082, Florida Statutes. The Assessment is for a Qualifying Improvement to the property and is not based on the value of property. You are encouraged to contact the property appraiser's office to learn more about this and other assessments that may be provided by law.*

11) Rebates, Savings, Credits, 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 Contractors and other vendors. Carbon or similar credits derived from Qualifying Improvements are owned by the District; however, in the exercise of its discretion, the District may allocate or transfer such Credits to other persons. 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 Third-Party Administrator is responsible for the tax considerations nor do they guarantee reduced assessment amounts for participating in the Program. Potential insurance or energy cost savings are not guaranteed.

12) Changes in County, State, and Federal Law

The District's ability to continue to finance the Program is subject to a variety of county, 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. Section 163.081 thru 163.087 were added to Section 163.08 (referred to as "163.08"), Florida Statutes, which became effective July 1, 2024 and sets forth the state law requirements in connection with the financing of qualifying improvements, are hereby incorporated into this Program Guide. The District has amended these Program Guidelines to the best of their ability as necessary to ensure compliance with 163.08, Florida Statutes but the amended Program Guidelines will not impair the ability of the counties and cities to adopt more restrictive guidelines. If any part, term or provision of this Program Guideline is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations shall be construed and enforced as if the Program Guidelines did not contain the particular part, term or provisions held to be illegal or invalid. If an issue or situation arises that is not covered in the Program Guidelines but is covered in 163.08, the District and the Third-Party Administrator agree to abide by the provisions contained in S163.08.

13) 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.

14) **Changes in Third-Party Administrator; Creation of a Reserve Fund**

In order to provide for flexibility in the Program to address unforeseen circumstances, such as significant economic events resulting in a decrease in demand for Program financing, financial difficulties encountered by the current Third-Party Administrator, and changes in law affecting the operation of the Program, including but not limited to legislation terminating PACE financing, the District reserves the right to:

(a) appoint another Third-Party Administrator for the Program as the District deems necessary; and

(b) create a reserve fund to be used to stabilize the Program as a result of the circumstances described above or other similar circumstances. Such reserve may be funded by (i) directing that all or a portion of the current District Recovery Fees be deposited into the reserve fund, (ii) increasing the amount of any of the District Recovery Fees and using such additional funds for such purpose and/or (iii) adding additional Program fees or using other available District funds for such purpose.

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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
  - i) Air Filtration
  - ii) Building Envelope
  - iii) Duct Leakage and Sealing
  - iv) Bathroom, ceiling, attic, and whole house fans
- b) Insulation
  - i) Defect Correction
  - ii) Attic, floor, walls, roof, ducts
- c) Weather-Stripping
- d) Home Sealing
- e) Geothermal Exchange Heat Pumps
- f) HVAC Systems
- g) Evaporative Coolers
  - i) Cooler must have a separate ducting system from air conditioning and heating ducting system
- h) Natural gas storage water heater
  - i) Energy Star listed
  - ii) Tankless water heater
- i) Water softener/filtration systems
- j) Solar water heater system
- k) Reflective insulation or radiant barriers
- l) Cool roof
  - (i) Repair, replace
- m) Windows and glass doors
  - i) 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
  - i) Energy Star listed (only retrofits)
- s) Pool equipment
  - i) Pool circulating pumps
- t) Sewage System
  - i) Sewer Lateral Replacement and Repair
  - ii) Trenchless Sewerline
  - iii) Sewer Repipe (Excavation)
  - iv) Septic to Sewer Conversion
  - v) Septic Tank Replacement

2) 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
e) Battery Backup Systems

3) Wind Resistance Measures

a) Wind hardening measures can be deployed through this Program. The measures described qualify.
b) Repair and 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 otherroofing.
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)

4) Flood and Water Damage Mitigation

a) Raising a structure above base flood elevation
b) Constructing a flood diversion apparatus
c) Constructing drainage gate
d) Constructing a sea wall-including seawall repairs and replacement
e) Purchasing flood resistant building materials
f) Making electrical, mechanical, plumbing, or other system improvements
g) Prioritizing repair, replacement, or improvements that qualify for a reduction in flood insurance premiums

5) 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
   i) SMART Parking Lot Bi-Level Fixture
   ii) SMART Parking Garage Bi-Level Fixtures
   iii) SMART Pathway Lighting
   iv) SMART Wall Pack Fixtures
b) Task Ambient Office Lighting
c) Classroom Lighting, LED 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

6) Custom Measures

The Custom Measures Track is a process by which the Third-Party Administrator can evaluate and approve funding for projects that are not “off the shelf” improvements listed in the Qualifying Improvements. 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
   i) Building energy management controls
   ii) HVAC duct zoning control systems
   iii) Irrigation pumps and controls
   iv) Lighting controls
   v) Industrial and process equipment motors and controls
   vi) Electric Vehicle Charging Equipment
b) Custom Energy Generation Measures
   i) Fuel Cells
   ii) Wind turbine power system
   iii) Natural gas
   iv) Hydrogen fuel
   v) Other fuel sources (emerging technologies)

   Co-generation (heat and energy

APPENDIX 2

ADMINISTRATIVE FEES AND CLOSING COSTS[1;2]

	RESIDENTIAL
Application Fee	$50.00
Processing & Underwriting Fee	$125.00
District Cost Recovery Fee[3]	*See* Table 1
Recording & Disbursement Fee	$125.00
Bond Trustee Fee	$90.00
Title & Escrow Fee	$65.00
Origination Fee	up to 5%
SelectRate Buyers Points Fee	• Up to 7% of project costs for up to a 1% rate reduction; • Up to14% of project costs for up to a 2% rate reduction; • Up to 21% of project costs for up to a 3% rate reduction; or • Up to 28% of project costs for up to a 4% rate reduction.
	COMMERCIAL
Application Fee	$250.00
Processing & Underwriting Fee	$250.00
District Cost Recovery Fee[3]	*See* Table 1
Recording & Disbursement Fee	$275.00
Bond Trustee Fee	$90.00
Energy Analysis Fee[4]	*See* Table 2
Title & Escrow Fee	$585.00
Origination Fee	up to 5%
SelectRate Buyers Points Fee	• Up to 7% of project costs for up to a 1% rate reduction; • Up to 14% of project costs for up to a 2% rate reduction; • Up to 21% of project costs for up to a 3% rate reduction; or • Up to 28% of project costs for up to a 4% rate reduction.
Prepayment Penalty Fee	Not to Exceed 5% for a reduction in interest rate up to 3%
Interest Only Fee	Not to Exceed 10 Basis Points

TABLE 1	**DISTRICT RECOVERY FEE[3]**	
	Project Size	**Fee**
Residential	~~< $62,500~~All	$~~125.00~~175.00
	~~≥ $62,500~~	~~$75 + (.0008 x Project Size)~~
Commercial	< $~~250,000~~100,000	$~~225.00~~175.00
	$100,000 - $1,000,000	$275.00
	~~≥ $250,000~~ >$1,000,000	$~~75~~ 275.00 + (.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

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[1] A $~~47~~ 52 annual administrative fee will be added to the Special Assessments in relation to tax assessment administration. In addition Property Appraisers and Tax Collectors' fees will be added as part of the Special Assessments as required by state law and agreements between the District, Property Appraiser, and/or Tax Collector of a give jurisdiction.

[2] Fees may vary based on current market conditions.

[3] The District Cost 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~~ 100 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.

APPENDIX 3

Amended Rate Schedule For Series 2016 Bonds

The Third-Party Administrator is authorized to originate financings at the following program rates, in accordance with the terms of the program bond documents:

Residential & Commercial	MATURITY			
Green Corridor Rates	5 yr	10 yr	15 yr	20/25*/30* yr
Rate formula	3 yr SOFR	6 yr SOFR	9 yr SOFR	12 yr SOFR
	swap + 5.60	swap + 5.60	swap + 5.60	swap + 5.60
*Commercial Property Only				

Amended Rate Schedule For Series 2017 A-U, AA-AS and BA-DB

The Third-Party Administrator is authorized to originate financings at the following program rates, in accordance with the terms of the program bond documents. Such rates may be applied to any project regardless of maturity of the bonds and related Special Assessments:

Series 2017 A-U	
Bond Series	**Interest Rate Formula**
Series 2017A	12yr SOFR swap +5.60
Series 2017B	9yr SOFR swap + 5.60
Series 2017C	6yr SOFR swap + 5.60
Series 2017D	12yr SOFR swap + 4.60
Series 2017E	9yr SOFR swap + 4.60
Series 2017F	3yr SOFR swap + 5.60
Series 2017G	6yr SOFR swap + 4.60
Series 2017H	3yr SOFR swap + 4.60
Series 2017I	12yr SOFR swap + 3.60
Series 2017J	9yr SOFR swap +3.60
Series 2017K	6yr SOFR swap +3.60
Series 2017L	3yr SOFR swap +3.60
Series 2017M	12yr SOFR swap +2.60
Series 2017N	9yr SOFR swap +2.60
Series 2017O	6yr SOFR swap +2.60
Series 2017P	3yr SOFR swap +2.60
Series 2017Q	12yr SOFR swap +3.89
Series 2017R	9yr SOFR swap +4.02
Series 2017S	6yr SOFR swap +3.96
Series 2017T	3yr SOFR swap +3.75
Series 2017U	3yr SOFR swap +4.24

Series 2017 AA-AS	
Bond Series	**Interest Rate Formula**
Series 2017AA	3.50%
Series 2017AB	4.00%
Series 2017AC	4.25%
Series 2017AD	4.50%
Series 2017AE	4.75%
Series 2017AF	5.00%
Series 2017AG	5.25%
Series 2017AH	5.50%
Series 2017AI	5.75%
Series 2017AJ	6.00%
Series 2017AK	6.25%
Series 2017AL	6.50%
Series 2017AM	6.75%
Series 2017AN	7.00%
Series 2017AO	7.25%
Series 2017AP	7.50%
Series 2017AQ	7.75%
Series 2017AR	8.00%
Series 2017AS	8.25%
Series 2017 BA-DB	
Series 2017BA	3.62%
Series 2017BB	3.74%
Series 2017BC	3.87%
Series 2017BD	3.99%
Series 2017BE	4.12%
Series 2017BF	4.24%
Series 2017BG	4.37%
Series 2017BH	4.49%
Series 2017BI	4.62%
Series 2017BJ	4.74%
Series 2017BK	4.87%
Series 2017BL	4.99%
Series 2017BM	5.12%
Series 2017BN	5.24%
Series 2017BO	5.37%
Series 2017BP	5.49%
Series 2017BQ	5.62%
Series 2017BR	5.74%
Series 2017BS	5.87%
Series 2017BT	5.99%
Series 2017BU	6.12%
Series 2017BV	6.24%
Series 2017BW	6.37%
Series 2017BX	6.49%
Series 2017BY	6.62%

Series 2017BZ	6.74%
Series 2017CA	6.87%
Series 2017CB	6.99%
Series 2017CC	7.12%
Series 2017CD	7.24%
Series 2017CE	7.37%
Series 2017CF	7.49%
Series 2017CG	7.62%
Series 2017CH	7.74%
Series 2017CI	7.87%
Series 2017CJ	7.99%
Series 2017CK	1.99%
Series 2017CL	2.99%
Series 2017CM	8.12%
Series 2017CN	8.24%
Series 2017CO	8.37%
Series 2017CP	8.49%
Series 2017CQ	8.62%
Series 2017CR	8.74%
Series 2017CS	8.87%
Series 2017CT	8.99%
Series 2017CU	9.12%
Series 2017CV	9.24%
Series 2017CW	9.37%
Series 2017CX	9.49%
Series 2017CY	9.62%
Series 2017CZ	9.74%
Series 2017DA	9.87%
Series 2017DB	9.99%

Rate Schedule For Series 2022AA-DR

Series AA-DB	
Bond Series	**Interest Rates**
Series 2022AA	3.50%
Series 2022AB	4.00%
Series 2022AC	4.25%
Series 2022AD	4.50%
Series 2022AE	4.75%
Series 2022AF	5.00%
Series 2022AG	5.25%
Series 2022AH	5.50%
Series 2022AI	5.75%
Series 2022AJ	6.00%
Series 2022AK	6.25%
Series 2022AL	6.50%
Series 2022AM	6.75%
Series 2022AN	7.00%
Series 2022AO	7.25%
Series 2022AP	7.50%
Series 2022AQ	7.75%
Series 2022AR	8.00%
Series 2022AS	8.25%
Series 2022BA	3.62%
Series 2022BB	3.74%
Series 2022BC	3.87%
Series 2022BD	3.99%
Series 2022BE	4.12%
Series 2022BF	4.24%
Series 2022BG	4.37%
Series 2022BH	4.49%
Series 2022BI	4.62%
Series 2022BJ	4.74%
Series 2022BK	4.87%
Series 2022BL	4.99%
Series 2022BM	5.12%
Series 2022BN	5.24%
Series 2022BO	5.37%
Series 2022BP	5.49%
Series 2022BQ	5.62%
Series 2022BR	5.74%
Series 2022BS	5.87%
Series 2022BT	5.99%
Series 2022BU	6.12%
Series 2022BV	6.24%
Series 2022BW	6.37%
Series 2022BX	6.49%
Series 2022BY	6.62%
Series 2022BZ	6.74%
Series 2022CA	6.87%
Series 2022CB	6.99%

Series 2022CC	7.12%
Series 2022CD	7.24%
Series 2022CE	7.37%
Series 2022CF	7.49%
Series 2022CG	7.62%
Series 2022CH	7.74%
Series 2022CI	7.87%
Series 2022CJ	7.99%
Series 2022CK	1.99%
Series 2022CL	2.99%
Series 2022CM	8.12%
Series 2022CN	8.24%
Series 2022CO	8.37%
Series 2022CP	8.49%
Series 2022CQ	8.62%
Series 2022CR	8.74%
Series 2022CS	8.87%
Series 2022CT	8.99%
Series 2022CU	9.12%
Series 2022CV	9.24%
Series 2022CW	9.37%
Series 2022CX	9.49%
Series 2022CY	9.62%
Series 2022CZ	9.74%
Series 2022DA	9.87%
Series 2022DB	9.99%
Series 2022DC	10.12%
Series 2022DD	10.24%
Series 2022DE	10.37%
Series 2022DF	10.49%
Series 2022DG	10.62%
Series 2022DH	10.74%
Series 2022DI	10.87%
Series 2022DJ	10.99%
Series 2022DK	11.12%
Series 2022DL	11.24%
Series 2022DM	11.37%
Series 2022DN	11.49%
Series 2022DO	11.62%
Series 2022DP	11.74%
Series 2022DQ	11.87%
Series 2022DR	11.99%

Rate Schedule For Series 2022TA-ZL

Series Name	Benchmark Name	Spread (bps)
2022TA	5 Year Constant Maturity Treasury	400
2022TB	5 Year Constant Maturity Treasury	412
2022TC	5 Year Constant Maturity Treasury	425
2022TD	5 Year Constant Maturity Treasury	437

2022TE	5 Year Constant Maturity Treasury	450
2022TF	5 Year Constant Maturity Treasury	462
2022TG	5 Year Constant Maturity Treasury	475
2022TH	5 Year Constant Maturity Treasury	487
2022TI	5 Year Constant Maturity Treasury	500
2022TJ	5 Year Constant Maturity Treasury	512
2022TK	5 Year Constant Maturity Treasury	525
2022TL	5 Year Constant Maturity Treasury	537
2022TM	5 Year Constant Maturity Treasury	550
2022TN	5 Year Constant Maturity Treasury	562
2022TO	5 Year Constant Maturity Treasury	575
2022TP	5 Year Constant Maturity Treasury	587
2022TQ	5 Year Constant Maturity Treasury	600
2022TR	5 Year Constant Maturity Treasury	612
2022TS	5 Year Constant Maturity Treasury	625
2022TT	5 Year Constant Maturity Treasury	637
2022TU	5 Year Constant Maturity Treasury	650
2022TV	5 Year Constant Maturity Treasury	662
2022TW	5 Year Constant Maturity Treasury	675
2022TX	5 Year Constant Maturity Treasury	687
2022TY	5 Year Constant Maturity Treasury	700
2022TZ	5 Year Constant Maturity Treasury	712
2022UA	5 Year Constant Maturity Treasury	725
2022UB	5 Year Constant Maturity Treasury	737
2022UC	5 Year Constant Maturity Treasury	750
2022UD	5 Year Constant Maturity Treasury	762
2022UE	5 Year Constant Maturity Treasury	775
2022UF	5 Year Constant Maturity Treasury	787
2022UG	5 Year Constant Maturity Treasury	800
2022UH	5 Year Constant Maturity Treasury	812
2022UI	5 Year Constant Maturity Treasury	825
2022UJ	5 Year Constant Maturity Treasury	837
2022UK	5 Year Constant Maturity Treasury	850
2022UL	5 Year Constant Maturity Treasury	862
2022UM	5 Year Constant Maturity Treasury	875
2022UN	5 Year Constant Maturity Treasury	887
2022UO	5 Year Constant Maturity Treasury	900
2022UP	5 Year Constant Maturity Treasury	912
2022UQ	10 Year Constant Maturity Treasury	400
2022UR	10 Year Constant Maturity Treasury	412
2022US	10 Year Constant Maturity Treasury	425
2022UT	10 Year Constant Maturity Treasury	437
2022UU	10 Year Constant Maturity Treasury	450
2022UV	10 Year Constant Maturity Treasury	462
2022UW	10 Year Constant Maturity Treasury	475
2022UX	10 Year Constant Maturity Treasury	487

2022UY	10 Year Constant Maturity Treasury	500
2022UZ	10 Year Constant Maturity Treasury	512
2022VA	10 Year Constant Maturity Treasury	525
2022VB	10 Year Constant Maturity Treasury	537
2022VC	10 Year Constant Maturity Treasury	550
2022VD	10 Year Constant Maturity Treasury	562
2022VE	10 Year Constant Maturity Treasury	575
2022VF	10 Year Constant Maturity Treasury	587
2022VG	10 Year Constant Maturity Treasury	600
2022VH	10 Year Constant Maturity Treasury	612
2022VI	10 Year Constant Maturity Treasury	625
2022VJ	10 Year Constant Maturity Treasury	637
2022VK	10 Year Constant Maturity Treasury	650
2022VL	10 Year Constant Maturity Treasury	662
2022VM	10 Year Constant Maturity Treasury	675
2022VN	10 Year Constant Maturity Treasury	687
2022VO	10 Year Constant Maturity Treasury	700
2022VP	10 Year Constant Maturity Treasury	712
2022VQ	10 Year Constant Maturity Treasury	725
2022VR	10 Year Constant Maturity Treasury	737
2022VS	10 Year Constant Maturity Treasury	750
2022VT	10 Year Constant Maturity Treasury	762
2022VU	10 Year Constant Maturity Treasury	775
2022VV	10 Year Constant Maturity Treasury	787
2022VW	10 Year Constant Maturity Treasury	800
2022VX	10 Year Constant Maturity Treasury	812
2022VY	10 Year Constant Maturity Treasury	825
2022VZ	10 Year Constant Maturity Treasury	837
2022WA	10 Year Constant Maturity Treasury	850
2022WB	10 Year Constant Maturity Treasury	862
2022WC	10 Year Constant Maturity Treasury	875
2022WD	10 Year Constant Maturity Treasury	887
2022WE	10 Year Constant Maturity Treasury	900
2022WF	10 Year Constant Maturity Treasury	912
2022WG	15 Year Constant Maturity Treasury	400
2022WH	15 Year Constant Maturity Treasury	412
2022WI	15 Year Constant Maturity Treasury	425
2022WJ	15 Year Constant Maturity Treasury	437
2022WK	15 Year Constant Maturity Treasury	450
2022WL	15 Year Constant Maturity Treasury	462
2022WM	15 Year Constant Maturity Treasury	475

2022WN	15 Year Constant Maturity Treasury	487
2022WO	15 Year Constant Maturity Treasury	500
2022WP	15 Year Constant Maturity Treasury	512
2022WQ	15 Year Constant Maturity Treasury	525
2022WR	15 Year Constant Maturity Treasury	537
2022WS	15 Year Constant Maturity Treasury	550
2022WT	15 Year Constant Maturity Treasury	562
2022WU	15 Year Constant Maturity Treasury	575
2022WV	15 Year Constant Maturity Treasury	587
2022WW	15 Year Constant Maturity Treasury	600
2022WX	15 Year Constant Maturity Treasury	612
2022WY	15 Year Constant Maturity Treasury	625
2022WZ	15 Year Constant Maturity Treasury	637
2022XA	15 Year Constant Maturity Treasury	650
2022XB	15 Year Constant Maturity Treasury	662
2022XC	15 Year Constant Maturity Treasury	675
2022XD	15 Year Constant Maturity Treasury	687
2022XE	15 Year Constant Maturity Treasury	700
2022XF	15 Year Constant Maturity Treasury	712
2022XG	15 Year Constant Maturity Treasury	725
2022XH	15 Year Constant Maturity Treasury	737
2022XI	15 Year Constant Maturity Treasury	750
2022XJ	15 Year Constant Maturity Treasury	762
2022XK	15 Year Constant Maturity Treasury	775
2022XL	15 Year Constant Maturity Treasury	787
2022XM	15 Year Constant Maturity Treasury	800
2022XN	15 Year Constant Maturity Treasury	812
2022XO	15 Year Constant Maturity Treasury	825
2022XP	15 Year Constant Maturity Treasury	837
2022XQ	15 Year Constant Maturity Treasury	850
2022XR	15 Year Constant Maturity Treasury	862
2022XS	15 Year Constant Maturity Treasury	875
2022XT	15 Year Constant Maturity Treasury	887
2022XU	15 Year Constant Maturity Treasury	900
2022XV	15 Year Constant Maturity Treasury	912
2022XW	20 Year Constant Maturity Treasury	400
2022XX	20 Year Constant Maturity Treasury	412
2022XY	20 Year Constant Maturity Treasury	425
2022XZ	20 Year Constant Maturity Treasury	437
2022YA	20 Year Constant Maturity Treasury	450
2022YB	20 Year Constant Maturity Treasury	462
2022YC	20 Year Constant Maturity Treasury	475
2022YD	20 Year Constant Maturity Treasury	487
2022YE	20 Year Constant Maturity Treasury	500
2022YF	20 Year Constant Maturity Treasury	512
2022YG	20 Year Constant Maturity Treasury	525

2022YH	20 Year Constant Maturity Treasury	537
2022YI	20 Year Constant Maturity Treasury	550
2022YJ	20 Year Constant Maturity Treasury	562
2022YK	20 Year Constant Maturity Treasury	575
2022YL	20 Year Constant Maturity Treasury	587
2022YM	20 Year Constant Maturity Treasury	600
2022YN	20 Year Constant Maturity Treasury	612
2022YO	20 Year Constant Maturity Treasury	625
2022YP	20 Year Constant Maturity Treasury	637
2022YQ	20 Year Constant Maturity Treasury	650
2022YR	20 Year Constant Maturity Treasury	662
2022YS	20 Year Constant Maturity Treasury	675
2022YT	20 Year Constant Maturity Treasury	687
2022YU	20 Year Constant Maturity Treasury	700
2022YV	20 Year Constant Maturity Treasury	712
2022YW	20 Year Constant Maturity Treasury	725
2022YX	20 Year Constant Maturity Treasury	737
2022YY	20 Year Constant Maturity Treasury	750
2022YZ	20 Year Constant Maturity Treasury	762
2022ZA	20 Year Constant Maturity Treasury	775
2022ZB	20 Year Constant Maturity Treasury	787
2022ZC	20 Year Constant Maturity Treasury	800
2022ZD	20 Year Constant Maturity Treasury	812
2022ZE	20 Year Constant Maturity Treasury	825
2022ZF	20 Year Constant Maturity Treasury	837
2022ZG	20 Year Constant Maturity Treasury	850
2022ZH	20 Year Constant Maturity Treasury	862
2022ZI	20 Year Constant Maturity Treasury	875
2022ZJ	20 Year Constant Maturity Treasury	887
2022ZK	20 Year Constant Maturity Treasury	900
2022ZL	20 Year Constant Maturity Treasury	912

The Third-Party Program Administrator is additionally authorized to offer project financings at rates lower than the rates established for each maturity (for example, through the SelectRate Buyers Points Fee rate reduction), by using any other available bond series which has a rate that fulfills this condition.

Property owners may choose to use a SelectRate Option to buy down the applicable interest rate. Additional information regarding the SelectRate Option is available from the Program Administrator and explained in District Resolution Nos. 2018-10, 2020-04, 2021-03 and 2023-03 which were adopted by the District Board on May 14, 2018, July 15, 2020, August 27, 2021 and May 24, 2023, respectively.

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

PROGRAM GUIDELINES

Approved May 23, 2025

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

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 corresponding documents the property owner(s) execute in connection with the Program (the "Program Documents"), establish the terms of the District's Program. The District is also the Program Administrator. The Program Administrator as defined in 163.08 of the Florida Statutes means a county, a municipality, a dependent special district or a separate legal entity which directly operates a Program for financing qualifying improvements and is authorized pursuant to Florida Statute 163.081 or 163.082. The Program Administrator, referred to as the District throughout the Program Guidelines, may only offer the Program for financing qualifying improvements within the jurisdiction of a county or municipality if the county or municipality has authorized by ordinance or resolution the Program Administrator to administer the 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 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 "Third-Party Administrator") to administer the Program and delegates many of the responsibilities outlined within the Program Guidelines to the Third-Party Administrator who acts on behalf of the District. Please note, the District will share personal information of property owners with the Third-Party Administrator and other third parties as necessary to administer the Program. Throughout these Program Terms, the term "Residential" means a residential real property zoned as residential or multi-family residential and composed of four or fewer dwelling units which has been or will be improved by a qualifying improvement. The term "Commercial" means any property not defined as residential real property which will be improved by a qualifying improvement and which includes, but is not limited to, the following: 1. Multifamily residential property composed of five or more dwelling units; and 2. real property used for commercial, industrial, or agricultural purposes.

1) **Purpose of the Program**

The Program is intended to assist property owners within the District in financing (or refinancing) the installation of energy conservation and efficiency, water conservation, renewable energy, wind resistance, wastewater treatment, flood and water damage mitigation, and resiliency improvements as defined in Section 163.08 (4), 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 ("Special Assessments") that are added to the subject property's tax bill**. The Special Assessments is a first priority lien, and the property will serve as collateral for the lien for the duration of the financing term. 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 nor does the District represent this is a government-sponsored Program. Property owners should obtain assistance in selecting the option that is most appropriate for their particular situation.

2) **Summary of the Program Process**

Provided below is an overview of the Program including those steps that are required from the property owner(s) to receive financing from the Program. Property owner(s) must complete the following steps, which are discussed in more detail below, for all property types:

a) Determine if they meet the eligibility requirements. (*See* "Eligibility" below).

b) All property owner(s) must apply for the Program and if required and permissible by law pay an application fee. At the time of application, property owners must agree to the Program Terms.

c) After the Third-Party Administrator reviews the application, applicants will receive either a Notice of Conditional Approval, Approval or a Notice of Denial. Should an application be denied, the Notice of Denial will include recommended remedial action that may be available to the applicant.

d) Prior to entering into a Financing Agreement, the Third-Party Administrator on behalf of the District, will evaluate the application which includes the property owner's statements, records, and credit reports in addition to conducting a review of public records derived from commercially acceptable sources and will document those findings. The Third-Party Administrator will provide the property owner with written supporting evidence of the findings prior to entering into a Financing Agreement.

e) For Residential property, the property owner shall provide to the holders or loan servicers of any existing mortgages encumbering or otherwise secured by the property a written notice ("Notice to Lender") of the owner's intent to enter into a Financing Agreement together with the maximum amount to be financed including the amount of any fees and interest, and the maximum annual Special Assessment necessary to repay that total amount. Notice to Lender shall be sent 5 days before the Financing Agreement is fully executed. Unless otherwise instructed, the Third-Party Administrator will automatically do this upon application approval.

f) For Commercial property, the District and/or Third-Party Administrator must receive written consent from the holders or loan servicers of record for any mortgage that encumbers or is otherwise secured by the Commercial property before the Financing Agreement is fully executed.

g) Property owner should review all Program Documents in detail to confirm understanding of all the Program Terms for both the financing and the Special Assessment prior to execution.

h) It is the property owner's responsibility to enter into an improvement contract with the Contractor.

i) Except in the case of refinancing, an independent Contractor who participates in the PACE program (the "Contractor") must be selected by the property owner to install the Qualifying Improvements.

j) Once the project is approved the property owner executes the Financing Agreement, which authorizes the Third-Party Administrator or District to issue the Notice to Proceed after expiration of the Right to Cancel period (see "Cancellation" below) so construction can commence.

k) After the Notice to Lender period has expired and/or written consent is received the Third-Party Administrator will record the Summary Memorandum of Agreement in the public records of the county within which the Residential or Commercial property is located within 10 business days after full execution of the Agreement. **The recorded agreement shall provide constructive notice that the non-ad valorem assessment to be levied on the property constitutes a lien of equal dignity to county taxes and assessments from the date of recordation.**

l) Contractor/Property Owner requests payment and provides evidence of project completion.

m) Third-Party Administrator shall confirm that the applicable work or service has been completed or, as applicable, that the final permit for the qualifying improvement has been closed with all permit requirements satisfied or a certificate of occupancy or similar evidence of substantial completion of construction or improvement.

n) Third-Party Administrator will send the Contractor and property owner the Estimated Settlement package which includes the Certificate of Completion. Prior to the issuance of funding, the property owner must approve and sign the Estimated Settlement Statement package which includes a certificate of completion where the property owner confirms the work is completed to their satisfaction which authorizes disbursement of funds unless the property owner chooses to abandon the financing then the District has a right to proceed with disbursement. The property owner may choose to assign payment directly to the Contractor or themselves.

o) 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").

p) Third-Party Administrator sends Final Closing statement to property owner.

q) Third-Party Administrator (or designee) sends an updated tax roll to the local tax collector to include the non-ad valorem Special Assessments in your property tax bill. Property owner(s) pay their tax bill.

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 financing and refinancing of Qualifying Improvements in Residential and Commercial properties. Local government members of the District may adopt more restrictive guidelines than the District. To be eligible to participate in the Program, a property owner must meet and complete the following requirements and steps:

a) The real 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 the Program Documents.

c) All property taxes and any other assessments levied on the same bill as property taxes (i) for Residential property must be current and have not been delinquent for the preceding 3 years or the property owner's period of ownership, whichever is less and (ii) for Commercial property, must be current.

d) For Residential property, there are no outstanding fines or fees related to zoning or code enforcement violations issued by the county or municipality, unless the qualifying improvement will remedy the zoning or code violation.

e) There are no involuntary liens including, but not limited to, construction liens on the property, (i) for Residential property, in any amount and (ii) for Commercial property in an amount greater than $5,000.

f) There are no notices of default or other evidence of property-based debt delinquency recorded and not released during the preceding 3 years or the property owner's period of ownership, whichever is less.

g) The property owner must be current on all mortgage debt on the property.

h) For Residential property, the property owner has not been subject to a bankruptcy proceeding within the last 5 years unless it was discharged or dismissed more than 2 years before the date on which the property owner applied for financing. For Commercial property, the property owner is not currently subject to a bankruptcy proceeding.

i) 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.

j) The total estimated annual payment amount for all Financing Agreements entered into for Residential property shall not exceed 10 percent of the property owner's annual household income. Income must be confirmed using reasonable evidence and not solely by a property owner's statement.

k) Prior to entering into a Financing Agreement, the Third-Party Administrator or District must determine if there are any current financing agreements on the property and if the property owner has obtained or sought to obtain additional qualifying improvements on the same property which have not yet been recorded. The existence of a prior qualifying improvement non-ad valorem assessment or a prior financing agreement is not evidence that the Financing Agreement under consideration is affordable or meets other program requirements.

l) The District or Third-Party Administrator reserves the right, in its sole discretion, to request supplemental information from property owners and to deny applications based on any negative reports.

m) If the funding request is not submitted to the Third-Party Administrator within 90 calendar days after the date that appears on the Financing Agreement, the interest rate may be reset (*See* "Financing Costs; Interest Rate" below).

4) Qualifying Improvements; Maximum Funding; Refinancing; Term

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

a) Program financing may only be used to finance (or refinance) 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 Third-Party Administrator is responsible for installation, material, quality, workmanship, warranty, repair, or maintenance 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.

d) For Residential property, the qualifying improvement is for the conversion of an onsite sewage treatment and disposal system to a central sewerage system, the property owner shall have utilized all available local government funding for such conversions and was not able to obtain financing for the improvement on more favorable terms through a local government program designed to support such conversions.

e) The Program requires a minimum funding request of $2,500.

f) The Program for Residential property does not allow a Financing Agreement to be entered into for qualifying improvements in buildings or facilities under new construction or construction for which a certificate of occupancy or similar evidence of substantial completion of new construction or improvement has not been issued.

g) Maximum Funding

   i) The Program will approve maximum funding requests for a property encumbered by a mortgage in an amount such that the total amount of any non-ad valorem assessment liens on the property plus the amount of the PACE Assessment in connection with the proposed project to be completed (the "Total Assessment Amount") does not exceed 20% of the just value of the property as determined by the property appraiser.; provided, however:

   (a) The Total Assessment Amount may exceed 20% of the just value of such property as determined by the county property appraiser with the written consent of the holders or loan services of any mortgage encumbering or otherwise secured by the property, and

   (b) The Total Assessment Amount, plus the amount of any mortgage encumbering or otherwise secured by the property, does not exceed 100% of the fair market value of the property at the highest valuation within the range as determined by industry-recognized and approved data sources and appraisers.

   ii) Maximum financing for a property not encumbered by a mortgage will be initially set at 15% of the fair market value at the highest valuation within the range as determined by industry-recognized and approved data sources and appraisers

h) Refinancing. Property owners may refinance PACE and non-PACE financing of Qualifying Improvements. The term "non-PACE financing" includes, without limitation, consumer loans, home equity loans, credit card debt, private loans, and/or any other form of payment or financing as may be approved by the Third-Party Administrator. Where a property owner seeks to refinance a non-PACE financing, the following additional criteria must be met:

   i. The refinancing is entered into within one (1) year or less from the date of the final disbursement of the non-PACE Financing for the Qualifying Improvements; and

   ii. The property owner shall have provided written confirmation to the Third-Party Administrator:

   (a) At the time of the property owner's acceptance and execution of the initial non-PACE financing, the property owner would have financed the Qualifying Improvement(s) with PACE financing, but could not because PACE financing was not then attainable in a timely fashion or was otherwise unavailable to the property owner; and

   (b) If applicable and required by law, the Qualifying Improvement(s) were constructed and completed by a Contractor that was properly licensed and insured in accordance with applicable law

(c) The Program will not provide financing for any costs in excess of the maximum amounts allowed under Florida law.

ii. For the avoidance of doubt, the Third-Party Administrator shall (in its discretion) determine which of the foregoing steps shall be applicable to obtain authorization for refinancings of Qualifying Improvement(s) under the Program.

i) The term of the Financing Agreement does not exceed the weighted average useful life of the qualified improvements to which the greatest portion of the funds disbursed under the Financing Agreement is attributable, and in any case, does not exceed 20 years for Residential property and 30 years for Commercial property, The District or the Third-Party Administrator shall determine the useful life of a qualified improvement using established standards, including certification criteria from government agencies or nationally recognized standards and testing organizations.

5) Contractor Selection and Change Authorization

The following steps related to selecting a Contractor are required to obtain authorization for financing under the Program:

a) If not selected, property owners select a Contractor from the Contractor List (the “Contractor List”) approved by the District. The Contractor List is available on-line and/or from the Third-Party Administrator. Applicants are encouraged to obtain multiple bids and advice from more than one Contractor prior to entering into a Financing Agreement.

b) If the property owner selects a Contractor that is not on the Contractor List, the Contractor must register with the District and comply with Florida Statute 163.083 Qualifying Improvements Contractors to be added to the Contractor List.

c) Except in case of Refinancings, if not already selected, property owners select a Contractor from the Contractor List approved by the District (the “Contractor List”). This Contractor List is available on-line and/or from the Third-Party Administrator. Applicants are encouraged to obtain multiple bids and seek advice from more than one Contractor prior to entering into a Financing Agreement. If the property owner selects a Contractor that is not on the Contractor List, the Contractor must register with the District and comply with Florida Statute 163.083 Qualifying Improvement Contractors to be added to the Contractor List. Property owners should collaborate with Contractor(s) to determine the scope and cost of the project and verify that the proposed work qualifies for financing under the Program.

d) Following review of the project bid(s) select a Contractor to coordinate the project with the Third-Party Administrator.

Change Authorization. Subject to approval of the property owner, Contractor and the District, the Program may allow authorized changes necessary to complete the qualifying improvement. If a proposed change order on the qualifying improvement will increase the original cost of the qualifying improvement by 20 percent or more or will expand the scope of the qualifying improvement by more than 20 percent, before the change order may be executed which would result in an increase in the amount financed through the District for the qualifying improvement, the District must notify the property owner, provide an updated written disclosure to the property owner, and obtain written approval of the change from the property owner.

6) Cancellation

a) For Residential property, the property owner has the right to cancel (“Right to Cancel”) a Financing Agreement without cost, on or before midnight on the third business day after the later of: (i) the date on which the property owner signed the Financing Agreement or (ii) the date on which the Third-Party Administrator has confirmed receipt of the property owner’s signature on the Financing Agreement. If the transaction is canceled the property will not be charged a cancellation fee and the property owner will be refunded any money given outside of application, processing, or recording fees as permitted by law.

b) In the event a property owner requests to cancel financing after authorizing a request for funding the request will require approval from the Third-Party Administrator and/or District. Property owner should be aware this request may not be approved. In the event it is approved, all expenses incurred by the

Program for processing, recording documents, preparing bond documents and releasing any liens will be the responsibility of the property owner. Cancelling has no impact on your home improvement contract with the Contractor, Property owners may be responsible for expenses incurred by Contractors according to the individual contract and if the contract allows, the Contractor may place a lien on the property. The District has no responsibility to release funds to property owners or Contractors for work that has not been completed for any reason

7) 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) which is referred to in the Financing Agreement as the Total Amount Financed. The Special Assessments will be added to the property tax bill as a first priority lien and the property will serve as collateral for the financing.

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, SelectRate Buyers Points Fee (if any), and capitalized/prepaid interest (see "Capitalized/Prepaid Interest" below).

c) Interest Rate. The rate of interest charged on the amount funded will be fixed for the full term of the Special Assessments. The rate will be set for 90 days from the date the Financing Agreement is prepared by the Third-Party Administrator. The current rates of interest approved by the District are attached hereto as Appendix III (the "Rate Schedule"). The Rate Schedule may be amended from time to time by resolution of the District.

d) Annual Percentage Rate. This is the total amount the property owner will pay in principal, interest, and administrative fees expressed as a rate. This is not the property owner's Interest Rate.

e) Capitalized/Prepaid Interest. Because of administrative delays involved in placing Special Assessments on County tax rolls, capitalized/prepaid interest will be added to the Special Assessments amount 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. The Capitalized/Prepaid Interest is interest the property owner pays that accrues between the Project funding date to January 1st of the year in which the property owner makes the first Assessment payment.

f) Interest Only. For Commercial properties only, the Special Assessments may include up to 10 years of Interest Only payments before repayment of Principal and Interest begin. The property owner may pay up to 10 basis points to be included in the Financing Costs.

8) Repayment Terms; Partial Payments; Special Assessments; Prepayment Penalties

a) Repayment Terms. Following placement of the Special Assessments on the tax roll, the property owner will be obligated to pay the Special Assessments in full specified in the Final Closing Statement plus any administrative fees.

b) Partial Prepayments: The Special Assessment can be paid off in full or in part at any time after payment of the first Special Assessments. The minimum partial prepayment amount is $2500 and the Property Owner is limited to one partial prepayment between July 1 to June 30 (the "Tax Year"). Partial Payments will not satisfy or reduce the amount reflected to calculate the current year's payment of the Special Assessments that appears on the property tax bill and will result in a principal reduction that will reduce the payment for the following Tax Year.

c) Special Assessments. A property owner must pay the agreed-upon Special Assessments regardless of personal financial circumstances, the condition of the property, or the workmanship, quality or performance of the Qualifying Improvements. Property owners should not apply for financing if they are not certain they can meet the Special Assessments obligations. **The failure to pay property taxes in full or in part will result in financial repercussions including penalties, fees, attorney costs, interest, the sale of a tax certificate on the property, and possible loss of the property and a judgment against the property owner, and may adversely effect the property owner's credit rating.** If property owners use an escrow account to pay their property taxes, they must notify the escrow company of the Special Assessments. In such cases, property owners will need to increase payments to the escrow account by an amount equivalent to the annual Special Assessments payments.

d) Prepayment Penalties. Commercial property owners may elect that the Special Assessments include a prepayment penalty up to 5% for a reduction in interest rate up to 3%. There is no prepayment penalty charged for Residential properties. For Residential projects, there is no prepayment penalty or imposition or prepayment fees or fines for repaying the Special Assessments before the end of the term. Should a property owner choose to prepay the Program financing, subject to applicable law, a property owner will be charged administrative fees for the preparation of the payoff quote and execution of the payoff documents.

9) 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 first priority to all private liens, including existing mortgage(s). Many mortgage and loan documents limit the ability of a property owner to place first priority liens on a property without the consent of the lender or authorize the lender to obligate borrowers to prepay the first priority lien obligation. The Federal Housing Finance Agency has issued policy guidelines that question the validity and assessment status of PACE Special Assessments. In December 2017, HUD indicated that FHA would no longer insure mortgages for homes with PACE liens. 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.

10) Transfer or Resale of the Subject Property

Special Assessments are very likely to need to be repaid prior to the event of a sale or refinance. If at any point the outstanding balance of the financing is paid, the lien will be removed, however it could take the County up to a few months before the lien is removed from the public record. That could delay your ability to sell your property or refinance your mortgage. The District is not responsible for the amount of time it takes the county to process the release.

Ownership of any funded Qualifying Improvements 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 Special Assessments lien on the property in connection with any sale.

At or before the time a seller executes a contract for the sale and purchase of any property for which a non-ad valorem assessment was levied and there is a 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 The property being purchased is located within the jurisdiction of a local government that has placed a Special Assessment on the property pursuant to s. 163.081 or 163.082, Florida Statutes. The Assessment is for a Qualifying Improvement to the property and is not based on the value of property. You are encouraged to contact the property appraiser's office to learn more about this and other assessments that may be provided by law.*

11) Rebates, Savings, Credits, 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 Contractors and other vendors. Carbon or similar credits derived from Qualifying Improvements are owned by the District; however, in the exercise of its discretion, the District may allocate or transfer such Credits to other persons. 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 Third-Party Administrator is responsible for the tax considerations nor do they guarantee reduced assessment amounts for participating in the Program. Potential insurance or energy cost savings are not guaranteed.

12) Changes in County, State, and Federal Law

The District's ability to continue to finance the Program is subject to a variety of county, 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. Section 163.081 thru 163.087 were added to Section 163.08 (referred to as "163.08"), Florida Statutes, which became effective July 1, 2024 and sets forth the state law requirements in connection with the financing of qualifying improvements, are hereby incorporated into this Program Guide. The District has amended these Program Guidelines to the best of their ability as necessary to ensure compliance with 163.08, Florida Statutes but the amended Program Guidelines will not impair the ability of the counties and cities to adopt more restrictive guidelines. If any part, term or provision of this Program Guideline is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations shall be construed and enforced as if the Program Guidelines did not contain the particular part, term or provisions held to be illegal or invalid. If an issue or situation arises that is not covered in the Program Guidelines but is covered in 163.08, the District and the Third-Party Administrator agree to abide by the provisions contained in S163.08.

13) 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.

14) **Changes in Third-Party Administrator; Creation of a Reserve Fund**

In order to provide for flexibility in the Program to address unforeseen circumstances, such as significant economic events resulting in a decrease in demand for Program financing, financial difficulties encountered by the current Third-Party Administrator, and changes in law affecting the operation of the Program, including but not limited to legislation terminating PACE financing, the District reserves the right to:

(a) appoint another Third-Party Administrator for the Program as the District deems necessary; and

(b) create a reserve fund to be used to stabilize the Program as a result of the circumstances described above or other similar circumstances. Such reserve may be funded by (i) directing that all or a portion of the current District Recovery Fees be deposited into the reserve fund, (ii) increasing the amount of any of the District Recovery Fees and using such additional funds for such purpose and/or (iii) adding additional Program fees or using other available District funds for such purpose.

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
      i) Air Filtration
      ii) Building Envelope
      iii) Duct Leakage and Sealing
      iv) Bathroom, ceiling, attic, and whole house fans
   b) Insulation
      i) Defect Correction
      ii) Attic, floor, walls, roof, ducts
   c) Weather-Stripping
   d) Home Sealing
   e) Geothermal Exchange Heat Pumps
   f) HVAC Systems
   g) Evaporative Coolers
   i) Cooler must have a separate ducting system from air conditioning and heating ducting system
   h) Natural gas storage water heater
      i) Energy Star listed
      ii) Tankless water heater
   i) Water softener/filtration systems
   j) Solar water heater system
   k) Reflective insulation or radiant barriers
   l) Cool roof
      (i) Repair, replace
   m) Windows and glass doors
      i) 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
      i) Energy Star listed (only retrofits)
   s) Pool equipment
      i) Pool circulating pumps
   t) Sewage System
      i) Sewer Lateral Replacement and Repair
      ii) Trenchless Sewerline
      iii) Sewer Repipe (Excavation)
      iv) Septic to Sewer Conversion
      v) Septic Tank Replacement

2) **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
e) Battery Backup Systems

3) **Wind Resistance Measures**

a) Wind hardening measures can be deployed through this Program. The measures described qualify.
b) Repair and 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 otherroofing.
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)

4) **Flood and Water Damage Mitigation**

a) Raising a structure above base flood elevation
b) Constructing a flood diversion apparatus
c) Constructing drainage gate
d) Constructing a sea wall-including seawall repairs and replacement
e) Purchasing flood resistant building materials
f) Making electrical, mechanical, plumbing, or other system improvements
g) Prioritizing repair, replacement, or improvements that qualify for a reduction in flood insurance premiums

5) **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
   i) SMART Parking Lot Bi-Level Fixture
   ii) SMART Parking Garage Bi-Level Fixtures
   iii) SMART Pathway Lighting
   iv) SMART Wall Pack Fixtures
b) Task Ambient Office Lighting
c) Classroom Lighting, LED 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

6) **Custom Measures**

The Custom Measures Track is a process by which the Third-Party Administrator can evaluate and approve funding for projects that are not “off the shelf” improvements listed in the Qualifying Improvements. 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
   i) Building energy management controls
   ii) HVAC duct zoning control systems
   iii) Irrigation pumps and controls
   iv) Lighting controls
   v) Industrial and process equipment motors and controls
   vi) Electric Vehicle Charging Equipment
b) Custom Energy Generation Measures
   i) Fuel Cells
   ii) Wind turbine power system
   iii) Natural gas
   iv) Hydrogen fuel
   v) Other fuel sources (emerging technologies)

   Co-generation (heat and energy

APPENDIX 2

ADMINISTRATIVE FEES AND CLOSING COSTS[1;2]

	RESIDENTIAL
Application Fee	$50.00
Processing & Underwriting Fee	$125.00
District Cost Recovery Fee[3]	*See* Table 1
Recording & Disbursement Fee	$125.00
Bond Trustee Fee	$90.00
Title & Escrow Fee	$65.00
Origination Fee	up to 5%
SelectRate Buyers Points Fee	• Up to 7% of project costs for up to a 1% rate reduction; • Up to14% of project costs for up to a 2% rate reduction; • Up to 21% of project costs for up to a 3% rate reduction; or • Up to 28% of project costs for up to a 4% rate reduction.
	COMMERCIAL
Application Fee	$250.00
Processing & Underwriting Fee	$250.00
District Cost Recovery Fee[3]	*See* Table 1
Recording & Disbursement Fee	$275.00
Bond Trustee Fee	$90.00
Energy Analysis Fee[4]	*See* Table 2
Title & Escrow Fee	$585.00
Origination Fee	up to 5%
SelectRate Buyers Points Fee	• Up to 7% of project costs for up to a 1% rate reduction; • Up to 14% of project costs for up to a 2% rate reduction; • Up to 21% of project costs for up to a 3% rate reduction; or • Up to 28% of project costs for up to a 4% rate reduction.
Prepayment Penalty Fee	Not to Exceed 5% for a reduction in interest rate up to 3%
Interest Only Fee	Not to Exceed 10 Basis Points

TABLE 1	**DISTRICT RECOVERY FEE[3]**	
	Project Size	**Fee**
Residential	All	$175.00
Commercial	< $100,000	$175.00
	$100,000 - $1,000,000	$275.00
	>$1,000,000	$275.00 + (.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 $52 annual administrative fee will be added to the Special Assessments in relation to tax assessment administration. In addition Property Appraisers and Tax Collectors' fees will be added as part of the Special Assessments as required by state law and agreements between the District, Property Appraiser, and/or Tax Collector of a give jurisdiction.

[2] Fees may vary based on current market conditions.

[3]The District Cost 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; $100 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.

APPENDIX 3

Amended Rate Schedule For Series 2016 Bonds

The Third-Party Administrator is authorized to originate financings at the following program rates, in accordance with the terms of the program bond documents:

Residential & Commercial	MATURITY			
Green Corridor Rates	5 yr	10 yr	15 yr	20/25*/30* yr
Rate formula	3 yr SOFR	6 yr SOFR	9 yr SOFR	12 yr SOFR
	swap + 5.60	swap + 5.60	swap + 5.60	swap + 5.60
*Commercial Property Only				

Amended Rate Schedule For Series 2017 A-U, AA-AS and BA-DB

The Third-Party Administrator is authorized to originate financings at the following program rates, in accordance with the terms of the program bond documents. Such rates may be applied to any project regardless of maturity of the bonds and related Special Assessments:

Series 2017 A-U	
Bond Series	**Interest Rate Formula**
Series 2017A	12yr SOFR swap +5.60
Series 2017B	9yr SOFR swap + 5.60
Series 2017C	6yr SOFR swap + 5.60
Series 2017D	12yr SOFR swap + 4.60
Series 2017E	9yr SOFR swap + 4.60
Series 2017F	3yr SOFR swap + 5.60
Series 2017G	6yr SOFR swap + 4.60
Series 2017H	3yr SOFR swap + 4.60
Series 2017I	12yr SOFR swap + 3.60
Series 2017J	9yr SOFR swap +3.60
Series 2017K	6yr SOFR swap +3.60
Series 2017L	3yr SOFR swap +3.60
Series 2017M	12yr SOFR swap +2.60
Series 2017N	9yr SOFR swap +2.60
Series 2017O	6yr SOFR swap +2.60
Series 2017P	3yr SOFR swap +2.60
Series 2017Q	12yr SOFR swap +3.89
Series 2017R	9yr SOFR swap +4.02
Series 2017S	6yr SOFR swap +3.96
Series 2017T	3yr SOFR swap +3.75
Series 2017U	3yr SOFR swap +4.24

Series 2017 AA-AS	
Bond Series	**Interest Rate Formula**
Series 2017AA	3.50%
Series 2017AB	4.00%
Series 2017AC	4.25%
Series 2017AD	4.50%
Series 2017AE	4.75%
Series 2017AF	5.00%
Series 2017AG	5.25%
Series 2017AH	5.50%
Series 2017AI	5.75%
Series 2017AJ	6.00%
Series 2017AK	6.25%
Series 2017AL	6.50%
Series 2017AM	6.75%
Series 2017AN	7.00%
Series 2017AO	7.25%
Series 2017AP	7.50%
Series 2017AQ	7.75%
Series 2017AR	8.00%
Series 2017AS	8.25%
Series 2017 BA-DB	
Series 2017BA	3.62%
Series 2017BB	3.74%
Series 2017BC	3.87%
Series 2017BD	3.99%
Series 2017BE	4.12%
Series 2017BF	4.24%
Series 2017BG	4.37%
Series 2017BH	4.49%
Series 2017BI	4.62%
Series 2017BJ	4.74%
Series 2017BK	4.87%
Series 2017BL	4.99%
Series 2017BM	5.12%
Series 2017BN	5.24%
Series 2017BO	5.37%
Series 2017BP	5.49%
Series 2017BQ	5.62%
Series 2017BR	5.74%
Series 2017BS	5.87%
Series 2017BT	5.99%
Series 2017BU	6.12%
Series 2017BV	6.24%
Series 2017BW	6.37%
Series 2017BX	6.49%
Series 2017BY	6.62%

Series 2017BZ	6.74%
Series 2017CA	6.87%
Series 2017CB	6.99%
Series 2017CC	7.12%
Series 2017CD	7.24%
Series 2017CE	7.37%
Series 2017CF	7.49%
Series 2017CG	7.62%
Series 2017CH	7.74%
Series 2017CI	7.87%
Series 2017CJ	7.99%
Series 2017CK	1.99%
Series 2017CL	2.99%
Series 2017CM	8.12%
Series 2017CN	8.24%
Series 2017CO	8.37%
Series 2017CP	8.49%
Series 2017CQ	8.62%
Series 2017CR	8.74%
Series 2017CS	8.87%
Series 2017CT	8.99%
Series 2017CU	9.12%
Series 2017CV	9.24%
Series 2017CW	9.37%
Series 2017CX	9.49%
Series 2017CY	9.62%
Series 2017CZ	9.74%
Series 2017DA	9.87%
Series 2017DB	9.99%

Rate Schedule For Series 2022AA-DR

Series AA-DB	
Bond Series	**Interest Rates**
Series 2022AA	3.50%
Series 2022AB	4.00%
Series 2022AC	4.25%
Series 2022AD	4.50%
Series 2022AE	4.75%
Series 2022AF	5.00%
Series 2022AG	5.25%
Series 2022AH	5.50%
Series 2022AI	5.75%
Series 2022AJ	6.00%
Series 2022AK	6.25%
Series 2022AL	6.50%
Series 2022AM	6.75%
Series 2022AN	7.00%
Series 2022AO	7.25%
Series 2022AP	7.50%
Series 2022AQ	7.75%
Series 2022AR	8.00%
Series 2022AS	8.25%
Series 2022BA	3.62%
Series 2022BB	3.74%
Series 2022BC	3.87%
Series 2022BD	3.99%
Series 2022BE	4.12%
Series 2022BF	4.24%
Series 2022BG	4.37%
Series 2022BH	4.49%
Series 2022BI	4.62%
Series 2022BJ	4.74%
Series 2022BK	4.87%
Series 2022BL	4.99%
Series 2022BM	5.12%
Series 2022BN	5.24%
Series 2022BO	5.37%
Series 2022BP	5.49%
Series 2022BQ	5.62%
Series 2022BR	5.74%
Series 2022BS	5.87%
Series 2022BT	5.99%
Series 2022BU	6.12%
Series 2022BV	6.24%
Series 2022BW	6.37%
Series 2022BX	6.49%
Series 2022BY	6.62%
Series 2022BZ	6.74%
Series 2022CA	6.87%
Series 2022CB	6.99%

Series 2022CC	7.12%
Series 2022CD	7.24%
Series 2022CE	7.37%
Series 2022CF	7.49%
Series 2022CG	7.62%
Series 2022CH	7.74%
Series 2022CI	7.87%
Series 2022CJ	7.99%
Series 2022CK	1.99%
Series 2022CL	2.99%
Series 2022CM	8.12%
Series 2022CN	8.24%
Series 2022CO	8.37%
Series 2022CP	8.49%
Series 2022CQ	8.62%
Series 2022CR	8.74%
Series 2022CS	8.87%
Series 2022CT	8.99%
Series 2022CU	9.12%
Series 2022CV	9.24%
Series 2022CW	9.37%
Series 2022CX	9.49%
Series 2022CY	9.62%
Series 2022CZ	9.74%
Series 2022DA	9.87%
Series 2022DB	9.99%
Series 2022DC	10.12%
Series 2022DD	10.24%
Series 2022DE	10.37%
Series 2022DF	10.49%
Series 2022DG	10.62%
Series 2022DH	10.74%
Series 2022DI	10.87%
Series 2022DJ	10.99%
Series 2022DK	11.12%
Series 2022DL	11.24%
Series 2022DM	11.37%
Series 2022DN	11.49%
Series 2022DO	11.62%
Series 2022DP	11.74%
Series 2022DQ	11.87%
Series 2022DR	11.99%

Rate Schedule For Series 2022TA-ZL

Series Name	Benchmark Name	Spread (bps)
2022TA	5 Year Constant Maturity Treasury	400
2022TB	5 Year Constant Maturity Treasury	412
2022TC	5 Year Constant Maturity Treasury	425
2022TD	5 Year Constant Maturity Treasury	437

2022TE	5 Year Constant Maturity Treasury	450
2022TF	5 Year Constant Maturity Treasury	462
2022TG	5 Year Constant Maturity Treasury	475
2022TH	5 Year Constant Maturity Treasury	487
2022TI	5 Year Constant Maturity Treasury	500
2022TJ	5 Year Constant Maturity Treasury	512
2022TK	5 Year Constant Maturity Treasury	525
2022TL	5 Year Constant Maturity Treasury	537
2022TM	5 Year Constant Maturity Treasury	550
2022TN	5 Year Constant Maturity Treasury	562
2022TO	5 Year Constant Maturity Treasury	575
2022TP	5 Year Constant Maturity Treasury	587
2022TQ	5 Year Constant Maturity Treasury	600
2022TR	5 Year Constant Maturity Treasury	612
2022TS	5 Year Constant Maturity Treasury	625
2022TT	5 Year Constant Maturity Treasury	637
2022TU	5 Year Constant Maturity Treasury	650
2022TV	5 Year Constant Maturity Treasury	662
2022TW	5 Year Constant Maturity Treasury	675
2022TX	5 Year Constant Maturity Treasury	687
2022TY	5 Year Constant Maturity Treasury	700
2022TZ	5 Year Constant Maturity Treasury	712
2022UA	5 Year Constant Maturity Treasury	725
2022UB	5 Year Constant Maturity Treasury	737
2022UC	5 Year Constant Maturity Treasury	750
2022UD	5 Year Constant Maturity Treasury	762
2022UE	5 Year Constant Maturity Treasury	775
2022UF	5 Year Constant Maturity Treasury	787
2022UG	5 Year Constant Maturity Treasury	800
2022UH	5 Year Constant Maturity Treasury	812
2022UI	5 Year Constant Maturity Treasury	825
2022UJ	5 Year Constant Maturity Treasury	837
2022UK	5 Year Constant Maturity Treasury	850
2022UL	5 Year Constant Maturity Treasury	862
2022UM	5 Year Constant Maturity Treasury	875
2022UN	5 Year Constant Maturity Treasury	887
2022UO	5 Year Constant Maturity Treasury	900
2022UP	5 Year Constant Maturity Treasury	912
2022UQ	10 Year Constant Maturity Treasury	400
2022UR	10 Year Constant Maturity Treasury	412
2022US	10 Year Constant Maturity Treasury	425
2022UT	10 Year Constant Maturity Treasury	437
2022UU	10 Year Constant Maturity Treasury	450
2022UV	10 Year Constant Maturity Treasury	462
2022UW	10 Year Constant Maturity Treasury	475
2022UX	10 Year Constant Maturity Treasury	487

2022UY	10 Year Constant Maturity Treasury	500
2022UZ	10 Year Constant Maturity Treasury	512
2022VA	10 Year Constant Maturity Treasury	525
2022VB	10 Year Constant Maturity Treasury	537
2022VC	10 Year Constant Maturity Treasury	550
2022VD	10 Year Constant Maturity Treasury	562
2022VE	10 Year Constant Maturity Treasury	575
2022VF	10 Year Constant Maturity Treasury	587
2022VG	10 Year Constant Maturity Treasury	600
2022VH	10 Year Constant Maturity Treasury	612
2022VI	10 Year Constant Maturity Treasury	625
2022VJ	10 Year Constant Maturity Treasury	637
2022VK	10 Year Constant Maturity Treasury	650
2022VL	10 Year Constant Maturity Treasury	662
2022VM	10 Year Constant Maturity Treasury	675
2022VN	10 Year Constant Maturity Treasury	687
2022VO	10 Year Constant Maturity Treasury	700
2022VP	10 Year Constant Maturity Treasury	712
2022VQ	10 Year Constant Maturity Treasury	725
2022VR	10 Year Constant Maturity Treasury	737
2022VS	10 Year Constant Maturity Treasury	750
2022VT	10 Year Constant Maturity Treasury	762
2022VU	10 Year Constant Maturity Treasury	775
2022VV	10 Year Constant Maturity Treasury	787
2022VW	10 Year Constant Maturity Treasury	800
2022VX	10 Year Constant Maturity Treasury	812
2022VY	10 Year Constant Maturity Treasury	825
2022VZ	10 Year Constant Maturity Treasury	837
2022WA	10 Year Constant Maturity Treasury	850
2022WB	10 Year Constant Maturity Treasury	862
2022WC	10 Year Constant Maturity Treasury	875
2022WD	10 Year Constant Maturity Treasury	887
2022WE	10 Year Constant Maturity Treasury	900
2022WF	10 Year Constant Maturity Treasury	912
2022WG	15 Year Constant Maturity Treasury	400
2022WH	15 Year Constant Maturity Treasury	412
2022WI	15 Year Constant Maturity Treasury	425
2022WJ	15 Year Constant Maturity Treasury	437
2022WK	15 Year Constant Maturity Treasury	450
2022WL	15 Year Constant Maturity Treasury	462
2022WM	15 Year Constant Maturity Treasury	475

2022WN	15 Year Constant Maturity Treasury	487
2022WO	15 Year Constant Maturity Treasury	500
2022WP	15 Year Constant Maturity Treasury	512
2022WQ	15 Year Constant Maturity Treasury	525
2022WR	15 Year Constant Maturity Treasury	537
2022WS	15 Year Constant Maturity Treasury	550
2022WT	15 Year Constant Maturity Treasury	562
2022WU	15 Year Constant Maturity Treasury	575
2022WV	15 Year Constant Maturity Treasury	587
2022WW	15 Year Constant Maturity Treasury	600
2022WX	15 Year Constant Maturity Treasury	612
2022WY	15 Year Constant Maturity Treasury	625
2022WZ	15 Year Constant Maturity Treasury	637
2022XA	15 Year Constant Maturity Treasury	650
2022XB	15 Year Constant Maturity Treasury	662
2022XC	15 Year Constant Maturity Treasury	675
2022XD	15 Year Constant Maturity Treasury	687
2022XE	15 Year Constant Maturity Treasury	700
2022XF	15 Year Constant Maturity Treasury	712
2022XG	15 Year Constant Maturity Treasury	725
2022XH	15 Year Constant Maturity Treasury	737
2022XI	15 Year Constant Maturity Treasury	750
2022XJ	15 Year Constant Maturity Treasury	762
2022XK	15 Year Constant Maturity Treasury	775
2022XL	15 Year Constant Maturity Treasury	787
2022XM	15 Year Constant Maturity Treasury	800
2022XN	15 Year Constant Maturity Treasury	812
2022XO	15 Year Constant Maturity Treasury	825
2022XP	15 Year Constant Maturity Treasury	837
2022XQ	15 Year Constant Maturity Treasury	850
2022XR	15 Year Constant Maturity Treasury	862
2022XS	15 Year Constant Maturity Treasury	875
2022XT	15 Year Constant Maturity Treasury	887
2022XU	15 Year Constant Maturity Treasury	900
2022XV	15 Year Constant Maturity Treasury	912
2022XW	20 Year Constant Maturity Treasury	400
2022XX	20 Year Constant Maturity Treasury	412
2022XY	20 Year Constant Maturity Treasury	425
2022XZ	20 Year Constant Maturity Treasury	437
2022YA	20 Year Constant Maturity Treasury	450
2022YB	20 Year Constant Maturity Treasury	462
2022YC	20 Year Constant Maturity Treasury	475
2022YD	20 Year Constant Maturity Treasury	487
2022YE	20 Year Constant Maturity Treasury	500
2022YF	20 Year Constant Maturity Treasury	512
2022YG	20 Year Constant Maturity Treasury	525

2022YH	20 Year Constant Maturity Treasury	537
2022YI	20 Year Constant Maturity Treasury	550
2022YJ	20 Year Constant Maturity Treasury	562
2022YK	20 Year Constant Maturity Treasury	575
2022YL	20 Year Constant Maturity Treasury	587
2022YM	20 Year Constant Maturity Treasury	600
2022YN	20 Year Constant Maturity Treasury	612
2022YO	20 Year Constant Maturity Treasury	625
2022YP	20 Year Constant Maturity Treasury	637
2022YQ	20 Year Constant Maturity Treasury	650
2022YR	20 Year Constant Maturity Treasury	662
2022YS	20 Year Constant Maturity Treasury	675
2022YT	20 Year Constant Maturity Treasury	687
2022YU	20 Year Constant Maturity Treasury	700
2022YV	20 Year Constant Maturity Treasury	712
2022YW	20 Year Constant Maturity Treasury	725
2022YX	20 Year Constant Maturity Treasury	737
2022YY	20 Year Constant Maturity Treasury	750
2022YZ	20 Year Constant Maturity Treasury	762
2022ZA	20 Year Constant Maturity Treasury	775
2022ZB	20 Year Constant Maturity Treasury	787
2022ZC	20 Year Constant Maturity Treasury	800
2022ZD	20 Year Constant Maturity Treasury	812
2022ZE	20 Year Constant Maturity Treasury	825
2022ZF	20 Year Constant Maturity Treasury	837
2022ZG	20 Year Constant Maturity Treasury	850
2022ZH	20 Year Constant Maturity Treasury	862
2022ZI	20 Year Constant Maturity Treasury	875
2022ZJ	20 Year Constant Maturity Treasury	887
2022ZK	20 Year Constant Maturity Treasury	900
2022ZL	20 Year Constant Maturity Treasury	912

The Third-Party Program Administrator is additionally authorized to offer project financings at rates lower than the rates established for each maturity (for example, through the SelectRate Buyers Points Fee rate reduction), by using any other available bond series which has a rate that fulfills this condition.

Property owners may choose to use a SelectRate Option to buy down the applicable interest rate. Additional information regarding the SelectRate Option is available from the Program Administrator and explained in District Resolution Nos. 2018-10, 2020-04, 2021-03 and 2023-03 which were adopted by the District Board on May 14, 2018, July 15, 2020, August 27, 2021 and May 24, 2023, respectively.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT SUPPLEMENTING RESOLUTION NOS. 13-002, 13-004, 15-04, 2016-09, 2017-11, 2018-10, 2018-12, 2018-13, 2019-01, 2020-04, 2021-03, 2022-02, 2022-05, 2022-07, 2023-02, 2023-08 AND 2024-02 THAT PROVIDED FOR THE ISSUANCE OF GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT TAXABLE REVENUE BONDS; APPROVING YGRENE PACE CAPITAL LLC AS AN ADDITIONAL PURCHASER OF THE BONDS; APPROVING AND AUTHORIZING THE EXECUTION OF AN ELEVENTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2017) BY AND BETWEEN THE DISTRICT AND THE TRUSTEE; APPROVING AND AUTHORIZING THE EXECUTION OF A FOURTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2022) BY AND BETWEEN THE DISTRICT AND THE TRUSTEE; APPROVING AND AUTHORIZING THE EXECUTION OF A SEVENTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2017) BY AND BETWEEN THE DISTRICT, THE TRUSTEE, THE PURCHASERS, THE PROGRAM ADMINISTRATOR AND THE ESCROW AGENT; APPROVING AND AUTHORIZING THE EXECUTION OF A FOURTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2022) BY AND BETWEEN THE DISTRICT, THE TRUSTEE, THE PURCHASERS, THE PROGRAM ADMINISTRATOR AND THE ESCROW AGENT; AUTHORIZING AND DIRECTING THE OFFICERS OF THE DISTRICT TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Ygrene Energy Fund Florida LLC (the “Program Administrator”) has advised the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) that Ygrene PACE Capital LLC (“Ygrene PACE Capital”) has entered into an agreement with Ygrene Energy Fund Florida Inc. and the Program Administrator to purchase District Bonds issued under the District’s PACE Program (the “Ygrene PACE Capital Purchase Agreement”); and

WHEREAS, currently Ygrene Energy Fund Florida LLC, as Purchaser, KCM PACE PURCHASER, LLC (“KCM”), and PACE Buyer 2024 Owner Trust (“PACE Buyer”) are the designated initial Purchasers of the 2017 Bonds and the 2022 Bonds (as hereinafter defined, and collectively referred to as the “Bonds”) under the respective bond documents (collectively, the “Bond Documents”); and

WHEREAS, the Program Administrator has requested that the District approve Ygrene PACE Capital as an additional purchaser of such Bonds in order to avoid having to transfer such

Bonds to Ygrene PACE Capital, thereby simplifying the process whereby Ygrene PACE Capital becomes the bondholder of such Bonds; and

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

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

SECTION 1. AUTHORITY. This Resolution (the "Eighteenth Supplemental Bond Resolution" or "Resolution") of the District is adopted pursuant to that certain Amended and Restated Interlocal Agreement (the "Interlocal Agreement") made and entered into initially among the Town of Cutler Bay, Florida, the Village of Palmetto Bay, Florida, the Village of Pinecrest, Florida, the City of South Miami, Florida, the City of Coral Gables, Florida, Miami Shores Village, Florida and the City of Miami, Florida (the "Initial Members") and subsequently between any additional counties or municipalities joining the District as a member (collectively with the Initial Members, the "Members"), the provisions of Section 163.01, Florida Statutes (the "Interlocal Act'), Florida Statutes Section 163.08 (the "Original PACE Statute"), which was revised and replaced by Sections 163.08–163.087, Florida Statutes (the "Revised PACE Statute", and together with the Original PACE Statute, as applicable prior to the enactment of the Revised PACE Statute, the "Supplemental Act"), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, Chapter 125, Part I, Florida Statutes (collectively, the "Act"), and other applicable provisions of law.

SECTION 2. FINDINGS. The District hereby finds, determines and declares as follows:

(A) The District was created by the Initial Members pursuant to the provisions of the Interlocal Act, including without limitation Sections 163.01(7)(d) and 163.01(7)(g) thereof, and the Interlocal Agreement.

(B) The District is a governmental entity, separate and distinct from its Members, is a separate legal entity and public body corporate and politic, and is organized for the purpose, among other things, of issuing revenue bonds and other debt obligations to provide funds for financing the cost of "qualifying improvements" as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property ("Qualifying Improvements").

(C) Pursuant to the authority granted under the Act, the District is authorized to issue revenue bonds and other debt obligations in its name, the proceeds from the sale of which shall be made available to property owners within the jurisdictions of the Members ("Property Owners").

(D) On August 10, 2012, the District adopted Resolution No. 2012-003 (the "Master Bond Resolution") (i) establishing an energy and wind resistance improvement finance program administered by the District (the "Program"), and (ii) authorizing the issuance of its Green Corridor Property Assessment Clean Energy (PACE) District Revenue Bonds in various series in an aggregate principal amount not to exceed $500,000,000 outstanding from time to time (the "Original Bonds").

(E) In accordance with the terms and provisions of the Master Bond Resolution, on July 18, 2013 the District adopted Resolution No. 13-002 (the "First Supplemental Bond Resolution"), on November 4, 2013, the District adopted Resolution No. 13-004 (the "Second Supplemental Bond Resolution"), on July 6, 2015 the District adopted Resolution No. 15-04 (the "Third Supplemental Bond Resolution"), and on June 13, 2016, the District adopted Resolution No. 2016-09 (the "Fourth Supplemental Bond Resolution"), authorizing various series of the Original Bonds.

(F) In accordance with the terms and provisions of the Master Bond Resolution, on November 4, 2013 the District adopted Resolution No. 13-004 (the "Second Supplemental Bond Resolution") (i) authorizing the issuance of three additional series of Series 2013 Bonds and a reallocation of the amount of Bonds applicable to each series and designated as "Green Corridor Property Assessment Clean Energy (PACE) District Taxable Revenue Bonds, Series 2013A, B, C, D, E and F, (ii) approving and authorizing the execution of a revised form of Trust Indenture (such document, originally dated as of November 1, 2013, the "Original Indenture"), (iii) approving and authorizing the execution of a revised form of Bond Purchase and Draw-Down Agreement (such document, originally dated as of November 1, 2013, the "Original Purchase Agreement"), and (iv) approving and authorizing a revised form of Financing Agreement.

(G) In accordance with the terms and provisions of the Master Bond Resolution, on July 6, 2015 the District adopted Resolution No. 15-04 (the "Third Supplemental Bond Resolution") (i) authorizing the issuance of eleven additional series of the Original Bonds designated as "Green Corridor Property Assessment Clean Energy (PACE) District Taxable Revenue Bonds, Series 2015A, B, C, D, E, F, G, H, I, J and K (collectively, the "Series 2015 Bonds"), (ii) authorizing the issuance of an additional $270,000,00 of Original Bonds, and a reallocation of the amount of the Original Bonds applicable to each series as described in the Third Supplemental Bond Resolution, (iii) authorizing the closing of Series 2013A, 2013B, 2013C and 2013F, (iv) approving and authorizing the execution of a First Supplemental Trust Indenture (the "First Supplemental Indenture" and, collectively with the Original Indenture, the "2013 Indenture"), (v) approving and authorizing the execution of a First Supplemental Bond Purchase and Draw-Down Agreement (the "First Supplemental Purchase Agreement and, collectively with the Original Purchase Agreement, the "2013 Purchase Agreement"), and (vi) amending the Program Guidelines.

(H) In accordance with the terms and provisions of the Master Bond Resolution, on June 13, 2016 the District adopted Resolution No. 2016-09 (the "Fourth Supplemental Bond Resolution"), (i) authorizing the issuance of eleven additional series of the Original Bonds designated as "Green Corridor Property Assessment Clean Energy (PACE) District Taxable Revenue Bonds, Series 2016A, B, C, D, E, F, G, H, I, J and K (collectively, the "Series 2016 Bonds"), (ii) approving and authorizing the execution of a new Trust Indenture (the "2016 Indenture"), (iii) approving and authorizing the execution of a new Bond Purchase and Draw-Down Agreement (the "2016 Purchase Agreement"), (iv) authorizing additional series of the Original Bonds to be issued in the future under one or more separate trust indentures setting forth the particular terms of such additional series determined at the time of issuance thereof, and (v) authorizing any Sub-Series Bond issued under one trust indenture be transferable, upon written direction to the Trustee given by the owner of such Sub-Series Bond, to any other separate trust indenture authorized under the Master Bond Resolution.

(I) In accordance with the terms and provisions of the Master Bond Resolution, on July 18, 2017, the District adopted Resolution No. 2017-11 (the "Fifth Supplemental Bond Resolution"), authorizing the issuance of additional series of bonds in in initial amount not to exceed $2,000,000,000 in principal amount, designated as Taxable Revenue Bonds, Series 2017 A-U (the "Original Series 2017 Bonds"), and issued pursuant to a Trust Indenture between the District and Zions Bancorporation, National Association (the "Trustee"), dated as of January 1, 2018 (the "Original 2017 Indenture") and a Bond Purchase and Draw-Down Agreement, dated as of January 1, 2018 (the "Original 2017 Purchase Agreement") by and among the District, the Trustee, Ygrene Energy Fund, Inc., as purchaser, the Program Administrator and Cortland Capital Market Services LLC, as escrow agent (the "Escrow Agent").

(J) In accordance with the terms and provisions of the Master Bond Resolution, on May 15, 2018, the District adopted Resolution No. 2018-10 (the "Sixth Supplemental Bond Resolution"), authorizing the execution of a First Supplemental Trust Indenture (Series 2017), dated as of May 15, 2018, by and between the District and the Trustee (the "First Supplemental Indenture (Series 2017)").

(K) In accordance with the terms and provisions of the Master Bond Resolution, on September 18, 2018, the District adopted Resolution No. 2018-12 (the "Seventh Supplemental Bond Resolution"), authorizing the issuance of additional series of bonds (the "Series 2017AA-AS Bonds"), the execution of the Second Supplemental Trust Indenture (Series 2017), dated as of September 18, 2018 (the "Second Supplemental Indenture (2017)"), and the execution of the First Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of September 18, 2018 (the "First Supplemental Purchase Agreement (2017)").

(L) In accordance with the terms and provisions of the Master Bond Resolution, on September 18, 2018, the District adopted Resolution 2018-13 (the "Eighth Supplemental Bond Resolution") authorizing amendments to the Original Bonds.

(M) In accordance with the terms and provisions of the Master Bond Resolution, on February 20, 2019, the District adopted Resolution 2019-01 (the "Ninth Supplemental Bond Resolution") authorizing the issuance of additional series of bonds (the "Series 2017BA-BZ Bonds and the Series 2017CA-CJ Bonds"), the execution of the Third Supplemental Trust Indenture (Series 2017), dated as of February 20, 2019 (the "Third Supplemental Indenture (2017)"), and the execution of a Second Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of February 20, 2019 (the "Second Supplemental Purchase Agreement (2017)").

(N) In accordance with the terms and provisions of the Master Bond Resolution, on May 28, 2020, the District and the Trustee entered into a Fourth Supplemental Trust Indenture (Series 2017) (the "Fourth Supplemental Indenture (2017)").

(O) In accordance with the terms and provisions of the Master Bond Resolution, on July 15, 2020, the District adopted Resolution 2020-04 (the “Tenth Supplemental Bond Resolution”) authorizing the execution of the Fifth Supplemental Trust Indenture (Series 2017), dated as of July 15, 2020 (the “Fifth Supplemental Indenture (2017)”).

(P) In accordance with the terms and provisions of the Master Bond Resolution, on August 27, 2021, the District adopted Resolution 2021-03 (the “Eleventh Supplemental Bond Resolution”) authorizing the issuance of additional series of bonds (the “Series 2017CK and CL Bonds”), the execution of the Sixth Supplemental Trust Indenture (Series 2017), dated as of August 27, 2021 (the “Sixth Supplemental Indenture (2017)”), and the execution of a Third Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of August 27, 2021 (the “Third Supplemental Purchase Agreement (2017)”).

(Q) In accordance with the terms and provisions of the Master Bond Resolution, on February 16, 2022, the District adopted Resolution 2022-02 (the “Twelfth Supplemental Bond Resolution”) authorizing the execution of the Seventh Supplemental Trust Indenture (Series 2017), dated as of February 16, 2022 (the “Seventh Supplemental Indenture (2017)”).

(R) In accordance with the terms and provisions of the Master Bond Resolution, on September 22, 2022, the District adopted Resolution 2022-05 (the “Thirteenth Supplemental Bond Resolution”), authorizing the issuance of additional series of bonds (the “Series 2017 CM-CZ Bonds and the Series 2017DA-DB Bonds; collectively, the Original Series 2017 Bonds, the Series 2017AA-AS Bonds, the Series 2017BA-BZ Bonds, the Series 2017CA-CZ Bonds and the Series DA-DB Bonds, are referred to herein as the “2017 Bonds”), the execution of the Eighth Supplemental Trust Indenture (Series 2017), dated as of September 22, 2022 (the “Eighth Supplemental Indenture (2017)”), and the execution of the Fourth Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of September 22, 2022 (the “Fourth Supplemental Purchase Agreement (2017)”).

(S) In accordance with the terms and provisions of the Master Bond Resolution, on September 22, 2022, the District adopted Resolution 2022-07 (the “Fourteenth Supplemental Bond Resolution”), authorizing the issuance of additional series of bonds in in initial amount not to exceed $1,000,000,000 in principal amount, designated as Taxable Revenue Bonds, Series 2022AA-AS, Series 2022BA-BZ, Series 2022CA-CZ, Series 2022DA-DB, Series 2022TA-TZ, Series 2022UA-UZ, Series 2022VA-VZ, Series 2022WA-WZ, Series 2022XA-XZ, Series 2022YA-YZ and Series 2002ZA-ZL (the “2022 Bonds”), and issued pursuant to a Trust Indenture between the District and the Trustee, dated as of October 1, 2022 (the “Original 2022 Indenture”) and a Bond Purchase and Draw-Down Agreement, dated as of October 1, 2022 (the “Original 2022 Purchase Agreement”) by and among the District, the Trustee, the Purchaser, the Program Administrator and the Escrow Agent.

(T) In accordance with the terms and provisions of the Master Bond Resolution, on May 24, 2023, the District adopted Resolution 2023-02 (the “Fifteenth Supplemental Bond Resolution”), (i) approving KCM PACE PURCHASER, LLC as an additional purchaser of the 2017 Bonds and the 2022 Bonds and clarifying the amount of rate reduction authorized for each interest rate buy down option, (ii) authorizing the execution of the Ninth Supplemental Trust

Indenture (Series 2017), dated as of May 24, 2023, between the District and the Trustee (the "Ninth Supplemental Indenture (2017)"), (iii) authorizing the execution of the Fifth Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of May 24, 2023 (the "Fifth Supplemental Purchase Agreement (2017)", (iv) authorizing the execution of the First Supplemental Trust Indenture (Series 2022), dated as of May 24, 2023, between the District and the Trustee (the "First Supplemental Indenture (2022)"), and (v) authorizing the execution of the First Supplemental Bond Purchase and Draw-Down Agreement (Series 2022), dated as of May 24, 2023 (the "First Supplemental Purchase Agreement (2022)").

(U) In accordance with the terms and provisions of the Master Bond Resolution, on November 17, 2023, the District adopted Resolution 2023-08 (the "Sixteenth Supplemental Bond Resolution"), (i) authorizing the issuance of additional series of bonds (the "Series 2022DC-DR Bonds"); (ii) authorizing the execution of the Second Supplemental Trust Indenture (Series 2022), dated as of November 17, 2023, between the District and the Trustee (the "Second Supplemental Indenture (2022)"), and (iii) authorizing the execution of the Second Supplemental Bond Purchase and Draw-Down Agreement (Series 2022), dated as of November 17, 2023 (the "Second Supplemental Purchase Agreement (2022)").

(V) In accordance with the terms and provisions of the Master Bond Resolution, on September 20, 2024, the District adopted Resolution 2024-02 (the "Seventeenth Supplemental Bond Resolution"), (i) amending certain document provisions to conform to requirements of the recent amendments to the Revised PACE Statute; (ii) approving PACE Buyer 2024 Owner Trust as an additional Purchaser of the Bonds; (iii) authorizing the execution of the Tenth Supplemental Trust Indenture (Series 2017), dated as of September 20, 2024, between the District and the Trustee (the "Tenth Supplemental Indenture (2017)"; collectively with the Original 2017 Indenture, the First Supplemental Indenture (2017), the Second Supplemental Indenture (2017), the Third Supplemental Indenture (2017), the Fourth Supplemental Indenture (2017), the Fifth Supplemental Indenture (2017), the Sixth Supplemental Indenture (2017), the Seventh Supplemental Indenture (2017), the Eighth Supplemental Indenture (2017), and the Ninth Supplemental Indenture (2017), the "2017 Indenture"), (iv) authorizing the execution of the Sixth Supplemental Bond Purchase and Draw-Down Agreement (Series 2017), dated as of September 20, 2024 (the "Sixth Supplemental Purchase Agreement (2017)"; collectively with the Original 2017 Purchase Agreement, the First Supplemental Purchase Agreement (2017), the Second Supplemental Purchase Agreement (2017), the Third Supplemental Purchase Agreement (2017), the Fourth Supplemental Purchase Agreement (2017), and the Fifth Supplemental Purchase Agreement (2017), the "2017 Purchase Agreement"), (v) authorizing the execution of the Third Supplemental Trust Indenture (Series 2022), dated as of September 20, 2024, between the District and the Trustee (the "Third Supplemental Indenture (2022)"; collectively with the Original 2022 Indenture, the First Supplemental Indenture (2022), and the Second Supplemental Indenture (2022), the "2022 Indenture"), and (vi) authorizing the execution of the Third Supplemental Bond Purchase and Draw-Down Agreement (Series 2022), dated as of September 20, 2024 (the "Third Supplemental Purchase Agreement (2022)"; collectively with the Original 2022 Purchase Agreement, the First Supplemental Purchase Agreement (2022), and the Second Supplemental Purchase Agreement (2022), the "2022 Purchase Agreement").

(W) The Program Administrator has requested that the District approve Ygrene PACE Capital as an additional purchaser of the 2017 Bonds and the 2022 Bonds in order to avoid having to transfer such Bonds to PACE Buyer, thereby simplifying the process whereby PACE Buyer becomes the bondholder of such Bonds.

(X) The Board hereby determines that it is in the best interest of the District to amend the Bond Documents to provide for the change specified in paragraph (W).

(Y) The District desires to grant to its appropriate officers the authority to do and perform and execute all other documents and instruments necessary with respect to the matters set forth herein.

(Z) In addition to the words and terms defined or described herein, and unless the context otherwise requires, the terms defined in the documents identified and described in the foregoing findings and in this Resolution shall have the meanings that are ascribed to them in the Bond Resolution and the Indenture.

SECTION 3. APPROVAL AND AUTHORIZATION OF AMENDMENTS TO THE BOND DOCUMENTS. The District hereby authorizes the appropriate changes to the Bond Documents in order to add Ygrene PACE Capital PACE Buyer as an additional Purchaser of the Bonds, in addition to Ygrene Energy Fund Florida, LLC, KCM and PACE Buyer.

The changes authorized in this Section 3 are also authorized to be made to the Series 2016 Bond Documents if necessary, without further authorization from the Board.

SECTION 4. APPROVAL OF ELEVENTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2017) AND SEVENTH SUPPLEMENTAL PURCHASE AGREEMENT (SERIES 2017). The District hereby approves the form and content of the Eleventh Supplemental Indenture (Series 2017) and the Seventh Supplemental Purchase Agreement (Series 2017) presented at this meeting and attached hereto as Exhibits "A" and "B". The Chairman, Vice-Chairman, or any other member of the Board of the District, are each hereby authorized and directed to execute and deliver the Eleventh Supplemental Indenture (Series 2017) and the Seventh Supplemental Purchase Agreement (Series 2017), and the Secretary or Executive Director are each authorized and directed to attest such signature and place the District's seal, if any, thereon, in substantially the forms presented at this meeting and attached hereto as Exhibit "A" and Exhibit "B" respectively, with such changes, modifications, deletions and insertions as the officer executing such documents, with the advice of Bond Counsel and the District Attorney, may deem necessary and appropriate, the execution and delivery thereof being conclusive evidence of the approval thereof by the District.

SECTION 5. APPROVAL OF FOURTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2022) AND FOURTH SUPPLEMENTAL PURCHASE AGREEMENT (SERIES 2022). The District hereby approves the form and content of the Fourth Supplemental Indenture (Series 2022) and the Fourth Supplemental Purchase Agreement (Series 2022) presented at this meeting and attached hereto as Exhibits "C" and "D". The Chairman, Vice-Chairman, or any other member of the Board of the District, are each hereby authorized and directed to execute and deliver the Fourth Supplemental Indenture (Series 2022) and the Fourth Supplemental Purchase Agreement (Series 2022), and the Secretary or Executive Director are each authorized and directed to attest such signature and place the District's seal, if any, thereon, in substantially the forms presented at this meeting and attached hereto as Exhibit "C" and Exhibit "D" respectively, with such changes, modifications, deletions and insertions as the officer executing such documents, with the advice of Bond Counsel and the District Attorney, may deem necessary and appropriate, the execution and delivery thereof being conclusive evidence of the approval thereof by the District.

SECTION 6. GENERAL AUTHORITY. The District and its Chairman, Vice-Chairman, any other member of the Board of the District, Secretary or Executive Director are hereby authorized to do all acts and things required of them to be consistent with the requirements of this Resolution.

SECTION 7. RESOLUTION CONSTITUTES A CONTRACT. This Resolution constitutes a contract between the District and the owners from time to time of any of the Bonds then outstanding, and all covenants and agreements set forth herein, in the 2017 Indenture, the 2017 Purchase Agreement, the 2022 Indenture, the 2022 Purchase Agreement, the Eleventh Supplemental Indenture (Series 2017), the Seventh Supplemental Purchase Agreement (Series 2017), the Fourth Supplemental Indenture (Series 2022), and the Fourth Supplemental Purchase Agreement (Series 2022) to be performed by the District shall be for the benefit and security of the owners of outstanding Bonds to the extent set forth therein.

SECTION 8. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions contained herein shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed severable from the remaining covenants, agreements or provisions hereof and shall in no way affect the validity of any of the other provisions of this Resolution. In the event it shall ever be determined by a court of competent jurisdiction that the involvement of any Member in the Program is not permitted by the Interlocal Act, the Program shall proceed with only those Members so permitted as participants therein.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

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PASSED AND ADOPTED this 23rd day of May 2025.

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT

By: ______________________________________
District Chair

ATTEST:

By: ____________________________
District Executive Director
Governmental Management
Services – South Florida, LLC

Approved as to form and legality
for the use of and reliance by the
Green Corridor Property Assessment
Clean Energy (PACE) District only:

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

EXHIBIT "A"

FORM OF ELEVENTH SUPPLEMENTAL INDENTURE (SERIES 2017)

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

and

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Trustee

ELEVENTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2017)
(To Trust Indenture Dated as of January 1, 2018)

Dated as of May 23, 2025

Relating to

$3,000,000,000
Green Corridor Property Assessment Clean Energy (PACE) District
Taxable Revenue Bonds, Series 2017A-U, Series AA-AS, Series BA-BZ,
Series CA-CZ and Series DA-DB

THIS ELEVENTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2017) (this "Eleventh Supplemental Indenture") is dated as of May 23, 2025 between the GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, a public body corporate and politic pursuant to the laws of the State of Florida (the "District"), and ZIONS BANCORPORATION, NATIONAL ASSOCIATION, a national banking association (the "Trustee"), and supplements the Original Indenture (hereinafter defined). As provided in Section 1 hereof, all capitalized terms used in this Eleventh Supplemental Indenture and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Indenture.

RECITALS:

A. The District is authorized under the constitution of the State of Florida and other applicable laws, including Section 163.01, Florida Statutes (the "Interlocal Act'), Florida Statutes Section 163.08 (the "Original PACE Statute"), which was revised and replaced by Sections 163.08–163.087, Florida Statutes (the "Revised PACE Statute", and together with the Original PACE Statute, as applicable prior to the enactment of the Revised PACE Statute, the "Supplemental Act"), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, and Chapter 125, Part I, Florida Statutes (collectively, the "Act") , to issue revenue bonds and other debt obligations to provide funds for financing the cost of "qualifying improvements" as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property ("Qualifying Improvements").

B. The District and the Trustee are parties to a Trust Indenture dated as of January 1, 2018 (the "Original Indenture," as supplemented and amended from time to time, including by the First Supplemental Trust Indenture (Series 2017), dated as of May 15, 2018 (the "First Supplemental Indenture"), by the Second Supplemental Trust Indenture (Series 2017), dated as of September 18, 2018 (the "Second Supplemental Indenture"), by the Third Supplemental Indenture (Series 2017), dated as of February 20, 2019 (the "Third Supplemental Indenture"), by the Fourth Supplemental Indenture (Series 2017), dated as of May 28, 2020 (the "Fourth Supplemental Indenture"), by the Fifth Supplemental Indenture (Series 2017), dated as of July 15, 2020 (the "Fifth Supplemental Indenture"), by the Sixth Supplemental Trust Indenture (Series 2017), dated as of August 27, 2021 (the "Sixth Supplemental Indenture"), by the Seventh Supplemental Trust Indenture (Series 2017), dated as of February 16, 2022 (the "Seventh Supplemental Indenture"), by the Eighth Supplemental Indenture (Series 2017), dated as of September 22, 2022 (the "Eighth Supplemental Indenture"), by the Ninth Supplemental Trust Indenture (Series 2017), dated as of May 24, 2023, by the Tenth Supplemental Trust Indenture (Series 2017), dated as of September 20, 2024, and by this Eleventh Supplemental Indenture (collectively with the Original Indenture, the First Supplemental Indenture, the Second Supplemental Indenture, the Third Supplemental Indenture, the Fourth Supplemental Indenture, the Fifth Supplemental Indenture, the Sixth Supplemental Indenture, the Seventh Supplemental Indenture, the Eighth Supplemental Indenture, the Ninth Supplemental Indenture, and the Tenth Supplemental Indenture, the "Series 2017 Indenture"), pursuant to which the District authorized the issuance of not to exceed $3,000,000,000 in principal amount of its Taxable Revenue Bonds, Series 2017 (the "Series 2017 Bonds").

C. Section 8.01(e) of the Original Indenture provides that the District and the Trustee may, without the consent of, or notice to, the Owners of any Series 2017 Bonds, enter into one or more Supplemental Indentures to modify, amend or supplement the Original Indenture in any respect which is not materially adverse to the Owners of the Series 2017 Bonds to be Outstanding after the effective date of the change and which does not involve a change described in Section 8.02 of the Original Indenture. The Trustee, by its execution hereof, has determined that because each Sub-Series Bond issued under the Original Indenture is secured solely by its Matching Collateral and has no lien on, and no right to payment from, any other Matching Collateral, all as set forth in Section 3.08 of the Original Indenture, the amendments made by this Eleventh Supplemental Indenture will not be materially adverse to the Owners of the Series 2017 Bonds to be Outstanding after the effective date of this Eleventh Supplemental Indenture.

D. The District and the Trustee wish to amend and supplement the Original Indenture in order to provide for the addition of Ygrene PACE Capital LLC as an additional purchaser of the Series 2017 Bonds.

E. The execution and delivery of this Eleventh Supplemental Indenture has been in all respects duly and validly authorized by resolution duly passed and approved by the District.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby amend and supplement the Original Indenture as follows:

Section 1. Defined Terms. All capitalized terms used in this Eleventh Supplemental Indenture and not otherwise defined herein shall have the respective meanings set forth in the Original Indenture (as amended).

Section 2. Amendment to Section 1.01 of Original Indenture. Section 1.01 of the Original Indenture is hereby amended as follows:

The definition of **"Purchaser"** is hereby amended to read as follows:

"**Purchaser**" means, from and after the effective date of this Eleventh Supplemental Indenture, either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Series 2017 Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2017 Bonds, and/or PACE Buyer 2024 Owner Trust, and/or Ygrene PACE Capital LLC.

Section 3. Waiver of Notices. All signatories to this Eleventh Supplemental Indenture hereby waive any notice provisions that may otherwise be required under the Indenture in connection with the amendments made by this Eleventh Supplemental Indenture.

Section 4. Counterparts. This Eleventh Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 5. Confirmation of Original Indenture. Except as expressly modified hereby, all other terms and provisions of the Original Indenture shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the District has caused this Eleventh Supplemental Indenture to be executed by its Chair and attested by its Assistant Secretary, and the Trustee has caused this Eleventh Supplemental Indenture to be executed by one of its duly authorized officers, all as of the day and year first above written.

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

By: ____
Chair

Attest:

By: _____________________________________
Secretary

ZIONS BANCORPORATION, NATIONAL ASSOCIATION, as Trustee

By:__________________________________
Name:
Title:

(Signature page to the Eleventh Supplemental Indenture (Series 2017)

EXHIBIT “B”

FORM OF SEVENTH SUPPLEMENTAL PURCHASE AGREEMENT (SERIES 2017)

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Trustee

YGRENE ENERGY FUND FLORIDA LLC, as Purchaser

KCM PACE PURCHASER, LLC, as Purchaser

PACE BUYER 2024 OWNER TRUST, as Purchaser

YGRENE PACE CAPITAL LLC, as Purchaser

YGRENE ENERGY FUND FLORIDA LLC, as Program Administrator

and

CORTLAND CAPITAL MARKET SERVICES LLC, as Escrow Agent

SEVENTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2017)

Dated as of May 23, 2025

Relating to

$3,000,000,000
Green Corridor Property Assessment Clean Energy (PACE) District
Taxable Revenue Bonds, Series 2017A-U, Series AA-AS, Series BA-BZ,
Series CA-CZ and Series DA-DB

THIS SEVENTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2017) (this "Seventh Supplemental Purchase Agreement (Series 2017)") is dated as of May 23, 2025 by and among (A) the GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, a public body corporate and politic pursuant to the laws of the State of Florida (the "District"), (B) YGRENE ENERGY FUND FLORIDA LLC, a limited liability company organized and existing under the laws of the state of Florida, as purchaser ("YEFFL"), (C) KCM PACE PURCHASER, LLC, a limited liability company organized and existing under the laws of the state of Delaware ("KCM"), (D) PACE Buyer 2024 Owner Trust, a Delaware statutory trust ("PACE Buyer"), (E) YGRENE PACE CAPITAL LLC, a Delaware limited liability company ("Ygrene PACE Capital", and from and after the effective date of this Seventh Supplemental Purchase Agreement (Series 2017), together with YEFFL, KCM, and PACE Buyer, the "Purchaser"), (F) ZIONS BANCORPORATION, NATIONAL ASSOCIATION, a national banking association organized and existing under and by virtue of the laws of the United States, as trustee (the "Trustee") under a Trust Indenture, dated as of January 1, 2018, between the District and the Trustee, pursuant to which the District issued its Taxable Revenue Bonds, in the principal amount of not exceeding $3,000,000,000.00 (the "Bonds"), (the "Original Indenture" as supplemented and amended from time to time, including by a First Supplemental Indenture dated as of May 15, 2018, a Second Supplemental Indenture dated as of September 18, 2018, a Third Supplemental Indenture dated as of February 20, 2019, a Fourth Supplemental Indenture dated as of May 28, 2020, a Fifth Supplemental Indenture dated as of July 15, 2020, a Sixth Supplemental Indenture dated as of August 27, 2021, a Seventh Supplemental Indenture dated as of February 16, 2022, an Eighth Supplemental Indenture dated as of September 22, 2022, a Ninth Supplemental Indenture dated as of May 24, 2023, a Tenth Supplemental Indenture dated as of September 20, 2024, and an Eleventh Supplemental Indenture of even date herewith, the "Series 2017 Indenture"), (G) YGRENE ENERGY FUND FLORIDA LLC, a limited liability company organized and existing under the laws of the state of Florida (the "Program Administrator"), as Program Administrator under the Third Party Administration Agreement, dated as of August 16, 2011, initially between the Town of Cutler Bay, Florida and the Program Administrator, and subsequently assigned by the Town of Cutler Bay, Florida to the District as of August 10, 2012, as the same may be amended from time to time (the "Program Administration Agreement"), pursuant to which the Program Administrator provides services to and on behalf of the District in connection with administering the District's Program (as defined in the Indenture) financed by the Bonds, and (H) CORTLAND CAPITAL MARKET SERVICES LLC, a limited liability company organized and existing under the laws of the state of Delaware (together with its successors and assigns, the "Escrow Agent"), and amends and supplements the Bond Purchase and Draw-Down Agreement dated as of January 1, 2018 (the "Original Purchase Agreement") by and among the parties hereto, other than KCM and PACE Buyer (the "Original Purchase Agreement," as supplemented and amended from time to time, including by the First Supplemental Purchase Agreement dated as of September 18, 2018, the Second Supplemental Purchase Agreement dated as of February 20, 2019, the Third Supplemental Purchase Agreement dated as of August 27, 2021, the Fourth Supplemental Purchase Agreement dated as of September 22, 2022, the Fifth Supplemental Purchase Agreement dated as of May 24, 2023, the Sixth Supplemental Purchase Agreement dated as of September 20, 2024, and this Seventh Supplemental Purchase Agreement (Series 2017), the "Series 2017 Purchase Agreement"). As provided in Section 1 hereof, all capitalized terms used in this Seventh Supplemental Purchase Agreement (Series 2017) and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Purchase Agreement (as amended) and the Original Indenture (as amended).

RECITALS:

A. The District is authorized under the constitution of the State of Florida and other applicable laws, including Section 163.01, Florida Statutes (the "Interlocal Act'), Florida Statutes Section 163.08 (the "Original PACE Statute"), which was revised and replaced by Sections 163.08–163.087, Florida Statutes (the “Revised PACE Statute”, and together with the Original PACE Statute, as applicable prior to the enactment of the Revised PACE Statute, the “Supplemental Act”), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, and Chapter 125, Part I, Florida Statutes (collectively, the “Act”) , to issue revenue bonds and other debt obligations to provide funds for financing the cost of “qualifying improvements” as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property (“Qualifying Improvements”).

B. The District and the Trustee are parties to the Series 2017 Indenture pursuant to which the District authorized the Bonds.

C. Simultaneously with the execution of this Seventh Supplemental Purchase Agreement (Series 2017), the District and the Trustee are entering into the Eleventh Supplemental Indenture in order to provide for the addition of Ygrene PACE Capital as an additional purchaser of the Series 2017 Bonds.

D. The parties hereto wish to amend and supplement the Original Purchase Agreement in order to provide for the addition of Ygrene PACE Capital as an additional purchaser of the Series 2017 Bonds.

E. The execution and delivery of this Seventh Supplemental Purchase Agreement (Series 2017) has been in all respects duly and validly authorized by resolution duly passed and approved by the District.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby amend and supplement the Original Purchase Agreement as follows:

Section 1. Defined Terms. All capitalized terms used in this Seventh Supplemental Purchase Agreement (Series 2017) and not otherwise defined herein shall have the respective meanings set forth in the Original Purchase Agreement (as amended) and the Series 2017 Indenture. In particular, the parties hereto understand and acknowledge that the Eleventh Supplemental Trust Indenture (Series 2022) makes amendments to the following defined terms contained in the Original Indenture, and such amendments are hereby incorporated into the Series 2017 Purchase Agreement:

The definition of “**Purchaser**” is hereby amended to read as follows:

“**Purchaser**” means, from and after the effective date of this Eleventh Supplemental Indenture, either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Series 2017 Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2017 Bonds, and/or PACE Buyer 2024 Owner Trust, and/or Ygrene PACE Capital LLC.

Section 2. Amendment to Add an Additional Purchaser of the Bonds.

(a) From and after the effective date of this Seventh Supplemental Purchase Agreement (Series 2017), (i) Ygrene PACE Capital LLC is hereby added as a party to the Purchase Agreement as an additional Purchaser of the Bonds, and (ii) all references in the Purchase Agreement to the “Purchaser” shall mean and shall refer to either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2017 Bonds, and/or PACE Buyer 2024 Owner Trust, and/or Ygrene PACE Capital LLC.

(b) By its execution of this Seventh Supplemental Purchase Agreement (Series 2017), Ygrene PACE Capital hereby accepts the duties and obligations as “Purchaser” under the Purchase

Agreement and the Series 2017 Indenture, effective immediately upon the effective date of this Seventh Supplemental Purchase Agreement (Series 2017).

Section 3. Application of Provisions of Original Purchase Agreement. Except as amended or modified hereby, by the First Supplemental Purchase Agreement (Series 2017), the Second Supplemental Purchase Agreement (Series 2017), the Third Supplemental Purchase Agreement (Series 2017), the Fourth Supplemental Purchase Agreement (Series 2017), the Fifth Supplemental Purchase Agreement (Series 2017), or the Sixth Supplemental Purchase Agreement (Series 2017), all of the provisions of the Original Purchase Agreement shall be applicable to the Series 2017 Bonds and any other Series of Bonds issued under the Series 2017 Indenture.

Section 4. Acknowledgment and Consent to Amendments to Series 2017 Indenture. The parties hereto acknowledge and consent to the amendments being made to the Series 2017 Indenture by the Eleventh Supplemental Trust Indenture (Series 2017), which amendments will permit the amendment of the Purchase Agreement in order to conform the Purchase Agreement to any modifications, amendments or supplements to the Series 2017 Indenture.

Section 5. Waiver of Notices. All signatories to this Seventh Supplemental Purchase Agreement (Series 2017) hereby waive any notice provisions that may otherwise be required under the Series 2017 Indenture or the Series 2017 Purchase Agreement in connection with the amendments made by this Seventh Supplemental Purchase Agreement (Series 2017).

Section 6. Counterparts. This Seventh Supplemental Purchase Agreement (Series 2017) may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 7. Confirmation of Original Purchase Agreement. Except as expressly modified hereby or by the First Supplemental Purchase Agreement (Series 2017), the Second Supplemental Purchase Agreement (Series 2017), the Third Supplemental Purchase Agreement (Series 2017), the Fourth Supplemental Purchase Agreement (Series 2017) the Fifth Supplemental Purchase Agreement (Series 2017), or the Sixth Supplemental Purchase Agreement (Series 2017), all other terms and provisions of the Original Purchase Agreement shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the District, the Trustee, the Program Administrator, the Purchaser, and the Escrow Agent have caused this Seventh Supplemental Purchase Agreement (Series 2017) to be executed in their respective names by duly authorized officers thereof, and the parties hereto have caused this Seventh Supplemental Purchase Agreement (Series 2017) to be dated as of the day and year first above written.

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

By: ______________________________
Chair

Attest:

By: ______________________________
Secretary

ZIONS BANCORPORATION, NATIONAL ASSOCIATION

By:______________________________
Name:
Title:

(Signature page to the Seventh Supplemental Purchase Agreement (Series 2017))

YGRENE ENERGY FUND FLORIDA LLC, as Purchaser

By: ____________________________
Name:
Title:

KCM PACE PURCHASER, LLC, as Purchaser

By: ____________________________
Name:
Title:

PACE BUYER 2024 OWNER TRUST, as Purchaser

By: ____________________________
Name:
Title:

YGRENE PACE CAPITAL LLC, as Purchaser

By: ____________________________
Name:
Title:

(Signature page to the Seventh Supplemental Purchase Agreement (Series 2017))

YGRENE ENERGY FUND FLORIDA LLC, as
Program Administrator

By: ____________________________
Name:
Title:

CORTLAND CAPITAL MARKET
SERVICES LLC, as Escrow Agent

By: ____________________________
Name:
Title:

(Signature page to the Seventh Supplemental Purchase Agreement (Series 2017))

EXHIBIT “C”

FORM OF FOURTH SUPPLEMENTAL INDENTURE (SERIES 2022)

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

and

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Trustee

FOURTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2022)
(To Trust Indenture Dated as of October 1, 2022)

Dated as of May 23, 2025

Relating to

$1,000,000,000
Green Corridor Property Assessment Clean Energy (PACE) District
Taxable Revenue Bonds, Series 2022AA-AS, Series 2022DA-BZ, Series 202CA-CZ, Series 2022DA-DR, Series 2022TA-TZ, Series 2022UA-UZ, Series 2022VA-VZ, Series 2022WA-WZ, Series 2022XA-XZ, Series 2022YA-YZ and Series 2002ZA-ZL

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (SERIES 2022) (this "Fourth Supplemental Indenture") is dated as of May 23, 2025, between the GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, a public body corporate and politic pursuant to the laws of the State of Florida (the "District"), and ZIONS BANCORPORATION, NATIONAL ASSOCIATION, a national banking association (the "Trustee"), and supplements the Original Indenture (hereinafter defined). As provided in Section 1 hereof, all capitalized terms used in this Fourth Supplemental Indenture and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Indenture.

RECITALS:

A. The District is authorized under the constitution of the State of Florida and other applicable laws, including Section 163.01, Florida Statutes (the "Interlocal Act'), Florida Statutes Section 163.08 (the "Original PACE Statute"), which was revised and replaced by Sections 163.08–163.087, Florida Statutes (the "Revised PACE Statute", and together with the Original PACE Statute, as applicable prior to the enactment of the Revised PACE Statute, the "Supplemental Act"), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, and Chapter 125, Part I, Florida Statutes (collectively, the "Act") , to issue revenue bonds and other debt obligations to provide funds for financing the cost of "qualifying improvements" as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property ("Qualifying Improvements").

B. The District and the Trustee are parties to a Trust Indenture dated as of October 1, 2022 (the "Original Indenture," as supplemented and amended from time to time, including by the First Supplemental Trust Indenture (Series 2022), dated as of May 24, 2023 (the "First Supplemental Indenture"), by the Second Supplemental Indenture (Series 2022), dated as of November 17, 2023, (the "Second Supplemental Indenture"), by the Third Supplemental Indenture (Series 2022), dated as of September 20, 2024, (the "Third Supplemental Indenture"), and by this Fourth Supplemental Indenture, (collectively with the Original Indenture, the First Supplemental Indenture, the Second Supplemental Indenture, and the Third Supplemental Indenture, the "Series 2022 Indenture"), pursuant to which the District authorized the issuance of not to exceed $1,000,000,000 in principal amount of its Taxable Revenue Bonds, Series 2022 (the "Series 2022 Bonds").

C. Section 8.01(e) of the Original Indenture provides that the District and the Trustee may, without the consent of, or notice to, the Owners of any Series 2022 Bonds, enter into one or more Supplemental Indentures to modify, amend or supplement the Original Indenture in any respect which is not materially adverse to the Owners of the Series 2022 Bonds to be Outstanding after the effective date of the change and which does not involve a change described in Section 8.02 of the Original Indenture. The Trustee, by its execution hereof, has determined that because each Sub-Series Bond issued under the Original Indenture is secured solely by its Matching Collateral and has no lien on, and no right to payment from, any other Matching Collateral, all as set forth in Section 3.08 of the Original Indenture, the amendments made by this Fourth Supplemental Indenture will not be materially adverse to the Owners of the Series 2022 Bonds to be Outstanding after the effective date of this Fourth Supplemental Indenture.

D. The District and the Trustee wish to amend and supplement the Original Indenture in order to provide for the addition of Ygrene PACE Capital LLC as an additional purchaser of the Series 2022 Bonds.

E. The execution and delivery of this Fourth Supplemental Indenture has been in all respects duly and validly authorized by resolution duly passed and approved by the District.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby amend and supplement the Original Indenture as follows:

Section 1. Defined Terms. All capitalized terms used in this Fourth Supplemental Indenture and not otherwise defined herein shall have the respective meanings set forth in the Original Indenture (as amended).

Section 2. Amendment to Section 1.01 of Original Indenture. Section 1.01 of the Original Indenture is hereby amended as follows:

The definition of **"Purchaser"** is hereby amended to read as follows:

"**Purchaser**" means, from and after the effective date of this Fourth Supplemental Indenture, either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Series 2022 Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2022 Bonds, PACE Buyer 2024 Owner Trust and/or Ygrene PACE Capital LLC.

Section 3. Waiver of Notices. All signatories to this Fourth Supplemental Indenture hereby waive any notice provisions that may otherwise be required under the Indenture in connection with the amendments made by this Fourth Supplemental Indenture.

Section 4. Counterparts. This Fourth Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 5. Confirmation of Original Indenture. Except as expressly modified hereby, all other terms and provisions of the Series 2022 Indenture shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the District has caused this Fourth Supplemental Indenture to be executed by its Chair and attested by its Assistant Secretary, and the Trustee has caused this Fourth Supplemental Indenture to be executed by one of its duly authorized officers, all as of the day and year first above written.

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT

By: ____
Chair

Attest:

By: ____________________________________
Secretary

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, as Trustee

By:__________________________________
Name:
Title:

(Signature page to the Fourth Supplemental Indenture (Series 2022))

EXHIBIT “D”

FORM OF FOURTH SUPPLEMENTAL PURCHASE AGREEMENT (SERIES 2022)

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Trustee

YGRENE ENERGY FUND FLORIDA LLC, as Purchaser

KCM PACE PURCHASER, LLC, as Purchaser

PACE BUYER 2024 OWNER TRUST, as Purchaser

YGRENE ENERGY FUND FLORIDA LLC, as Program Administrator

and

CORTLAND CAPITAL MARKET SERVICES LLC, as Escrow Agent

FOURTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2022)

Dated as of May 23, 2025

Relating to

$1,000,000,000
Green Corridor Property Assessment Clean Energy (PACE) District
Taxable Revenue Bonds, Series 2022AA-AS, Series 2022BA-BZ, Series 202CA-CZ, Series 2022DA-DR, Series 2022TA-TZ, Series 2022UA-UZ, Series 2022VA-VZ, Series 2022WA-WZ, Series 2022XA-XZ, Series 2022YA-YZ and Series 2002ZA-ZL

THIS FOURTH SUPPLEMENTAL BOND PURCHASE AND DRAW-DOWN AGREEMENT (SERIES 2022) (this "Fourth Supplemental Purchase Agreement (Series 2022)") is dated as of May 23, 2025 by and among (A) the GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, a public body corporate and politic pursuant to the laws of the State of Florida (the "District"), (B) YGRENE ENERGY FUND FLORIDA LLC, a limited liability company organized and existing under the laws of the state of Florida, as purchaser ("YEFFL"), (C) KCM PACE PURCHASER, LLC, a limited liability company organized and existing under the laws of the state of Delaware ("KCM"), (D) PACE Buyer 2024 Owner Trust, a Delaware statutory trust ("PACE Buyer"), (E) YGRENE PACE CAPITAL LLC, a Delaware limited liability company ("Ygrene PACE Capital", and from and after the effective date of this Fourth Supplemental Purchase Agreement (Series 2017), together with YEFFL, KCM, and PACE Buyer, the "Purchaser"), (F) ZIONS BANCORPORATION, NATIONAL ASSOCIATION, a national banking association organized and existing under and by virtue of the laws of the United States, as trustee (the "Trustee") under a Trust Indenture, dated as of October 1, 2022, between the District and the Trustee (the "Original Indenture" as supplemented and amended from time to time, including by a First Supplemental Trust Indenture (Series 2022) dated as of May 24, 2023, a Second Supplemental Trust Indenture (Series 2022) dated as of November 17, 2023, a Third Supplemental Trust Indenture (Series 2022) dated as of September 20, 2024, and a Fourth Supplemental Trust Indenture (Series 2022) dated as of even date herewith, the "Series 2022 Indenture"), pursuant to which the District issued its Taxable Revenue Bonds, in the principal amount of not exceeding $1,000,000,000.00 (the "Bonds"), (G) YGRENE ENERGY FUND FLORIDA LLC, a limited liability company organized and existing under the laws of the state of Florida (the "Program Administrator"), as Program Administrator under the Third Party Administration Agreement, dated as of August 16, 2011, initially between the Town of Cutler Bay, Florida and the Program Administrator, and subsequently assigned by the Town of Cutler Bay, Florida to the District as of August 10, 2012, as the same may be amended from time to time (the "Program Administration Agreement"), pursuant to which the Program Administrator provides services to and on behalf of the District in connection with administering the District's Program (as defined in the Indenture) financed by the Bonds, and (H) CORTLAND CAPITAL MARKET SERVICES LLC, a limited liability company organized and existing under the laws of the state of Delaware (together with its successors and assigns, the "Escrow Agent"), and amends and supplements the Bond Purchase and Draw-Down Agreement dated as of October 1, 2022 (the "Original Purchase Agreement") by and among the parties hereto, other than KCM and PACE Buyer (the "Original Purchase Agreement," as supplemented and amended from time to time, including by the First Supplemental Purchase Agreement (Series 2022), dated as of May 24, 2023, the Second Supplemental Purchase Agreement (Series 2022), dated as of November 17, 2023, the Third Supplemental Purchase Agreement (Series 2022), dated as of September 20, 2024, and this Fourth Supplemental Purchase Agreement (Series 2022), the "Series 2022 Purchase Agreement"). As provided in Section 1 hereof, all capitalized terms used in this Fourth Supplemental Purchase Agreement (Series 2022) and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Purchase Agreement (as amended) and the Original Indenture (as amended).

RECITALS:

A. The District is authorized under the constitution of the State of Florida and other applicable laws, including Section 163.01, Florida Statutes (the "Interlocal Act'), Florida Statutes Section 163.08 (the "Original PACE Statute"), which was revised and replaced by Sections 163.08–163.087, Florida Statutes (the "Revised PACE Statute", and together with the Original PACE Statute, as applicable prior to the enactment of the Revised PACE Statute, the "Supplemental Act"), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, and Chapter 125, Part I, Florida Statutes (collectively, the "Act") , to issue revenue bonds and other debt obligations to provide funds for financing the cost of "qualifying improvements" as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property ("Qualifying Improvements").

B. The District and the Trustee are parties to the Series 2022 Indenture pursuant to which the District authorized the Bonds.

C. Simultaneously with the execution of this Fourth Supplemental Purchase Agreement (Series 2022), the District and the Trustee are entering into the Fourth Supplemental Indenture (Series 2022) in order to provide for the addition of Ygrene PACE Capital as an additional purchaser of the Series 2022 Bonds.

D. The parties hereto wish to amend and supplement the Original Purchase Agreement in order to provide for the addition of Ygrene PACE Capital as an additional purchaser of the Series 2017 Bonds.

E. The execution and delivery of this Fourth Supplemental Purchase Agreement (Series 2022) has been in all respects duly and validly authorized by resolution duly passed and approved by the District.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby amend and supplement the Original Purchase Agreement as follows:

Section 1. Defined Terms. All capitalized terms used in this Fourth Supplemental Purchase Agreement (Series 2022) and not otherwise defined herein shall have the respective meanings set forth in the Original Purchase Agreement (as amended) and the Series 2022 Indenture. In particular, the parties hereto understand and acknowledge that the Fourth Supplemental Trust Indenture (Series 2022) makes amendments to the following defined terms contained in the Original Indenture, and such amendments are hereby incorporated into the Series 2022 Purchase Agreement:

The definition of **"Purchaser"** is hereby amended to read as follows:

"**Purchaser**" means, from and after the effective date of this Fourth Supplemental Indenture, either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Series 2022 Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2022 Bonds, and/or PACE Buyer 2024 Owner Trust, and/or Ygrene PACE Capital LLC.

Section 2. Amendment to Add an Additional Purchaser of the Bonds.

(a) From and after the effective date of this Fourth Supplemental Purchase Agreement (Series 2017), (i) Ygrene PACE Capital LLC is hereby added as a party to the Purchase Agreement as an additional Purchaser of the Bonds, and (ii) all references in the Purchase Agreement to the "Purchaser" shall mean and shall refer to either Ygrene Energy Fund Florida, LLC., in its capacity as Purchaser of the Bonds, and/or KCM PACE PURCHASER, LLC., but only until KCM no longer owns any of the Series 2022 Bonds, and/or PACE Buyer 2024 Owner Trust, and/or Ygrene PACE Capital LLC.

(b) By its execution of this Fourth Supplemental Purchase Agreement (Series 2022), Ygrene PACE Capital hereby accepts the duties and obligations as "Purchaser" under the Purchase Agreement and the Series 2022 Indenture, effective immediately upon the effective date of this Fourth Supplemental Purchase Agreement (Series 2022).

Section 3. Application of Provisions of Original Purchase Agreement. Except as amended or modified hereby, by the First Supplemental Purchase Agreement (Series 2022), the Second Supplemental Purchase Agreement (Series 2022), or the Third Supplemental Purchase Agreement (Series 2022), all of the provisions of the Original Purchase Agreement shall be applicable to the Series 2022 Bonds and any other Series of Bonds issued under the Series 2022 Indenture.

Section 4. Acknowledgment and Consent to Amendments to Series 2022 Indenture. The parties hereto acknowledge and consent to the amendments being made to the Series 2022 Indenture by the Fourth Supplemental Trust Indenture (Series 2022), which amendments will permit the amendment of the Purchase Agreement in order to conform the Purchase Agreement to any modifications, amendments or supplements to the Series 2022 Indenture.

Section 5. Waiver of Notices. All signatories to this Fourth Supplemental Purchase Agreement (Series 2022) hereby waive any notice provisions that may otherwise be required under the Series 2022 Indenture or the Series 2022 Purchase Agreement in connection with the amendments made by this Fourth Supplemental Purchase Agreement (Series 2022).

Section 6. Counterparts. This Fourth Supplemental Purchase Agreement (Series 2022) may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 7. Confirmation of Original Purchase Agreement. Except as expressly modified hereby or by the First Supplemental Purchase Agreement (Series 2022), the Second Supplemental Purchase Agreement (Series 2022), or the Third Supplemental Purchase Agreement (Series 2022), all other terms and provisions of the Original Purchase Agreement shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the District, the Trustee, the Program Administrator, the Purchaser, and the Escrow Agent have caused this Fourth Supplemental Purchase Agreement (Series 2022) to be executed in their respective names by duly authorized officers thereof, and the parties hereto have caused this Fourth Supplemental Purchase Agreement (Series 2022) to be dated as of the day and year first above written.

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

By: ______________________________________
Chair

Attest:

By: ____________________________________
Secretary

ZIONS BANCORPORATION, NATIONAL ASSOCIATION

By:___________________________________
Name:
Title:

(Signature page to the Fourth Supplemental Purchase Agreement (Series 2022))

YGRENE ENERGY FUND FLORIDA LLC, as Purchaser

By: ____________________________
Name:
Title:

KCM PACE PURCHASER, LLC, as Purchaser

By: ____________________________
Name:
Title:

PACE BUYER 2024 OWNER TRUST, as Purchaser

By: ____________________________
Name:
Title:

YGRENE PACE CAPITAL LLC, as Purchaser

By: ____________________________
Name:
Title:

(Signature page to the Fourth Supplemental Purchase Agreement (Series 2022))

YGRENE ENERGY FUND FLORIDA LLC, as
Program Administrator

By: ____________________________
Name:
Title:

CORTLAND CAPITAL MARKET
SERVICES LLC, as Escrow Agent

By: ____________________________
Name:
Title:

(Signature page to the Fourth Supplemental Purchase Agreement (Series 2022))

Green Corridor
P.A.C.E. DISTRICT

Check Register

Date	*Check Numbers*	*Amount*
09/17/24	546-548	$30,867.92
09/26/24	549-51	$14,859.23
10/15/24	552-555	$64,523.27
11/06/24	556-560	$47,973.09
11/20/24	561-564	$106,024.42
12/04/24	565-568	$68,244.44
12/18/24	569-574	$49,359.78
01/02/25	575	$7,752.49
01/07/25	576-577	$20,960.00
01/14/25	578-580	$38,680.28
01/22/25	581-582	$32,384.88
02/11/25	583-587	$56,722.51
02/18/25	588-590	$31,962.26
02/26/25	591	$12,276.00
03/11/25	592-595	$52,291.15
03/18/25	596-599	$20,039.37
04/01/25	600-605	$44,526.40
04/22/25	606-610	$56,815.36
04/23/25	611	$15,408.27
05/07/25	612-616	$44,108.98
	TOTAL	**$815,780.10**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/24	00047	8/01/24	2024-08	202408	320-53800-20000		*	8,155.86		
			SVCS 08/24							
						CATALYST MIAMI INC - DON'T MAIL ACH			8,155.86	000546
9/17/24	00007	9/13/24	25703	202409	300-15500-10000		*	7,266.00		
			RENEW POLICY FY2025							
						EGIS INSURANCE ADVISORS LLC			7,266.00	000547
9/17/24	00009	8/27/24	082724	202408	310-51300-31503		*	2,553.22		
			08/27/24 FUNDING							
		8/28/24	08282024	202408	310-51300-31503		*	850.00		
			08/28/24 FUNDING							
		8/30/24	08302024	202408	310-51300-31503		*	1,960.93		
			08/30/24 FUNDING							
		9/03/24	09032024	202409	310-51300-31503		*	1,859.91		
			09/03/24 FUNDING							
		9/05/24	090524	202409	310-51300-31503		*	1,305.76		
			09/05/24 FUNDING							
		9/06/24	090624	202409	310-51300-31503		*	800.00		
			09/06/24 FUNDING							
		9/10/24	091024	202409	310-51300-31503		*	2,562.40		
			09/10/24 FUNDING							
		9/11/24	091124	202409	310-51300-31503		*	1,191.44		
			09/11/24 FUNDING							
		9/13/24	091324	202409	310-51300-31503		*	2,362.40		
			09/13/24 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			15,446.06	000548
9/26/24	00014	9/17/24	86232391	202409	310-51300-42000		*	52.91		
			DELIVERY THRU 09/09/24							
						FEDEX			52.91	000549
9/26/24	00001	10/02/24	186	202409	310-51300-34300		*	5,000.00		
			COMPLIANCE FEE 09/24							
						GOVERNMENTAL MANAGEMENT SERVICES -			5,000.00	000550
9/26/24	00009	9/17/24	09172024	202409	310-51300-31503		*	2,200.23		
			09/17/24 FUNDING							
		9/18/24	09182024	202409	310-51300-31503		*	700.00		
			09/18/24 FUNDING							
		9/19/24	291245	202408	310-51300-31500		*	3,181.79		
			SVCS 08/24 GENERAL							
		9/19/24	291246	202408	310-51300-31502		*	412.30		
			SVCS 08/24 GENERAL BANKRU							
		9/19/24	291247	202408	310-51300-31502		*	110.40		
			GIORGI FRANCES-MORTGAGE							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/19/24	291248	202408	310-51300-31502		*	441.60		
			DGR HOTEL MAINT 08/24							
		9/19/24	291249	202408	310-51300-31502		*	828.00		
			RUSSELL,GINA&NICHOLAS DAM							
		9/19/24	291250	202408	310-51300-31502		*	800.40		
			CUESTA OQUENDO&GLADYS BRE							
		9/19/24	291251	202408	310-51300-31502		*	138.00		
			PACHECO DIAZ,LETICIA BREA							
		9/19/24	291252	202408	310-51300-31502		*	993.60		
			VALIENTE,ARIEL-COMPLAINT							
						WEISS SEROTA HELFMAN COLE & BIERMAN			9,806.32	000551
10/15/24	00051	10/01/24	91231	202410	310-51300-54000		*	175.00		
			ANNUAL FEE 10/24							
						FLORIDACOMMERCE			175.00	000552
10/15/24	00001	10/01/24	187	202410	310-51300-34200		*	7,486.25		
			ACCOUNTING FEE 10/24							
		10/01/24	188	202410	310-51300-34000		*	3,603.42		
			MGMT FEE 10/24							
		10/01/24	188	202410	310-51300-49500		*	125.00		
			WEBSITE ADMIN 10/24							
		10/01/24	188	202410	310-51300-51000		*	4.08		
			OFFICE SUPPLIES 10/24							
		10/01/24	188	202410	310-51300-42000		*	35.88		
			POSTAGE&DELIVERY 10/24							
		10/01/24	188	202410	310-51300-42500		*	31.35		
			COPIES 10/24							
		10/01/24	189	202410	310-51300-34300		*	5,300.00		
			COMPLIANCE FEE 10/24							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,585.98	000553
10/15/24	99999	10/15/24	VOID	202410	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000554
10/15/24	00009	10/10/24	292227	202409	310-51300-31500		*	6,072.00		
			SVCS 09/24 003 GENERAL							
		10/10/24	292228	202409	310-51300-31501		*	19,288.69		
			SVCS 09/24 005 BOND DOCUM							
		10/10/24	292229	202409	310-51300-31502		*	1,104.00		
			SVCS 09/24 007 TAX COLLEC							
		10/10/24	292230	202409	310-51300-31502		*	303.60		
			SVCS 09/24 019 GENERAL BA							
		10/10/24	292231	202409	310-51300-31502		*	55.20		
			SVCS 09/24 100 BROWN,LISA							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/10/24	292232	202409	310-51300-31502		*	165.60		
			SVCS 09/24 104 GUILSHAD,J							
		10/10/24	292233	202409	310-51300-31502		*	426.40		
			SVCS 09/24 109 CUESTA OQU							
		10/10/24	292234	202409	310-51300-31502		*	1,146.20		
			SVCS 09/24 113 VALIENTE,A							
		10/15/24	09202024	202409	310-51300-31503		*	2,050.00		
			09/20/24 FUNDING							
		10/15/24	092524	202409	310-51300-31503		*	1,253.33		
			09/25/24 FUNDING							
		10/15/24	092724	202409	310-51300-31503		*	2,385.62		
			09/27/24 FUNDING							
		10/15/24	100124	202410	310-51300-31503		*	2,231.18		
			10/01/24 FUNDING							
		10/15/24	10022024	202410	310-51300-31503		*	450.00		
			10/02/24 FUNDING							
		10/15/24	10042024	202410	310-51300-31503		*	1,901.95		
			10/4/24 FUNDING							
		10/15/24	10082024	202410	310-51300-31503		*	3,420.37		
			10/08/24 FUNDING							
		10/15/24	10092024	202410	310-51300-31503		*	906.80		
			10/09/24 FUNDING							
		10/15/24	101124	202410	310-51300-31503		*	1,852.98		
			10/11/24 FUNDING							
		10/15/24	92424	202409	310-51300-31503		*	2,748.37		
			9/24/24 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			47,762.29	000555
11/06/24	00047	9/01/24	2024-09	202409	320-53800-20000		*	8,976.41		
			SVCS-09/24							
						CATALYST MIAMI INC - DON'T MAIL ACH			8,976.41	000556
11/06/24	00014	10/29/24	86650157	202410	310-51300-42000		*	45.76		
			DELIVERIES THRU 10/21/24							
						FEDEX			45.76	000557
11/06/24	00001	11/01/24	191	202411	310-51300-34200		*	7,486.25		
			ACCOUNTING FEES-11/24							
		11/01/24	192	202411	310-51300-34000		*	3,603.42		
			MGMT FEES-11/24							
		11/01/24	192	202411	310-51300-49500		*	125.00		
			WEBSITE ADMINISTRATION							
		11/01/24	193	202411	310-51300-34300		*	5,300.00		
			COMPLIANCE-11/24							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,514.67	000558

*** CHECK NOS. 000546-000616
GREEN CORRIDOR - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB / SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/24	00009	10/15/24	10152024	202410	310-51300-31503		*	971.35		
			10/15/24 FUNDING							
		10/16/24	10162024	202410	310-51300-31503		*	1,002.73		
			10/16/24 FUNDING							
		10/18/24	10182024	202410	310-51300-31503		*	1,701.22		
			10/18/24 FUNDING							
		10/22/24	10222024	202410	310-51300-31503		*	1,553.42		
			10/22/24 FUNDING							
		10/23/24	10232024	202410	310-51300-31503		*	1,259.21		
			10/23/24 FUNDING							
		10/25/24	10252024	202410	310-51300-31503		*	2,318.11		
			10/25/24 FUNDING							
		10/29/24	10292024	202410	310-51300-31503		*	1,613.18		
			10/29/24 FUNDING							
		10/30/24	10302024	202410	310-51300-31503		*	1,000.00		
			10/30/24 FUNDING							
		11/01/24	11012024	202411	310-51300-31503		*	1,965.03		
			11/01/24 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			13,384.25	000559
11/06/24	00043	10/28/24	10282024	202410	320-53800-10000		*	1,142.00		
			TORRES GARIA-11725 SW 188							
		11/01/24	11012024	202411	320-53800-10000		*	1,549.00		
			PEREZ-1515 BLUE RD							
		11/01/24	11012024	202411	320-53800-10000		*	1,520.00		
			LEZCANO-11730 SW 172 ST							
		11/01/24	11012024	202411	320-53800-10000		*	1,796.00		
			SUAZO-15329 SW 170							
		11/04/24	11042024	202411	320-53800-10000		*	1,512.00		
			JACKSON-801 NW 84 TER							
		11/04/24	11042024	202411	320-53800-10000		*	1,533.00		
			ROBINSON-860 NW 172							
						YOKY INSULATION INC			9,052.00	000560
11/20/24	00032	11/13/24	3365	202411	320-53800-60000		*	75,000.00		
			SVCS 11/24							
						SOLAR UNITED NEIGHBORS			75,000.00	000561
11/20/24	00009	11/05/24	11052024	202411	310-51300-31503		*	2,642.42		
			11/5/24 FUNDING							
		11/16/24	11062024	202411	310-51300-31503		*	1,300.00		
			FUNDING 11/6/24							
						WEISS SEROTA HELFMAN COLE & BIERMAN			3,942.42	000562
11/20/24	99999	11/20/24	VOID	202411	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000563

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/20/24	00043	11/06/24	11062024	202411	320-53800-20000		*	1,465.00		
			WILSON 999 SW 24 RD							
		11/06/24	11062024	202411	320-53800-20000		*	1,716.00		
			MUNOZ 8394 SW 154 AVE							
		11/06/24	11062024	202411	320-53800-20000		*	1,980.00		
			HERNANDEZ 15350 SW 168 TE							
		11/12/24	11122024	202411	320-53800-20000		*	1,980.00		
			VIVANCO 15248 SW 172 TERR							
		11/12/24	11122024	202411	320-53800-20000		*	1,960.00		
			MEDINA 15951 SW 146 TERR							
		11/13/24	11132024	202411	320-53800-20000		*	1,587.00		
			MENDOZA 13732 SW 11 ST							
		11/13/24	11132024	202411	320-53800-20000		*	1,851.00		
			MEDINA 13740 SW 11 ST							
		11/13/24	11132024	202411	320-53800-20000		*	2,179.00		
			MEDINA 14739 SW 54 TERR							
		11/13/24	11132024	202411	320-53800-20000		*	1,731.00		
			MEDINA 13748 SW 11 STREET							
		11/15/24	11152024	202411	320-53800-20000		*	1,093.00		
			LOUIS 729 NW 113 ST							
		11/15/24	11152024	202411	320-53800-20000		*	2,064.00		
			BUNYAN 10242 SW 224 TERR							
		11/15/24	11152024	202411	320-53800-20000		*	2,076.00		
			WILLIAMS 19031 NW 10 CT							
		11/18/24	11182024	202411	320-53800-20000		*	1,716.00		
			OLMOS 8390 SW 154 AVE							
		11/18/24	11182024	202411	320-53800-20000		*	1,620.00		
			ALVAREZ 9864 SW 27 TERR							
		11/18/24	11182024	202411	320-53800-20000		*	2,064.00		
			HEMANDEZ 15680 SW 139 AVE							
						YOKY INSULATION INC			27,082.00	000564
12/04/24	00047	10/01/24	2024-10	202410	320-53800-20000		*	7,674.17		
			SVCS 10/24							
						CATALYST MIAMI INC - DON'T MAIL ACH			7,674.17	000565
12/04/24	00001	12/01/24	194	202412	310-51300-34200		*	7,486.25		
			ACCOUNTING FEE 12/24							
		12/01/24	195	202412	310-51300-34000		*	3,603.42		
			MGMT FEE 12/24							
		12/01/24	195	202412	310-51300-49500		*	125.00		
			WEBSITE ADMIN 12/24							
		12/01/24	195	202412	310-51300-42000		*	.69		
			POSTAGE & DELIVERY 12/24							
		12/01/24	196	202412	310-51300-34300		*	5,300.00		
			COMPLIANCE FEE 12/24							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,515.36	000566

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/24	00009	11/12/24	111224	202411	310-51300-31503	11/12/24 FUNDING	*	3,282.26		
		11/13/24	111324	202411	310-51300-31503	11/13/24 FUNDING	*	1,051.84		
		11/15/24	111524	202411	310-51300-31503	11//15/24 FUNDING	*	1,856.00		
		11/18/24	110824	202411	310-51300-31503	11/8/24 FUNDING	*	2,006.94		
		11/19/24	111924	202411	310-51300-31503	11/19/24 FUNDING	*	2,233.28		
		11/20/24	112024	202411	310-51300-31503	11/20/24 FUNDING	*	650.00		
		11/22/24	293499	202410	310-51300-31500	SVCS 10/24 003 GENERAL	*	6,032.00		
		11/22/24	293500	202410	310-51300-31501	SVCS 10/24 005 BOND DOC	*	3,184.99		
		11/22/24	293501	202410	310-51300-31502	SVCS 10/24 007 AGREEMENTS	*	377.00		
		11/22/24	293502	202410	310-51300-31502	SVCS 10/24 019 BANKRUPTCY	*	310.60		
		11/22/24	293503	202410	310-51300-31502	SVCS 10/24 103 COMPLAINT	*	87.00		
		11/22/24	293504	202410	310-51300-31502	SVCS 10/24 109 BREACH	*	551.00		
		11/22/24	293505	202410	310-51300-31502	SVCS 10/24 110 BREACH	*	1,827.00		
						WEISS SEROTA HELFMAN COLE & BIERMAN			23,449.91	000567
12/04/24	00043	11/19/24	11192024	202411	320-53800-10000	SINGLETON 2400 NW 182 TER	*	1,171.00		
		11/19/24	11192024	202411	320-53800-10000	BURTON 18732 NW 23 CT	*	1,126.00		
		11/19/24	111924	202411	320-53800-10000	BALLATE 16120 SW 103 PL	*	1,163.00		
		11/20/24	11202024	202411	320-53800-10000	MANZO 9500 SW 146 ST	*	3,591.00		
		11/23/24	11232024	202411	320-53800-10000	CRUZ 151 NW 18 CT	*	963.00		
		11/23/24	11232024	202411	320-53800-10000	BENSCH 21305 SW 184 AVE	*	1,690.00		
		11/23/24	11232024	202411	320-53800-10000	PAZ 12865 SW 283 ST	*	1,896.00		
		11/23/24	11232024	202411	320-53800-10000	CAMARGO 153 NW 18 CT	*	1,032.00		
		11/25/24	11252024	202411	320-53800-10000	MENDOZA 14638 SW 139 PL	*	2,172.00		

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME            STATUS           AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                       AMOUNT     #

                11/26/24 11262024 202411 320-53800-10000                                   *           1,409.00
                          FONT 3162 NE 3 DR
                11/26/24 112624   202411 320-53800-10000                                   *           2,116.00
                          LAW 3530 NW 205 ST
                11/26/24 112624-0 202411 320-53800-10000                                   *           2,276.00
                          PENATE 7415 S WATERWAY DR
                                                     YOKY INSULATION INC                                          20,605.00 000568
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/18/24 00031   9/30/24 6034     202409 310-51300-49100                                   *           2,500.00
                          3RD QRT 2024
                                                     ESTRADA HINOJOSA                                              2,500.00 000569
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/18/24 00014  12/03/24 87005306 202411 310-51300-42000                                   *              33.41
                          DELIVERY THRU 11/22/24
                                                     FEDEX                                                            33.41 000570
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/18/24 00020  12/04/24 26520    202412 310-51300-32200                                   *           1,500.00
                          AUDIT FYE 09/30/24
                                                     GRAU & ASSOCIATES                                             1,500.00 000571
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/18/24 99999  12/18/24 VOID     202412 000-00000-00000                                   C                .00
                          VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                .00 000572
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/18/24 00009  11/22/24 11222024 202411 310-51300-31503                                   *           2,490.97
                          11/22/24 FUNDING
                11/26/24 11262024 202411 310-51300-31503                                   *           2,167.48
                          11/26/24 FUNDING
                11/27/24 11272024 202411 310-51300-31503                                   *           3,126.11
                          11/27/24 FUNDING
                12/02/24 12022024 202412 310-51300-31503                                   *             868.80
                          12/2/24 FUNDING
                12/04/24 12042024 202412 310-51300-31503                                   *           1,550.00
                          12/4/24 FUNDING
                12/06/24 12062024 202412 310-51300-31503                                   *           3,024.97
                          12/6/24 FUNDING
                12/10/24 12102024 202412 310-51300-31503                                   *           2,459.83
                          12/10/24 FUNDING
                12/11/24 12112024 202412 310-51300-31503                                   *           1,400.00
                          12/11/24 FUNDING
                12/12/24 294766   202411 310-51300-31500                                   *           7,616.00
                          SVCS 11/24  GENERAL
                12/12/24 294767   202411 310-51300-31501                                   *             756.55
                          SVCS 11/24  BOND DOC
                12/12/24 294768   202411 310-51300-31502                                   *             377.00
                          SVCS 11/24  BANKRUPTCY
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/12/24	294769	202411	310-51300-31502		*	493.00		
			SVCS 12/24 BREACH OF CONT							
		12/12/24	294770	202412	310-51300-31502		*	3.66		
			SVCS 12/24 BREACH OF CON							
		12/13/24	12132024	202412	310-51300-31503		*	1,950.00		
			12/13/24 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			28,284.37	000573
12/18/24	00043	11/27/24	11272024	202411	320-53800-10000		*	1,637.00		
			PARKER 1415 MERCADO AVE							
		11/27/24	11272024	202411	320-53800-10000		*	1,651.00		
			MONTES 5130 SW 102 CT							
		11/27/24	112724	202411	320-53800-10000		*	1,316.00		
			PAZ 160 SW 115 AVE							
		12/02/24	12022024	202412	320-53800-10000		*	1,943.00		
			ESPOSITO 9441 SW 227 TER							
		12/02/24	120224	202412	320-53800-10000		*	2,860.00		
			KOBRINSKI 5030 GRANADA							
		12/03/24	12032024	202412	320-53800-10000		*	1,253.00		
			HONEYWELL 9881 NW 26 ST							
		12/03/24	12032024	202412	320-53800-10000		*	2,245.00		
			MAYOR 15540 SW 68 TER							
		12/03/24	120324	202412	320-53800-10000		*	1,972.00		
			GARCIA 11302 SW 100 AVE							
		12/04/24	12042024	202412	320-53800-10000		*	2,165.00		
			BOYD 15255 SW 173 ST							
						YOKY INSULATION INC			17,042.00	000574
1/02/25	00047	11/01/24	2024-11	202411	320-53800-20000		*	7,752.49		
			SVCS 11/24							
						CATALYST MIAMI INC - DON'T MAIL ACH			7,752.49	000575
1/07/25	00043	1/02/25	01022025	202501	320-53800-10000		*	1,556.00		
			RODRIGUEZ 125 W 55 ST							
		1/02/25	01022025	202501	320-53800-10000		*	1,181.00		
			CRAMER 142 NW 100 ST							
		1/02/25	01022025	202501	320-53800-10000		*	1,285.00		
			JOHNSON 1265 NW 70 ST							
		1/02/25	01022025	202501	320-53800-10000		*	2,647.00		
			DSOUZA 2515 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		*	2,698.00		
			CARRILLO 2520 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		*	1,392.00		
			ACEVEDO 14917 SW 93 ST							
		1/03/25	01032025	202501	320-53800-10000		*	1,303.00		
			TAVAREZ 5340 NW 197 TER							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/03/25	01032025	202501	320-53800-10000		*	1,955.00		
			MOLINA 14336 SW 172 ST							
		1/03/25	01032025	202501	320-53800-10000		*	1,616.00		
			BARREDA 14860 SW 177 TER							
		1/03/25	01032025	202501	320-53800-10000		*	2,556.00		
			MACHIN 15863 SW 150 TER							
		1/03/25	01032025	202501	320-53800-10000		*	1,408.00		
			ENRIQUEZ 3260 SW 84 AVE							
		1/02/25	01022025	202501	320-53800-10000		V	1,556.00-		
			RODRIGUEZ 125 W 55 ST							
		1/02/25	01022025	202501	320-53800-10000		V	1,181.00-		
			CRAMER 142 NW 100 ST							
		1/02/25	01022025	202501	320-53800-10000		V	1,285.00-		
			JOHNSON 1265 NW 70 ST							
		1/02/25	01022025	202501	320-53800-10000		V	2,647.00-		
			DSOUZA 2515 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		V	2,698.00-		
			CARRILLO 2520 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		V	1,392.00-		
			ACEVEDO 14917 SW 93 ST							
		1/03/25	01032025	202501	320-53800-10000		V	1,303.00-		
			TAVAREZ 5340 NW 197 TER							
		1/03/25	01032025	202501	320-53800-10000		V	1,955.00-		
			MOLINA 14336 SW 172 ST							
		1/03/25	01032025	202501	320-53800-10000		V	1,616.00-		
			BARREDA 14860 SW 177 TER							
		1/03/25	01032025	202501	320-53800-10000		V	2,556.00-		
			MACHIN 15863 SW 150 TER							
		1/03/25	01032025	202501	320-53800-10000		V	1,408.00-		
			ENRIQUEZ 3260 SW 84 AVE							
						YOKY INSULATION INC			.00	000576
1/07/25	00043	1/02/25	01022025	202501	320-53800-10000		*	1,556.00		
			RODRIGUEZ 125 W 55 ST							
		1/02/25	01022025	202501	320-53800-10000		*	1,181.00		
			CRAMER 142 NW 100 ST							
		1/02/25	01022025	202501	320-53800-10000		*	1,285.00		
			JOHNSON 1265 NW 70 ST							
		1/02/25	01022025	202501	320-53800-10000		*	2,647.00		
			DSOUZA 2515 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		*	2,698.00		
			CARRILLO 2520 FAIRWAYS DR							
		1/02/25	01022025	202501	320-53800-10000		*	1,392.00		
			ACEVEDO 14917 SW 93 ST							
		1/02/25	01022025	202501	320-53800-10000		*	1,363.00		
			HERRERA 20669 NE 2 CT							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/03/25	01032025	202501	320-53800-10000		*	1,303.00		
			TAVAREZ 5340 NW 197 TER							
		1/03/25	01032025	202501	320-53800-10000		*	1,955.00		
			MOLINA 14336 SW 172 ST							
		1/03/25	01032025	202501	320-53800-10000		*	1,616.00		
			BARREDA 14860 SW 177 TER							
		1/03/25	01032025	202501	320-53800-10000		*	2,556.00		
			MACHIN 15863 SW 150 TER							
		1/03/25	01032025	202501	320-53800-10000		*	1,408.00		
			ENRIQUEZ 3260 SW 84 AVE							
						YOKY INSULATION INC			20,960.00	000577
1/14/25	00031	12/17/24	6125	202412	310-51300-49100		*	2,916.66		
			SVCS OCT/NOV/DEC 24							
						ESTRADA HINOJOSA			2,916.66	000578
1/14/25	00001	1/01/25	197	202501	310-51300-34200		*	7,486.25		
			ACCOUNTING FEE 01/25							
		1/01/25	198	202501	310-51300-34000		*	3,603.42		
			MGMT FEE 01/25							
		1/01/25	198	202501	310-51300-49500		*	125.00		
			WEBSITE ADMIN 01/25							
		1/01/25	199	202501	310-51300-34300		*	5,300.00		
			COMPLIANCE 01/25							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,514.67	000579
1/14/25	00009	12/17/24	121724	202412	310-51300-31503		*	2,250.00		
			12/17/24 FUNDING							
		12/18/24	121824	202412	310-51300-31503		*	1,316.06		
			12/18/24 FUNDING							
		12/20/24	122024	202412	310-51300-31503		*	2,792.90		
			12/20/24 FUNDING							
		12/23/24	122324	202412	310-51300-31503		*	3,157.36		
			12/23/24 FUNDING							
		12/26/24	122624	202412	310-51300-31503		*	1,368.59		
			12/26/24 FUNDING							
		12/27/24	122724	202412	310-51300-31503		*	962.40		
			12/27/24 FUNDING							
		12/30/24	123024	202412	310-51300-31503		*	1,550.00		
			12/30/24 FUNDING							
		1/02/25	010225	202501	310-51300-31503		*	631.02		
			01/02/25 FUNDING							
		1/03/25	010325	202501	310-51300-31503		*	1,300.00		
			01/03/25 FUNDING							
		1/07/25	010725	202501	310-51300-31503		*	551.52		
			01/07/25 FUNDING							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/08/25	010825	202501	310-51300-31503		*	1,102.32		
			01/08/25 FUNDING							
		1/10/25	011025	202501	310-51300-31503		*	2,266.78		
			01/10/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			19,248.95	000580
1/22/25	00009	1/14/25	011425	202501	310-51300-31503		*	1,857.76		
			01/14/25 FUNDING							
		1/15/25	011525	202501	310-51300-31503		*	1,115.26		
			01/15/25 FUNDING							
		1/17/25	011725	202501	310-51300-31503		*	2,660.86		
			01/17/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			5,633.88	000581
1/22/25	00043	1/06/25	01062025	202501	320-53800-10000		*	2,240.00		
			MILANES 18837 NW 78 PL							
		1/06/25	01062025	202501	320-53800-10000		*	1,519.00		
			MILANES 18842 NW 78 PL							
		1/06/25	010625	202501	320-53800-10000		*	1,940.00		
			POLIT 7145 SW 83 PL							
		1/07/25	01072025	202501	320-53800-10000		*	2,316.00		
			ROJAS 16211 SW 274 ST							
		1/07/25	01072025	202501	320-53800-10000		*	1,892.00		
			RODRIGUEZ 20925 SW 89 PL							
		1/07/25	010725	202501	320-53800-10000		*	1,322.00		
			ROJAS 14240 SW 171 TER							
		1/09/25	01092025	202501	320-53800-10000		*	1,222.00		
			COWART 26220 SW 136 PL							
		1/09/25	010925	202501	320-53800-10000		*	2,713.00		
			MARIN 3102 NW 19 ST							
		1/13/25	01132025	202501	320-53800-10000		*	2,286.00		
			MONTES DE OCA 13714 SW							
		1/13/25	011325	202501	320-53800-10000		*	1,813.00		
			MEDINA 15245 SW 173 ST							
		1/15/25	01152025	202501	320-53800-10000		*	1,066.00		
			MULKEY 1830 NW 51 ST							
		1/15/25	01152025	202501	320-53800-10000		*	3,110.00		
			ALBELO 7990 SW 73 PL							
		1/15/25	011525	202501	320-53800-10000		*	3,312.00		
			WALKER 2550 FAIRWAYS DR							
						YOKY INSULATION INC			26,751.00	000582
2/11/25	00047	12/01/24	2024-12	202412	320-53800-20000		*	9,980.65		
			SVCS 12/24							
						CATALYST MIAMI INC - DON'T MAIL ACH			9,980.65	000583

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00001	2/01/25	200	202502	310-51300-34200	ACCOUNTING 02/25		*	7,486.25		
		2/01/25	201	202502	310-51300-34000	MGMT FEE 02/25		*	3,603.42		
		2/01/25	201	202502	310-51300-49500	WEBSITE ADMIN 02/25		*	125.00		
		2/01/25	201	202502	310-51300-42000	POSTAGE & DELIVERY 02/25		*	.69		
		2/01/25	202	202502	310-51300-34300	COMPLIANCE FEES 02/25		*	5,300.00		
							GOVERNMENTAL MANAGEMENT SERVICES -			16,515.36	000584
2/11/25	00020	2/04/25	26792	202501	310-51300-32200	AUDIT FYE 09/30/2024		*	500.00		
							GRAU & ASSOCIATES			500.00	000585
2/11/25	00009	1/22/25	296409	202412	310-51300-31500	SVCS 12/24 GENERAL		*	4,632.50		
		1/22/25	296410	202412	310-51300-31501	SVCS 12/24 BOND		*	667.00		
		1/22/25	296411	202412	310-51300-31502	SVCS 12/24 TAX/PROPERTY		*	290.00		
		1/22/25	296412	202412	310-51300-31502	SVCS 12/24 BANKRUPTCY		*	899.00		
		1/22/25	296413	202412	310-51300-31502	SVCS 12/24 109 CUESTA		*	58.00		
							WEISS SEROTA HELFMAN COLE & BIERMAN			6,546.50	000586
2/11/25	00043	1/21/25	01212025	202501	320-53800-10000	PONS 11220 SW 138 TERR		*	2,122.00		
		1/21/25	01212025	202501	320-53800-10000	STEED 18920 NW 23 AVE		*	1,527.00		
		1/21/25	012125	202501	320-53800-10000	HERNANDEZ 14737 SW TER		*	1,665.00		
		1/21/25	012125-2	202501	320-53800-10000	TORRES 11455 QUAIL ROOST		*	1,089.00		
		1/22/25	01222025	202501	320-53800-10000	BRITO 12740 SW 187 ST		*	2,344.00		
		1/22/25	01222025	202501	320-53800-10000	RAXACH 19630 NW 82 CT		*	1,740.00		
		1/22/25	012225	202501	320-53800-10000	QUINTERO 16560 SW 82 ST		*	2,492.00		
		1/24/25	01242025	202501	320-53800-10000	BUDIHAS 409 GERONA AVE		*	1,449.00		
		1/24/25	012425	202501	320-53800-10000	BUCHANAN 1230 SW 20 ST		*	1,315.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/25/25	01252025	202501	320-53800-10000		*	1,736.00		
			GRACIELA 12430 SW 32 TER							
		1/30/25	01302025	202501	320-53800-10000		*	2,421.00		
			CAUDILLI 14440 KENDALE							
		2/04/25	02042025	202502	320-53800-10000		*	1,335.00		
			PRIETO 251 W 41 ST							
		2/04/25	020425	202502	320-53800-10000		*	1,945.00		
			GARCIA 1228 W 78 TER							
						YOKY INSULATION INC			23,180.00	000587
2/18/25	00014	2/11/25	87672862	202502	310-51300-42000		*	39.13		
			DELIVERY THRU 02/04/25							
						FEDEX			39.13	000588
2/18/25	99999	2/18/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000589
2/18/25	00009	1/21/25	012125	202501	310-51300-31503		*	1,614.05		
			01/21/25 FUNDING							
		1/22/25	012225	202501	310-51300-31503		*	1,300.00		
			01/22/25 FUNDING							
		1/24/25	012425	202501	310-51300-31503		*	750.00		
			01/24/25 FUNDING							
		1/28/25	012825	202501	310-51300-31503		*	2,400.00		
			01/28/25 FUNDING							
		1/29/25	012925	202501	310-51300-31503		*	1,350.00		
			01/29/25 FUNDING							
		1/31/25	013125	202501	310-51300-31503		*	2,113.60		
			01/31/25 FUNDING							
		2/04/25	020425	202502	310-51300-31503		*	1,850.00		
			02/04/25 FUNDING							
		2/05/25	020525	202502	310-51300-31503		*	901.10		
			02/05/25 FUNDING							
		2/07/25	020725	202502	310-51300-31503		*	2,015.00		
			02/07/25 FUNDING							
		2/11/25	021125	202502	310-51300-31503		*	1,608.00		
			02/11/25 FUNDING							
		2/12/25	021225	202502	310-51300-31503		*	940.52		
			02/12/25 FUNDING							
		2/12/25	297357	202501	310-51300-31502		*	526.00		
			SVCS 01/25 COMPLAINT FOR							
		2/14/25	021425	202502	310-51300-31503		*	1,850.00		
			02/14/25 FUNDING							
		2/14/25	297351	202501	310-51300-31500		*	5,597.06		
			SVCS 01/25 GENERAL							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/14/25	297352	202502	310-51300-31501		*	203.00		
			SVCS 02/25 BOND DOC DRAFT							
		2/14/25	297353	202501	310-51300-31502		*	58.00		
			SVCS 01/25 TAX COLLECTOR							
		2/14/25	297354	202501	310-51300-31502		*	1,647.80		
			SVCS 01/25 BANKRUPTCY							
		2/14/25	297355	202501	310-51300-31502		*	265.00		
			SVCS 01/25 HOTEL MAINT							
		2/14/25	297356	202501	310-51300-31502		*	120.00		
			SVCS 01/25 COMPLAINT FOR							
		2/14/25	297358	202501	310-51300-31502		*	232.00		
			SVCS 01/25 BREACH OF CONT							
		2/14/25	297359	202501	310-51300-31502		*	2,436.00		
			SVCS 01/25 BREACH OF CONT							
		2/14/25	297360	202501	310-51300-31502		*	2,088.00		
			SVCS 01/25 BREACH OF CONT							
		2/14/25	297361	202501	310-51300-31502		*	58.00		
			SVCS 01/25 COMPLAINT RELI							
						WEISS SEROTA HELFMAN COLE & BIERMAN			31,923.13	000590
2/26/25	00043	2/08/25	02082025	202502	320-53800-10000		*	1,110.00		
			JUAREZ 12480 SW 12 LN							
		2/11/25	02112025	202502	320-53800-10000		*	1,104.00		
			MURILLO 14250 SW 171 TERR							
		2/11/25	021125	202502	320-53800-10000		*	2,320.00		
			CRUZ 21322 SW 94TH CT							
		2/13/25	02132025	202502	320-53800-10000		*	4,768.00		
			GONZALEZ 7272 SW 132 ST							
		2/15/25	02152025	202502	320-53800-10000		*	1,515.00		
			HADDLY 795 NW LITTLE RIVE							
		2/15/25	021525	202502	320-53800-10000		*	1,459.00		
			SILES 14525 SW 286 ST							
						YOKY INSULATION INC			12,276.00	000591
3/11/25	00047	1/01/25	2025-01	202501	320-53800-20000		*	9,272.78		
			SVCS 01/25							
						CATALYST MIAMI INC - DON'T MAIL ACH			9,272.78	000592
3/11/25	00001	3/01/25	203	202503	310-51300-34200		*	7,486.25		
			ACCOUNTING FEES 03/25							
		3/01/25	204	202503	310-51300-34000		*	3,603.42		
			MGMT FEE 03/25							
		3/01/25	204	202503	310-51300-49500		*	125.00		
			WEBSITE ADMIN 03/25							
		3/01/25	204	202503	310-51300-42000		*	2.76		
			POSTAGE & DELIVERY 03/25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		3/01/25	204	202503	310-51300-42500		*	11.10		
			COPIES 03/25							
		3/01/25	205	202503	310-51300-34300		*	5,300.00		
			COMPLIANCE FEE 03/25							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,528.53	000593
3/11/25	00020	3/03/25	26987	202503	310-51300-32200		*	10,000.00		
			AUDIT FYE 09/30/24							
						GRAU & ASSOCIATES			10,000.00	000594
3/11/25	00009	2/18/25	02182025	202502	310-51300-31503		*	1,767.02		
			02/18/25 FUNDING							
		2/19/25	02192025	202502	310-51300-31503		*	1,812.88		
			02/19/25 FUNDING							
		2/21/25	02212025	202502	310-51300-31503		*	1,963.20		
			02/21/25 FUNDING							
		2/25/25	02252025	202502	310-51300-31503		*	900.00		
			02/25/25 FUNDING							
		2/26/25	02262025	202502	310-51300-31503		*	500.00		
			02/26/25 FUNDING							
		2/28/25	02282025	202502	310-51300-31503		*	3,159.20		
			02/28/25 FUNDING							
		3/04/25	03042025	202503	310-51300-31503		*	900.00		
			03/04/25 FUNDING							
		3/05/25	03052025	202503	310-51300-31503		*	1,454.39		
			03/05/25 FUNDING							
		3/07/25	03072025	202503	310-51300-31503		*	2,005.20		
			03/07/25 FUNDING							
		3/11/25	03112025	202503	310-51300-31503		*	2,027.95		
			03/11/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			16,489.84	000595
3/18/25	00001	3/01/25	206	202502	310-51300-34100		*	1,339.50		
			K PROCESSING 09/24							
		3/01/25	206	202502	310-51300-34100		*	5,653.50		
			K PROCESSING 10/24-02/25							
		3/01/25	206	202502	310-51300-34100		V	1,339.50-		
			K PROCESSING 09/24							
		3/01/25	206	202502	310-51300-34100		V	5,653.50-		
			K PROCESSING 10/24-02/25							
						GOVERNMENTAL MANAGEMENT SERVICES -			.00	000596
3/18/25	00009	3/14/25	298757	202502	310-51300-31500		*	2,523.00		
			GENERAL SVCS FEB 2025							
		3/14/25	298758	202502	310-51300-31502		*	58.00		
			GENERAL BANKRUPTCY 02/25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/14/25	298759	202502	310-51300-31502		*	1,189.00		
			COMPLIANT OF DAMAGES-DGR							
		3/14/25	298760	202502	310-51300-31502		*	464.00		
			COMPLAINT PARTITION PROP							
		3/14/25	298761	202502	310-51300-31502		*	435.00		
			BREACH CONTRACT-DESNOYERS							
		3/14/25	298762	202502	310-51300-31502		*	2,813.00		
			BREACH CONTRACT-CUESTA OQ							
		3/14/25	298763	202502	310-51300-31502		*	880.37		
			BREACH CONTRACT-PACHECO D							
		3/14/25	298764	202502	310-51300-31502		*	203.00		
			COMPLAINT RELIEF-VALIENTE							
		3/14/25	298765	202502	310-51300-31502		*	290.00		
			COMPLAINT RELIEF-ZHANG JU							
						WEISS SEROTA HELFMAN COLE & BIERMAN			8,855.37	000597
3/18/25	00043	2/28/25	02282025	202502	320-53800-10000		*	1,096.00		
			ABELSON-8301 SW 62 CT							
		2/28/25	02282025	202502	320-53800-10000		*	1,416.00		
			QUINTERO-8566 SW 165 PL							
		3/14/25	03142025	202503	320-53800-10000		*	1,679.00		
			KRIZIA-10258 SW 145							
						YOKY INSULATION INC			4,191.00	000598
3/18/25	00001	3/01/25	203	202409	310-51300-34100		*	1,339.50		
			09/24 SVCS							
		3/01/25	206.	202502	310-51300-34100		*	5,653.50		
			10/24 - 02/25 SVCS							
						GOVERNMENTAL MANAGEMENT SERVICES -			6,993.00	000599
4/01/25	00047	2/01/25	2025-02	202502	320-53800-20000		*	8,315.71		
			SVCS 02/25							
						CATALYST MIAMI INC - DON'T MAIL ACH			8,315.71	000600
4/01/25	00009	3/12/25	031225	202503	310-51300-31503		*	1,903.48		
			03/12/25 FUNDING							
		3/14/25	031425	202503	310-51300-31503		*	1,567.03		
			03/14/25 FUNDING							
		3/18/25	031825	202503	310-51300-31503		*	2,182.40		
			03/18/25 FUNDING							
		3/19/25	031925	202503	310-51300-31503		*	1,240.00		
			03/19/25 FUNDING							
		3/21/25	032125	202503	310-51300-31503		*	1,913.46		
			03/21/25 FUNDING							
		3/25/25	03252025	202503	310-51300-31503		*	2,427.29		
			03/25/25 FUNDING							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/26/25	032625	202503	310-51300-31503		*	1,193.62		
			03/26/25 FUNDING							
		3/28/25	032825	202503	310-51300-31503		*	2,721.41		
			03/28/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			15,148.69	000601
4/01/25	99999	4/01/25	VOID	202504	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000602
4/01/25	00043	3/18/25	03182025	202503	320-53800-60000		*	1,424.00		
			GARCIA 9915 SW 73 ST							
		3/18/25	03182025	202503	320-53800-60000		*	1,862.00		
			PEREZ 12720 SW 40 ST							
		3/18/25	03182025	202503	320-53800-60000		*	1,572.00		
			PEREZ 14819 SW 177 TER							
		3/18/25	031825	202503	320-53800-60000		*	1,604.00		
			ROSADO 5222 SW 128 PL							
		3/24/25	03242025	202503	320-53800-60000		*	1,194.00		
			GOLDEN 8841 NW 8TH AVE							
		3/24/25	032425	202503	320-53800-60000		*	1,480.00		
			HUMPHREY 8901 NW 12 CT							
		3/26/25	03262025	202503	320-53800-60000		*	1,648.00		
			TAYLOR 1051 NW 87TH ST							
		3/26/25	032625	202503	320-53800-60000		*	1,369.00		
			DE LEON 8886 SW 226 TER							
		3/27/25	03272025	202503	320-53800-60000		*	1,527.00		
			ROCHE 28993 SW 187 AVE							
		3/27/25	0327205-	202503	320-53800-60000		*	1,573.00		
			BARREDA 13111 SW 212 TER							
		3/27/25	032725	202503	320-53800-60000		*	1,551.00		
			CLAIR 8500 SW 185 TER							
		3/29/25	03292025	202503	320-53800-60000		*	1,555.00		
			GOREE 1270 LITTLE RIVER							
		3/29/25	03292025	202503	320-53800-60000		*	1,067.00		
			BARNETT 2350 NW 204 ST							
		3/29/25	032925	202503	320-53800-60000		*	1,636.00		
			RICHARDS 1271 NW 202 ST							
		3/18/25	03182025	202503	320-53800-60000		V	1,424.00-		
			GARCIA 9915 SW 73 ST							
		3/18/25	03182025	202503	320-53800-60000		V	1,862.00-		
			PEREZ 12720 SW 40 ST							
		3/18/25	03182025	202503	320-53800-60000		V	1,572.00-		
			PEREZ 14819 SW 177 TER							
		3/18/25	031825	202503	320-53800-60000		V	1,604.00-		
			ROSADO 5222 SW 128 PL							

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 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...           VENDOR NAME            STATUS          AMOUNT    ....CHECK.....
  DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                              AMOUNT     #

                3/24/25 03242025 202503 320-53800-60000                                 V            1,194.00-
                         GOLDEN 8841 NW 8TH AVE
                3/24/25 032425   202503 320-53800-60000                                 V            1,480.00-
                         HUMPHREY 8901 NW 12 CT
                3/26/25 03262025 202503 320-53800-60000                                 V            1,648.00-
                         TAYLOR 1051 NW 87TH ST
                3/26/25 032625   202503 320-53800-60000                                 V            1,369.00-
                         DE LEON 8886 SW 226 TER
                3/27/25 03272025 202503 320-53800-60000                                 V            1,527.00-
                         ROCHE 28993 SW 187 AVE
                3/27/25 0327205- 202503 320-53800-60000                                 V            1,573.00-
                         BARREDA 13111 SW 212 TER
                3/27/25 032725   202503 320-53800-60000                                 V            1,551.00-
                         CLAIR 8500 SW 185 TER
                3/29/25 03292025 202503 320-53800-60000                                 V            1,555.00-
                         GOREE 1270 LITTLE RIVER
                3/29/25 03292025 202503 320-53800-60000                                 V            1,067.00-
                         BARNETT 2350 NW 204 ST
                3/29/25 032925   202503 320-53800-60000                                 V            1,636.00-
                         RICHARDS 1271 NW 202 ST
                                                     YOKY INSULATION INC                                                   .00 000603
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/01/25 99999  4/01/25 VOID     202504 000-00000-00000                                 C                  .00
                         VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                   .00 000604
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/01/25 00043  3/18/25 03182025 202503 320-53800-10000                                 *            1,424.00
                         GARCIA 9915 SW 73 ST
                3/18/25 03182025 202503 320-53800-10000                                 *            1,862.00
                         PEREZ 12720 SW 40 ST
                3/18/25 03182025 202503 320-53800-10000                                 *            1,572.00
                         PEREZ 14819 SW 177 TER
                3/18/25 031825   202503 320-53800-10000                                 *            1,604.00
                         ROSADO 5222 SW 128 PL
                3/24/25 03242025 202503 320-53800-10000                                 *            1,194.00
                         GOLDEN 8841 NW 8TH AVE
                3/24/25 032425   202503 320-53800-10000                                 *            1,480.00
                         HUMPHREY 8901 NW 12 CT
                3/26/25 03262025 202503 320-53800-10000                                 *            1,648.00
                         TAYLOR 1051 NW 87TH ST
                3/26/25 032625   202503 320-53800-10000                                 *            1,369.00
                         DE LEON 8886 SW 226 TER
                3/27/25 03272025 202503 320-53800-10000                                 *            1,527.00
                         ROCHE 28993 SW 187 AVE
                3/27/25 0327205- 202503 320-53800-10000                                 *            1,573.00
                         BARREDA 13111 SW 212 TER
```

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/27/25	032725	202503	320-53800-10000		*	1,551.00		
			CLAIR 8500 SW 185 TER							
		3/29/25	03292025	202503	320-53800-10000		*	1,555.00		
			GOREE 1270 LITTLE RIVER							
		3/29/25	03292025	202503	320-53800-10000		*	1,067.00		
			BARNETT 2350 NW 204 ST							
		3/29/25	032925	202503	320-53800-10000		*	1,636.00		
			RICHARDS 1271 NW 202 ST							
						YOKY INSULATION INC			21,062.00	000605
4/22/25	00047	3/01/25	2025-03	202503	320-53800-20000		*	8,304.21		
			SVCS 03/25							
						CATALYST MIAMI INC - DON'T MAIL ACH			8,304.21	000606
4/22/25	00001	4/01/25	207	202504	310-51300-34200		*	7,486.25		
			ACCOUNTING 04/25							
		4/01/25	208	202504	310-51300-34000		*	3,603.42		
			MGMT FEE 04/25							
		4/01/25	208	202504	310-51300-49500		*	125.00		
			WEBSITE ADMIN 04/25							
		4/01/25	208	202504	310-51300-42000		*	10.33		
			POSTAGE&DELIVERY 04/25							
		4/01/25	208	202504	310-51300-42500		*	.15		
			COPIES 04/25							
		4/01/25	209	202504	310-51300-34300		*	5,300.00		
			COMPLIANCE FEE 04/25							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,525.15	000607
4/22/25	00020	4/01/25	27197	202504	310-51300-32200		*	15,000.00		
			AUDIT FYE 09/30/24							
						GRAU & ASSOCIATES			15,000.00	000608
4/22/25	00009	4/15/25	300057	202503	310-51300-31500		*	2,751.00		
			GENERAL 03/25							
		4/15/25	300058	202503	310-51300-31501		*	1,044.00		
			BOND DOC DRAFING 03/25							
		4/15/25	300059	202503	310-51300-31502		*	232.00		
			GENERAL BANKRUPTCY 03/25							
		4/15/25	300060	202503	310-51300-31502		*	145.00		
			102 DGR HOTEL MAINT 03/25							
		4/15/25	300061	202503	310-51300-31502		*	1,624.00		
			115 MAX,JEAN COMPLAINT							
						WEISS SEROTA HELFMAN COLE & BIERMAN			5,796.00	000609
4/22/25	00043	4/02/25	04022025	202504	320-53800-10000		*	1,389.00		
			GENES 13761 SW 84 ST							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/02/25	040225	202504	320-53800-10000		*	1,177.00		
			GALVEZ 5810 SW 13 TER							
		4/04/25	04042025	202504	320-53800-10000		*	1,152.00		
			CANAS 8401 SW 99 AVE							
		4/04/25	040425	202504	320-53800-10000		*	1,680.00		
			PEREZ 7807 SW 140 CT							
		4/07/25	040725	202504	320-53800-10000		*	1,459.00		
			TOME 12959 SW 56 TER							
		4/11/25	041125	202504	320-53800-10000		*	1,653.00		
			EVERETT 1141 NW LITTLE R							
		4/12/25	011225	202504	320-53800-10000		*	1,380.00		
			CLARK 1531 NW 52 ST							
		4/12/25	0412205	202504	320-53800-10000		*	1,300.00		
			CLARK JR 3225 NW 49 ST							
						YOKY INSULATION INC			11,190.00	000610
4/23/25	00009	3/31/25	03312025	202503	310-51300-31503		*	1,850.00		
			03/31/25 FUNDING							
		4/02/25	04022025	202504	310-51300-31503		*	950.00		
			04/02/25 FUNDING							
		4/04/25	04042025	202504	310-51300-31503		*	1,994.49		
			04/04/25 FUNDING							
		4/08/25	04082025	202504	310-51300-31503		*	2,655.04		
			04/08/25 FUNDING							
		4/09/25	04092025	202504	310-51300-31503		*	1,200.00		
			04/09/25 FUNDING							
		4/11/25	04112025	202504	310-51300-31503		*	1,805.26		
			04/11/25 FUNDING							
		4/15/25	04152025	202504	310-51300-31503		*	2,238.18		
			04/15/25 FUNDING							
		4/16/25	04162025	202504	310-51300-31503		*	950.00		
			04/16/25 FUNDING							
		4/18/25	04182025	202504	310-51300-31503		*	1,765.30		
			04/18/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			15,408.27	000611
5/07/25	00031	4/23/25	6241	202504	310-51300-52000		*	3,750.00		
			1ST QRTER 2025							
						ESTRADA HINOJOSA			3,750.00	000612
5/07/25	00001	5/01/25	210	202505	310-51300-34200		*	7,486.25		
			ACCOUNTING FEES 05/25							
		5/01/25	211	202505	310-51300-34000		*	3,603.42		
			MGMT FEE 05/25							
		5/01/25	211	202505	310-51300-49500		*	125.00		
			WEB SITE ADMIN 05/25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/25	212	202505	310-51300-34300		*	5,300.00		
			COMPLIANCE FEES 05/25							
						GOVERNMENTAL MANAGEMENT SERVICES -			16,514.67	000613
5/07/25	00020	5/01/25	27448	202505	310-51300-32200		*	10,000.00		
			AUDIT FYE 09/30/24							
						GRAU & ASSOCIATES			10,000.00	000614
5/07/25	00009	4/22/25	04222025	202504	310-51300-31503		*	1,503.48		
			04/22/25 FUNDING							
		4/23/25	04232025	202504	310-51300-31503		*	932.83		
			04/23/25 FUNDING							
						WEISS SEROTA HELFMAN COLE & BIERMAN			2,436.31	000615
5/07/25	00043	4/18/25	04182025	202504	320-53800-10000		*	1,712.00		
			PENA 8265 SW 197 TERR							
		4/18/25	041825	202504	320-53800-10000		*	1,248.00		
			DIAZ 14345 SW 57 LN							
		4/19/25	04192025	202504	320-53800-10000		*	880.00		
			JIMENEZ 1700 NW 6 ST							
		4/19/25	04192025	202504	320-53800-10000		*	1,246.00		
			OLIVA 21801 SW 99 AVE							
		4/19/25	041925	202504	320-53800-10000		*	1,364.00		
			NAVARRO 6910 SW 132 PL							
		4/21/25	04212025	202504	320-53800-10000		*	1,797.00		
			CHRISTIE 14625 SW 59 TERR							
		4/23/25	04232025	202504	320-53800-10000		*	1,304.00		
			BURKES 3915 NW 171 TERR							
		4/23/25	042325	202504	320-53800-10000		*	1,857.00		
			RIVEROL 14515 SW 57 TERR							
						YOKY INSULATION INC			11,408.00	000616

TOTAL FOR BANK A	815,780.10
TOTAL FOR REGISTER	815,780.10

Green Corridor

P.A.C.E. District

Unaudited Financial Reporting

April 30, 2025

Table of Contents

Green Corridor

P.A.C.E. District

Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Totals Governmental Funds
Cash Operating Account	$ 314,444	$ -	$ 314,444
Investments:			
State Board of Administration	127,886	-	127,886
BankUnited Money Market	1,561,579	-	1,561,579
Revenue Accounts			
2013	-	242,543	242,543
2016	-	100,741	100,741
2016-1	-	12,867	12,867
2017-1	-	4,325	4,325
2017-2	-	266,588	266,588
2017	-	104,749	104,749
2018-1	-	162,585	162,585
2019-1	-	272,092	272,092
2019-2	-	133,841	133,841
2020-1	-	407,005	407,005
2021-1	-	296,571	296,571
2022-1	-	778,648	778,648
2022	-	527,466	527,466
2023-1	-	500,001	500,001
2024-1	-	322,172	322,172
Suspense	-	105,974,647	105,974,647
Total Assets	**$ 2,003,909**	**$ 110,106,841**	**$ 112,110,750**
Liabilities:			
Accounts Payable	$ 18,957	$ -	$ 18,957
Total Liabilities	**$ 18,957**	**$ -**	**$ 18,957**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 110,106,841	$ 110,106,841
Unassigned	1,984,951	-	1,984,951
Total Fund Balances	**$ 1,984,951**	**$ 110,106,841**	**$ 112,091,792**
Total Liabilities & Fund Balance	**$ 2,003,909**	**$ 110,106,841**	**$ 112,110,750**

Green Corridor

P.A.C.E. District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2025

	Adopted Budget	Prorated Budget Through 04/30/25	Actual Through 04/30/25	Variance
Revenues:				
Closing Fee Revenue Share	$ 450,000	$ 262,500	$ 226,036	$ (36,464)
Interest Income	20,000	11,667	40,387	28,720
Carryforward Surplus	662,336	-	-	-
Total Revenues	**$ 1,132,336**	**$ 274,167**	**$ 266,422**	**$ (7,744)**
Expenditures:				
General and Administrative:				
Attorney - General	$ 75,000	$ 43,750	$ 29,152	$ 14,598
Attorney - Bond Doc Drafting	90,000	52,500	5,856	46,644
Attorney - Litigation/Misc	140,000	81,667	21,037	60,629
Annual Audit	60,000	35,000	27,000	8,000
Management Fees	43,241	25,224	25,224	(0)
Internal Audit	89,835	52,404	52,404	-
Compliance	63,600	37,100	37,100	-
Financial Advisor	10,000	5,833	6,667	(833)
Contract Processing	20,000	11,667	5,654	6,013
Postage	1,200	700	169	531
Insurance General Liability	7,685	7,685	7,266	419
Printing and Binding	1,000	583	43	541
Legal Advertising	2,500	1,458	-	1,458
Website Compliance	1,500	875	875	-
Other Current Charges	1,500	875	109	766
Office Supplies	100	58	4	54
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 607,336**	**$ 357,554**	**$ 218,733**	**$ 138,821**
Operations and Maintenance				
Florida Sun	$ 125,000	$ 72,917	$ 75,000	$ (2,083)
Insulation Program	400,000	233,333	257,462	(24,129)
Total Operations and Maintenance	**$ 525,000**	**$ 306,250**	**$ 332,462**	**$ (26,212)**
Total Expenditures	**$ 1,132,336**	**$ 663,804**	**$ 551,195**	**$ 112,609**
Excess (Deficiency) of Revenues over Expenditures	**$ 0**	**$ (389,637)**	**$ (284,772)**	**$ 104,865**
Fund Balance - Beginning			**$ 2,269,724**	
Fund Balance - Ending			**$ 1,984,951**	

Green Corridor

P.A.C.E. District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2025

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments	$ -	$ -	$ 103,911,760	$ 103,911,760
Prepaid Assessments	-	-	51,249,004	51,249,004
Interest Income	-	-	190,748	190,748
Total Revenues	**$ -**	**$ -**	**$ 155,351,512**	**$ 155,351,512**
Expenditures:				
Principal Expense	$ -	$ -	$ 51,777,117	$ (51,777,117)
Total Expenditures	**$ -**	**$ -**	**$ 51,777,117**	**$ (51,777,117)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 103,574,395	$ 103,574,395
Other Financing Sources/(Uses):				
Debt Service Fees	$ -	$ -	$ (431,594)	$ (431,594)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (431,594)	$ (431,594)
Net Change in Fund Balance	**$ -**	**$ -**	**$ 103,142,801**	**$ 103,142,801**
Fund Balance - Beginning			**$ 6,964,040**	
Fund Balance - Ending			**$ 110,106,841**	

Green Corridor

P.A.C.E. District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Closing Fee Revenue Share	$ 31,500	$ 35,550	$ 34,950	$ 29,025	$ 27,600	$ 34,475	$ 32,936	$ -	$ -	$ -	$ -	$ -	$ -	$ 226,036
Interest Income	6,401	5,867	5,870	5,724	5,184	5,754	5,586	-	-	-	-	-	40,387
Total Revenues	**$ 37,901**	**$ 41,417**	**$ 40,820**	**$ 34,749**	**$ 32,784**	**$ 40,229**	**$ 38,521**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 266,422**
Expenditures:													
General and Administrative:													
Attorney - General	$ 6,032	$ 7,616	$ 4,633	$ 5,597	$ 2,523	$ 2,751	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,152
Attorney - Bond Doc Drafting	3,185	757	667	-	203	1,044	-	-	-	-	-	-	5,856
Attorney - Litigation/Misc	3,153	870	1,251	7,431	6,332	2,001	-	-	-	-	-	-	21,037
Annual Audit	-	-	1,500	500	-	10,000	15,000	-	-	-	-	-	27,000
Management Fees	3,603	3,603	3,603	3,603	3,603	3,603	3,603	-	-	-	-	-	25,224
Internal Audit	7,486	7,486	7,486	7,486	7,486	7,486	7,486	-	-	-	-	-	52,404
Compliance	5,300	5,300	5,300	5,300	5,300	5,300	5,300	-	-	-	-	-	37,100
Financial Advisor	-	-	2,917	-	-	-	3,750	-	-	-	-	-	6,667
Contract Processing	1,341	1,190	875	1,106	1,143	-	-	-	-	-	-	-	5,654
Postage	82	33	1	-	40	3	10	-	-	-	-	-	169
Insurance General Liability	7,266	-	-	-	-	-	-	-	-	-	-	-	7,266
Printing and Binding	31	-	-	-	-	11	0	-	-	-	-	-	43
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Compliance	125	125	125	125	125	125	125	-	-	-	-	-	875
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	1	31	16	16	16	16	16	-	-	-	-	-	109
Office Supplies	4	-	-	-	-	-	-	-	-	-	-	-	4
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	**$ 37,784**	**$ 27,011**	**$ 28,372**	**$ 31,164**	**$ 26,771**	**$ 32,340**	**$ 35,291**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 218,733**
Operations and Maintenance													
Florida Sun	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000
Insulation Program	8,816	67,953	22,419	78,247	26,384	22,741	30,902	-	-	-	-	-	257,462
Undesignated	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations and Maintenance	**$ 8,816**	**$ 142,953**	**$ 22,419**	**$ 78,247**	**$ 26,384**	**$ 22,741**	**$ 30,902**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 332,462**
Total Expenditures	**$ 46,600**	**$ 169,964**	**$ 50,791**	**$ 109,410**	**$ 53,155**	**$ 55,081**	**$ 66,193**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 551,195**
Excess (Deficiency) of Revenues over Expenditures	$ (8,699)	$ (128,547)	$ (9,971)	$ (74,662)	$ (20,371)	$ (14,852)	$ (27,672)	$ -	$ -	$ -	$ -	$ -	$ (284,772)
Net Change in Fund Balance	**$ (8,699)**	**$ (128,547)**	**$ (9,971)**	**$ (74,662)**	**$ (20,371)**	**$ (14,852)**	**$ (27,672)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (284,772)**