

**FLORIDA GREEN
FINANCE AUTHORITY**

**REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 10, 2026
2:00 P.M.**

AGENDA
FLORIDA GREEN FINANCE AUTHORITY
Town of Lantana
500 Greynolds Circle
Lantana, FL 33462
1-800-743-4099 Access 9363638
REGULAR BOARD MEETING & PUBLIC HEARING
September 10, 2026
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 4, 2026 Regular Board Meeting.....Page 5
- G. Status/Program Update – Information Report.....Page 9
 - 1. Residential
- H. Public Hearing
 - 1. Proof of Publication.....Page 18
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 22
- I. Old Business
 - 1. Update Regarding Ongoing PACE Litigation in Florida
- J. New Business
 - 1. Consider Resolution No. 2026-06 – Adopting Fiscal Year 2026/2027 Meeting Schedule.....Page 31
 - 2. Consider Resolution No. 2026-07 – Reorganizing the Board of Supervisors.....Page 34
 - 3. Consider Resolution No. 2026-08 – Updating the Cost Sharing Report for Additional Commercial PACE Providers.....Page 37
 - 4. Consider Resolution No. 2026-09 – Establishing Applicable Updated Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the RenewPACE Program for Fiscal Year 2026/2027.....Page 64
 - 5. Review Draft of Request for Qualifications: Commercial PACE Third-Party Administrator Services.....Page 67
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn

Publication Date
2026-08-28

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

8/21/26 #12564132

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH: SARASOTA HERALD-TRIBUNE (SARASOTA) 8/21/26 & 8/28/26#12564127

AFFIDAVIT OF PUBLICATION

Laura Archer
Florida Green Finance
2501 Burns RD
Suite A

Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; with circulation in Escambia and Santa Rosa Counties; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

PNJ Pensacola News_Journal 08/21/2026, 08/28/2026
PNJ pnj.com 08/21/2026, 08/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$482.70

Tax Amount: \$0.00

Payment Cost: \$482.70

Order No: 12564160

of Copies:

Customer No: 729499

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

Notice of Public Hearing and Regular Board Meeting of the Florida Green Finance Authority
NOTICE IS HEREBY GIVEN that the Board of Supervisors ("Board") of the Florida Green Finance Authority ("Authority") will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.
The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.
Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:
Palm Beach County, FL: Town of Lantana (Actual Meeting Location) 500 Greynolds Circle Lantana, FL 33462
Sarasota County, FL: City of North Port (Remote Meeting Location) 4970 City Hall Boulevard Third Floor, Room 342 North Port, FL 34286
Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)
City of Pensacola City Hall, 1st Floor 222 West Main Street Pensacola, FL 32502 (2:00 P.M. Eastern/1:00 P.M. Central)
Indian River County, FL: City of Fellsmere (Remote Meeting Location) 22 S. Orange Street Fellsmere, FL 32948
If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.
Meetings may be cancelled from time to time without advertised notice.
FLORIDA GREEN FINANCE AUTHORITY
www.flgfa.org
8/21, 8/28/26 #12564160

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH: INDIAN RIVER PRESS JOURNAL (INDIAN RIVER) 8/21/26 & 8/28/26

TCN12564108

**FLORIDA GREEN FINANCE AUTHORITY
REGULAR BOARD MEETING
JUNE 4, 2026**

A. CALL TO ORDER

The June 4, 2026, Regular Board Meeting of the Florida Green Finance Authority was called to order at 2:02 p.m. in the Town of Mangonia Park located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407.

B. PROOF OF PUBLICATION

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in the *Palm Beach Post*, the *Sarasota Herald-Tribune*, the *Indian River Press Journal* and the *Pensacola News Journal* on May 22, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Supervisor	Jurisdiction	
Chair Nicole Dritz	Town of Lantana	Present
Darrion Scott	Town of Mangonia Park	Present
Robert Loring		Present via phone
Jennifer McMahon	City of Cooper City	Present via phone
Dave Robau		Present via phone
Tricia Wisner	City of North Port	Absent

Others present at the meeting included:

Staff Member	Company/Agency
James Candela	Special District Services, Inc.
Mitty Barnard	Davis & Associates, P.A.

Others present included:

Staff Member	Company/Agency
Erin Deady	Erin L. Deady, P.A.
Bill Capko (by phone)	Lewis, Longman & Walker
Matthew Choy (by phone)	Renew Financial

Jennifer Rojo Suarez	Renew Financial
Laura Bravo (by phone)	Renew Financial

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. March 5, 2026, Regular Board Meeting

A **motion** was made by Supervisor McMahon, seconded by Supervisor Scott and passed unanimously approving the minutes of the March 5, 2026, Regular Board Meeting, as presented.

G. STATUS/PROGRAM UPDATE – INFORMATION REPORT

a. Residential

Jennifer Rojo Suarez provided a program update by reviewing the materials in the meeting package.

b. Federal PACE Regulations

H. OLD BUSINESS

1. Update Regarding Ongoing PACE Litigation in Florida

Ms. Dedy provided an update on the ongoing PACE litigation in Florida.

I. NEW BUSINESS

1. Discussion Regarding Commercial PACE Program Examples and Corresponding Fees

The Board was presented with Commercial PACE Program examples by District staff. Discussion ensued and the Board provided consensus that there was interest in adding another C-PACE provider. The Board also discussed lowering the buy-in fee to enter the program from \$75,000 to \$25,000. Staff were directed to draft a procurement document and update the buy-in fee to \$25,000 in the Cost Sharing Agreement.

Supervisor Robau dropped off the call at 2:43 p.m. due to service/connection issues.

2. Consider Resolution No. 2026-03 – Establishing Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Renewpace Program for Fiscal Year 2026/2027

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING AND ESTABLISHING THE APPLICABLE MAXIMUM RATES, FEES AND OTHER CHARGES IMPOSED ON PROPERTY OWNERS IN CONNECTION WITH THE RENEWPACE PROGRAM FOR FY 2026-27; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

A **motion** was made by Supervisor McMahon, seconded by Supervisor Scott and passed unanimously adopting Resolution No. 2026-03, as presented.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-04 was presented, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE FLORIDA GREEN FINANCE AUTHORITY, ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Supervisor McMahon, seconded by Supervisor Scott and passed unanimously adopting Resolution No. 2026-04, as presented, setting the Public Hearing for September 10, 2026, at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

A **motion** was made by Supervisor Scott, seconded by Supervisor Loring and passed unanimously adjourning the Regular Board Meeting at 2:45 p.m.

Chairman/Vice Chair

Secretary/Asst. Secretary



INFORMATION REPORT

DATE: SEPTEMBER 10, 2026
FGFA PROGRAM: RENEWPACE – PROPERTY ASSESSED CLEAN ENERGY PROGRAM

PURPOSE:

- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM
- II. UPDATE ON MARKETING EFFORTS
- III. UPDATE ON STATE AND FEDERAL LEGISLATION
- IV. UPDATE ON RPACE ENROLLED JURISDICTIONS
- V. UPDATE ON TAX COLLECTOR AGREEMENTS

BOARD MEMBERS:

CHAIR NICOLE DRITZ, TOWN OF LANTANA
VICE CHAIR DARRION SCOTT, TOWN OF MANGONIA PARK
DAVE ROBAU, CITY OF PENSACOLA
TRICIA WISNER, CITY OF NORTH PORT
JENNIFER MCMAHON, CITY OF COOPER CITY
ROBERT LORING, CITY OF FELLSMERE

Background:

RenewPACE is a Program of the Florida Green Finance Authority (the “Authority”) designed to offer communities, property owners and capital providers a multitude of options for investing in community improvements that save both energy and money. The Authority Board of Supervisors (“Board”) is being asked to hear or consider several items for the RenewPACE residential program, as well as administrative items related to the management of the Authority:

Discussion:

- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM

Program Application Statistics (as of 8/26/2026)

The program is contributing to the local goals of creating jobs and saving energy.

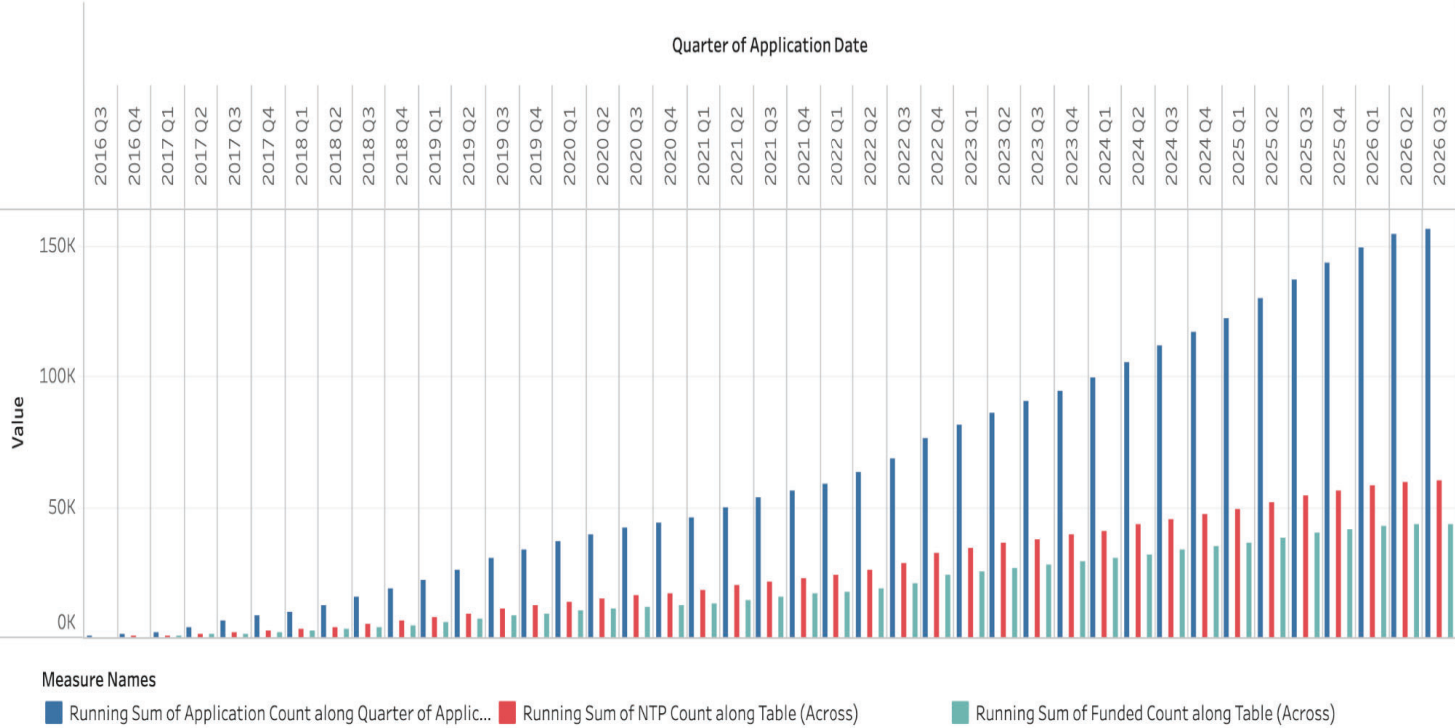
- Jobs created: 20,106
- Utility bill savings electricity (lifetime): \$ 321,454,968
- Utility bill savings natural gas (lifetime): \$ 59,232,527
- Lifetime energy generation & savings:
 - Renewable energy generated (kWh): 963,913,677
 - Energy saved (kWh): 645,050,574
 - Therms saved: 47,009,942
 - Green House Gas Reductions: 706,708 metric tons

Below is a summary of program application statistics.

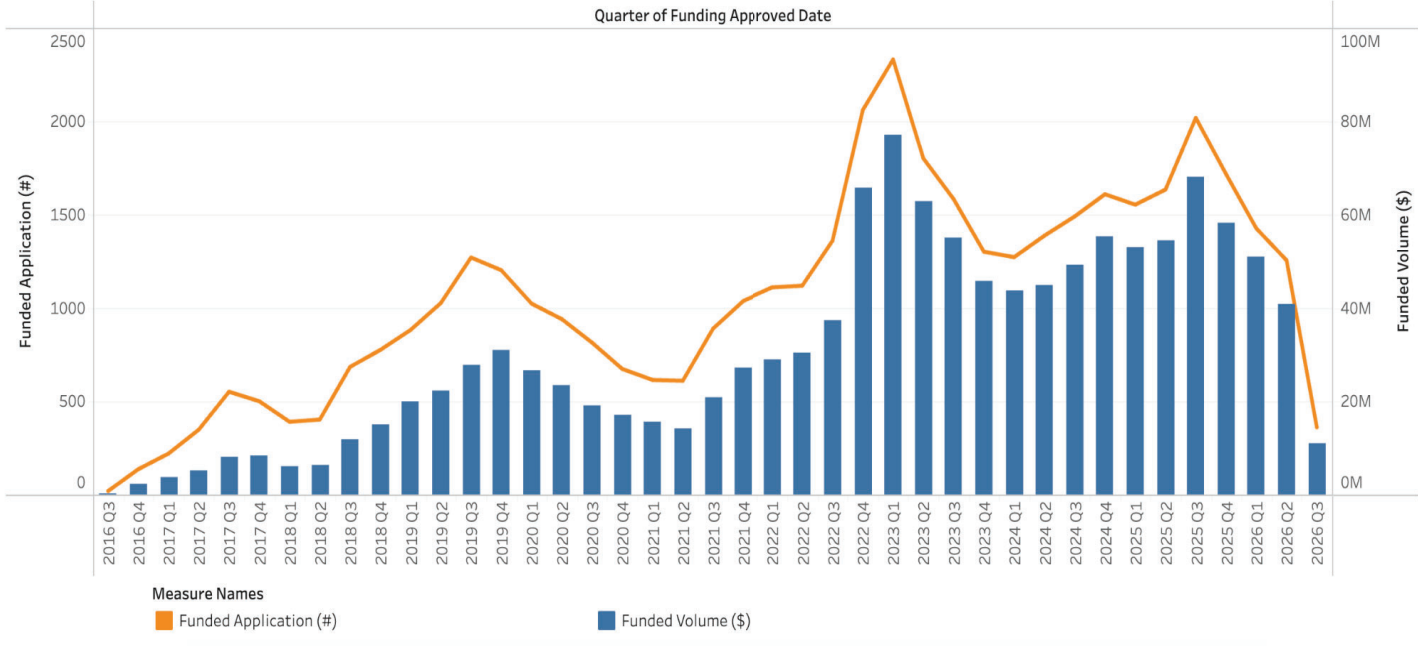
	11/19/2024	3/4/2025	6/5/2025	9/3/2025	11/17/2025	2/20/2026	5/15/2026	8/26/2026
# Applications	115,201	120,881	127,533	135,171	140,919	146,970	151,946	156,366
Total App Value	\$3,346,745,619	\$3,545,750,301	\$3,761,125,412	\$4,011,015,516	\$4,202,785,017	\$4,400,686,371	\$4,577,029,015	\$4,705,761,755
Average Assessment Value	\$27,661	\$28,028	\$28,329	\$28,548	\$28,743	\$29,018	\$29,147	\$29,220
Notice to Proceed (#/\$)*	46,557 / \$1,346,320,609	48,477 / \$1,412,412,298	50,956 / \$1,495,670,091	53,439 / \$1,575,824,630	55,274 / \$1,637,593,912	57,115 / \$1,700,974,708	58,609 / \$1,750,822,342	59,855 / \$1,788,747,853
Funded (#/\$)	32,493 / \$898,772,858	34,339 / \$962,442,405	36,188 / \$1,025,182,746	38,038 / \$1,085,903,205	39,581 / \$1,137,687,812	41,175 / \$1,194,834,600	42,376 / \$1,235,147,139	43,544 / \$1,272,368,003
# Active Contractors	754	802	886	892	907	924	919	873
# Counties Approved (RPACE)	24	25	25	25	25	25	25	25

**Inclusive of funded projects*

Cumulative Counts of Application Received, Approved and Funded



Funded Application Volume



*Q3 2026 up to 8/26/2026

As of 8/26/2026	# of Applications	Total Application Value	NTP # / \$*	Funded (#/\$)
Town of Lantana	301	\$8,772,198	124 / \$3,506,743	84 / \$2,311,936
Town of Mangonia Park	46	\$1,446,228	24 / \$786,852	15 / \$370,764
City of North Port	828	\$19,105,437	370 / \$6,820,388	307 / \$5,477,706
City of Pensacola	107	\$3,303,207	6 / \$154,709	2 / \$49,031
City of Cooper City	523	\$17,152,245	192 / \$6,793,714	152 / \$5,201,746
City of Fellsmere	17	\$527,456	3 / \$84,870	3 / \$84,870

**Inclusive of funded projects*

Applications have been submitted for a range of products including air source heat pumps, insulation, duct replacement, water heaters, windows, wind-resistant shingles, storm windows, storm shutters, doors, central air conditioners, solar, and roofs.

Renewable Energy Project %	Energy Efficiency Project %	Safety & Resilience Project %
13%	23%	64%

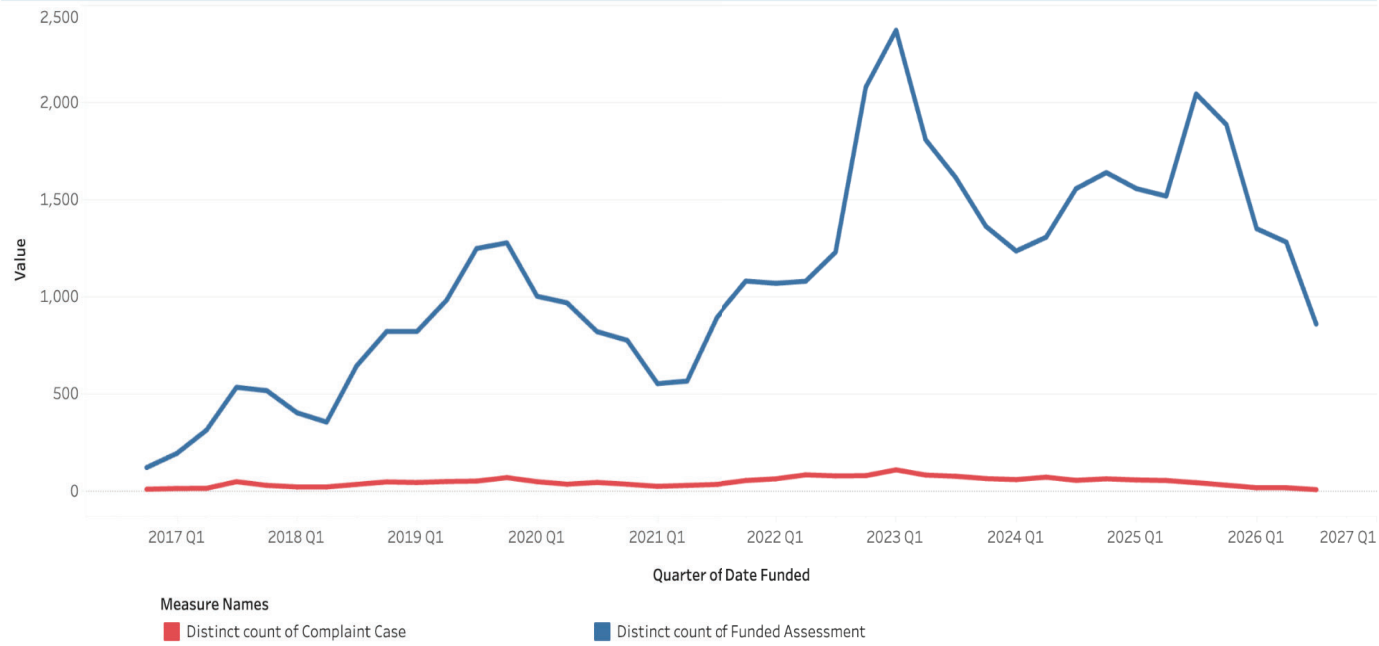
Consumer Complaints

Renew Financial tracks consumer complaints. There are currently 8 open complaints this quarter. Complaints are addressed through outreach to the property owner(s) and contractor (if applicable). Complaints were resolved in an average of 6 calendar days. Renew Financial makes every effort to address and resolve issues quickly. Delays in resolution may occur depending on availability of the parties and degree of the complaint. Resolution resulted in a variety of actions including, but not limited to, additional training of contractor, confirmation of key terms with property owner, withdraw of application at request of property owner, and refund of a portion of the cost to the property owner by the contractor.

Below is a brief summary of complaints (as of 8/26/2026):

- Number of complaints received since program launch in 2016: 1,777
- Number of complaints resolved and closed since program launch in 2016: 1,713
- Complaint Rate: 4.1%
- Contractor-related complaints: 1,561 (87.8% of overall total complaint)
- Most common categories of complaints: Workmanship; Delayed/Incomplete Projects

Complaint Cases Relative to Funded Assessments



II. UPDATE ON MARKETING EFFORTS

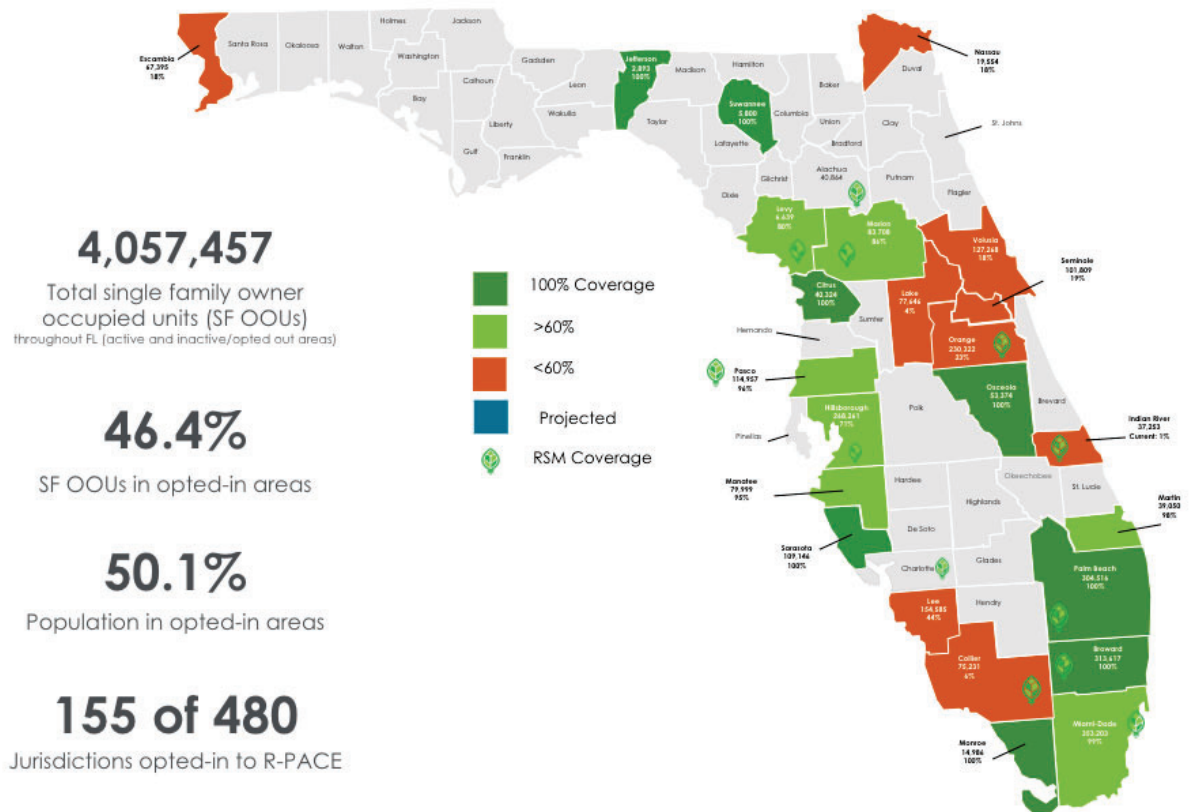
Any updates will be provided at the Authority Board meeting.

III. UPDATE ON STATE AND FEDERAL LEGISLATION

Any updates will be provided at the Authority Board meeting.

IV. UPDATE ON ENROLLED JURISDICTIONS *(see list on the following pages)*

Map of **Residential Opt-Ins:**



BREVARD

- Cape Canaveral
- Indian Harbour Beach
- Satellite Beach

BROWARD

- Coconut Creek*
- Cooper City*
- Coral Springs*
- Dania Beach*
- Davie*
- Deerfield Beach*
- Fort Lauderdale
- Hallandale Beach*
- Hillsboro Beach*
- Hollywood*
- Lauderdale-by-the-Sea*
- Lauderdale Lakes*
- Lauderdale*
- Lazy Lake*
- Lighthouse Point*
- Margate
- Miramar
- North Lauderdale*
- Oakland Park*
- Parkland*
- Pembroke Park*
- Pembroke Pines
- Plantation*
- Pompano Beach
- Sea Ranch Lakes*
- Southwest Ranches*
- Sunrise*
- Tamarac*
- Weston*
- West Park*
- Wilton Manors*
- Unincorporated County*

CHARLOTTE (CPACE)

- Punta Gorda
- Unincorporated County

CITRUS

- Inverness*
- Crystal River*
- Unincorporated County

COLLIER

- Naples
- Unincorporated County (CPACE)

COLUMBIA

- Unincorporated County (CPACE)

ESCAMBA

- Century (CPACE)
- Pensacola
- Unincorporated County (CPACE)

HILLSBOROUGH

- Unincorporated County

HIGHLANDS

- Sebring (CPACE)
- Lake Placid (CPACE)
- Avon Park (CPACE)
- Unincorporated County (CPACE)

INDIAN RIVER

- Fellsmere
- *Sebastian*
- Unincorporated County (CPACE)

JEFFERSON

- Monticello*
- Unincorporated County

LAKE

- Eustis (CPACE)
- Leesburg
- Mount Dora

LEE

- Bonita Springs
- Cape Coral
- Estero
- Fort Myers

LEVY

- Williston
- Unincorporated County

MANATEE

- Bradenton*
- Bradenton Beach*
- Palmetto*
- Unincorporated County

MARION

- Unincorporated County

MARTIN

- Sewall's Point
- Stuart
- Unincorporated County

MIAMI-DADE

- Aventura
- Biscayne Park
- Coral Gables

OSCEOLA

- Kissimmee*
- St. Cloud*
- Unincorporated County

PALM BEACH

- Atlantis*
- Belle Glade*
- Boca Raton*
- Boynton Beach
- Briny Breezes*
- Cloud Lake*
- Delray Beach
- Glen Ridge*
- Golf
- Greenacres*
- Gulfstream*
- Haverhill*
- Highland Beach*
- Hypoluxo*
- Juno Beach*
- Jupiter*
- Jupiter Inlet Colony*
- Lake Clarke Shores*
- Lake Park*
- Lake Worth
- Lantana*
- Loxahatchee Groves*
- Manalapan*
- Mangonia Park
- North Palm Beach*
- Ocean Ridge*
- Pahokee*
- Palm Beach*
- Palm Beach Gardens*
- Palm Beach Shores*
- Palm Springs*
- Riviera Beach*
- Royal Palm Beach*
- South Bay*
- South Palm Beach*
- Tequesta*
- Wellington*
- West Lake*
- West Palm Beach
- Unincorporated County

PASCO

- Port Richey
- Zephyrhills
- Unincorporated County

PINELLAS

- Gulfport (CPACE)

SARASOTA

- North Port*

DUVAL

- Jacksonville (CPACE)

- Cutler Bay
- Doral
- El Potral
- Hialeah
- Hialeah Gardens
- Homestead
- Key Biscayne
- Medley
- Miami
- Miami Beach
- Miami Gardens
- Miami Lakes
- Miami Shores Village
- Miami Springs
- North Bay Village
- North Miami
- North Miami Beach
- Opa-Locka
- Palmetto Bay
- Pinecrest
- South Miami
- Surfside
- Sweetwater
- Virginia Gardens
- West Miami
- Unincorporated County

- Sarasota*
- Venice*
- Unincorporated County

SEMINOLE

- Oviedo
- Sanford

ST. JOHNS

- Unincorporated County (CPACE)

SUWANNEE

- Branford
- Live Oak
- Unincorporated County

VOLUSIA

- Edgewater
- Orange City
- Port Orange
- Unincorporated County (CPACE)

MONROE

- Islamorada*
- Key Colony Beach*
- Key West*
- Layton*
- Marathon*
- Unincorporated County

NASSAU

- Fernandina Beach

ORANGE

- Apopka
- Ocoee (CPACE)
- Orlando
- Winter Garden (CPACE)
- Winter Haven (CPACE)
- Winter Park
- Unincorporated County (CPACE)

Those jurisdictions denoted with an asterisk became Parties to the Authority through the County's Interlocal Agreement.

² Please note that with regard to Sebastian that while it had signed onto the Original ILA, we are currently in extended discussions with this jurisdiction about signing onto the updated Second Amended and Restated ILA. Until we finalize these discussions we have verbally agreed not to activate residential PACE in the jurisdiction until those discussions have concluded.

V. UPDATE ON TAX COLLECTOR AGREEMENTS

Uniform Collection Agreements are currently in place with the following county Tax Collector's offices: Alachua, Brevard, Broward, Charlotte, Citrus, Collier, Duval, Escambia, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, Levy, Manatee, Marion (re-executed), Martin, Miami-Dade, Monroe, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Johns, Suwannee, and Volusia.

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

8/21/26 #12564132

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH: SARASOTA HERALD-TRIBUNE (SARASOTA) 8/21/26 & 8/28/26#12564127

AFFIDAVIT OF PUBLICATION

Laura Archer
Florida Green Finance
2501 Burns RD
Suite A

Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; with circulation in Escambia and Santa Rosa Counties; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

PNJ Pensacola News_Journal 08/21/2026, 08/28/2026
PNJ pnj.com 08/21/2026, 08/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$482.70

Tax Amount: \$0.00

Payment Cost: \$482.70

Order No: 12564160

of Copies:

Customer No: 729499

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

Notice of Public Hearing and Regular Board Meeting of the Florida Green Finance Authority
NOTICE IS HEREBY GIVEN that the Board of Supervisors ("Board") of the Florida Green Finance Authority ("Authority") will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.
The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.
Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:
Palm Beach County, FL: Town of Lantana (Actual Meeting Location) 500 Greynolds Circle Lantana, FL 33462
Sarasota County, FL: City of North Port (Remote Meeting Location) 4970 City Hall Boulevard Third Floor, Room 342 North Port, FL 34286
Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)
City of Pensacola City Hall, 1st Floor 222 West Main Street Pensacola, FL 32502 (2:00 P.M. Eastern/1:00 P.M. Central)
Indian River County, FL: City of Fellsmere (Remote Meeting Location) 22 S. Orange Street Fellsmere, FL 32948
If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.
Meetings may be cancelled from time to time without advertised notice.
FLORIDA GREEN FINANCE AUTHORITY
www.flgfa.org
8/21, 8/28/26 #12564160

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 10, 2026, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

Sarasota County, FL: City of North Port (Remote Meeting Location)

4970 City Hall Boulevard

Third Floor, Room 342

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st Floor

222 West Main Street

Pensacola, FL 32502

(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)

22 S. Orange Street

Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH: INDIAN RIVER PRESS JOURNAL (INDIAN RIVER) 8/21/26 & 8/28/26

TCN12564108

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE FLORIDA GREEN FINANCE AUTHORITY
ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

WHEREAS, the Florida Green Finance Authority has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the Florida Green Finance Authority is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the Florida Green Finance Authority is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 10th day of September, 2026.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Florida Green Finance Authority

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III COMMERCIAL BUDGET**
- IV RESIDENTIAL BUDGET**
- V PARTICIPANTS**
- VI COMMERCIAL BONDS**

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
O & M Assessments (Commercial)	0
Loan Revenues (Residential)	21,035,712
Loan Revenues (Commercial)	0
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Interest Income	300
TOTAL REVENUES	\$ 21,530,385
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	10,000
TOTAL VARIABLE EXPENDITURES	\$ 363,639
FIXED EXPENDITURES	
Management	49,296
Legal	100,000
Audit Fees	18,250
Insurance	15,000
Legal Advertisements	9,000
Travel/Conference	15,000
New County Set-up Fee	1,000
Dues & Subscriptions	1,200
Trustee Fees	4,000
Website Management	2,000
Miscellaneous - postage, office supplies, etc.	2,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	10,000
TOTAL FIXED EXPENDITURES	\$ 246,746
TOTAL EXPENDITURES	\$ 610,385
REVENUES LESS EXPENDITURES	\$ 20,920,000
Loan Payments (Residential)	(20,500,000)
Loan Payments (Commercial)	0
BALANCE	\$ 420,000
Fees (Residential)	(310,000)
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 110,000
Program Reinvestment (Residential)	(100,000)
Program Reinvestment (Commercial)	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of August 2026: 30,403 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,645

DETAILED FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Projected Carry Forward Surplus	0	100,000	100,000	
O & M Funding Contributions	231,518	270,000	270,000	No Change From 2025/2026 Budget
O & M Assessments (Commercial)	0	0	0	BrandsMart Has Paid Off 2015-1 Bond
Loan Revenues (Residential)	55,486,631	20,121,895	21,035,712	Loan Revenues (Residential)
Loan Revenues (Commercial)	0	0	0	Loan Revenues (Commercial)
Other Revenue - Commercial Closing Fees	2,723	10,000	10,000	
Other Revenue - Administrator Cost Sharing	70,413	167,600	114,373	
Interest Income	27,946	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 55,819,231	\$ 20,669,795	\$ 21,530,385	
VARIABLE EXPENDITURES				
Assessment Roll	284,111	276,595	353,639	32,149 X \$11 - Based On Approximate Participants
Miscellaneous	0	10,000	10,000	Miscellaneous
TOTAL VARIABLE EXPENDITURES	\$ 284,111	\$ 286,595	\$ 363,639	
FIXED EXPENDITURES				
Management	48,000	48,000	49,296	CPI Increase (2.7%)
Legal	87,596	90,000	100,000	\$10,000 Increase From 2025/2026 Budget
Audit Fees	16,500	16,500	18,250	Per Contract
Insurance	9,852	15,000	15,000	Insurance Estimate
Legal Advertisements	3,648	9,000	9,000	No Change From 2025/2026 Budget
Travel/Conference	0	15,000	15,000	No Change From 2025/2026 Budget
New County Set-up Fee	0	1,000	1,000	Estimated At One New County
Dues & Subscriptions	815	1,200	1,200	No Change From 2025/2026 Budget
Trustee Fees	0	4,000	4,000	No Change From 2025/2026 Budget
Website Management	1,500	2,000	2,000	No Change From 2025/2026 Budget
Miscellaneous - postage, office supplies, etc.	2,955	1,500	2,000	\$500 Increase From 2025/2026 Budget
Commercial Closing Fee	0	60,000	0	Line Item Removed
Palm Beach County Pace Project Fees	0	20,000	20,000	No Change From 2025/2026 Budget
Financial Advisory Fees	0	10,000	10,000	No Change From 2025/2026 Budget
TOTAL FIXED EXPENDITURES	\$ 170,866	\$ 293,200	\$ 246,746	
TOTAL EXPENDITURES	\$ 454,977	\$ 579,795	\$ 610,385	
REVENUES LESS EXPENDITURES	\$ 55,364,254	\$ 20,090,000	\$ 20,920,000	
Loan Payments (Residential)	(55,813,605)	(19,700,000)	(20,500,000)	Loan Payments (Residential)
Loan Payments (Commercial)	0	0	0	Loan Payments (Commercial)
BALANCE	\$ (449,351)	\$ 390,000	\$ 420,000	
Fees (Residential)	(450,381)	(280,000)	(310,000)	Fees (Residential)
Fees (Commercial)	0	0	0	Fees (Commercial)
Excess/ (Shortfall)	\$ (899,732)	\$ 110,000	\$ 110,000	
Program Reinvestment (Residential)	0	(100,000)	(100,000)	Program Reinvestment (Residential)
Program Reinvestment (Commercial)	0	(10,000)	(10,000)	Program Reinvestment (Commercial)
Net Excess/ (Shortfall)	\$ (899,732)	\$ -	\$ -	
Projected Fiscal Year-End Fund Balance	0	100,000	100,000	

Approx. Participants As Of August 2026: 30,403 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,645

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Commercial Only)

	FISCAL YEAR 2026/2027 COMMERCIAL BUDGET
REVENUES	
O & M Assessments (Commercial)	0
Bond/Loan Revenues (Commercial)	See Commercial Bond Page
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Other Revenue - Buy In	0
TOTAL REVENUES	\$ 124,373
VARIABLE EXPENDITURES	
Miscellaneous	1,000
TOTAL VARIABLE EXPENDITURES	\$ 1,000
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	0
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 113,373
TOTAL EXPENDITURES	\$ 114,373
REVENUES LESS EXPENDITURES	\$ 10,000
Bond/Loan Payments (Commercial)	0
BALANCE	\$ 10,000
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 10,000
Program Reinvestment/Carryover Credit	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	\$ -

NOTE: A separate spreadsheet is kept to track provider specific carryover credit that can be applied to quarterly invoices.

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Residential Only)

	FISCAL YEAR 2026/2027 RESIDENTIAL BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
Loan Revenues (Residential)	21,035,712
Interest Income	300
TOTAL REVENUES	\$ 21,406,012
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	9,000
TOTAL VARIABLE EXPENDITURES	\$ 362,639
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 133,373
TOTAL EXPENDITURES	\$ 496,012
REVENUES LESS EXPENDITURES	\$ 20,910,000
Loan Payments (Residential)	(20,500,000)
BALANCE	\$ 410,000
Fees (Residential)	(310,000)
Excess/ (Shortfall)	\$ 100,000
Program Reinvestment (Residential)	(100,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of August 2026: 30,403 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,645

**FLORIDA GREEN FINANCE AUTHORITY
PARTICIPANTS AS OF AUGUST 2026**

COUNTY	COMMENCING FISCAL YEAR 2023/2024	COMMENCING FISCAL YEAR 2024/2025	COMMENCING FISCAL YEAR 2025/2026	COMMENCING FISCAL YEAR 2026/2027	TOTAL*
Alachua	0	0	0	0	49
Brevard	256	8	1	0	843
Broward	2,147	1,736	1,894	1,445	11,803
Charlotte	11	0	0	0	375
Citrus	81	87	94	113	520
Collier	0	1	0	0	52
Escambia	1	1	0	0	3
Hernando	0	0	0	0	238
Highlands	0	1	0	0	1
Hillsborough	0	0	42	572	1,995
Indian River	1	2	0	0	4
Jefferson	0	0	0	0	1
Lake	0	3	1	0	5
Lee	89	83	55	67	415
Levy	7	2	14	10	50
Manatee	113	142	94	111	819
Marion	149	110	214	228	924
Martin	58	21	24	22	210
Miami-Dade	2,253	1,723	2,084	2,191	12,191
Monroe	7	7	2	4	33
Nassau	0	0	0	1	1
Okeechobee	18	3	0	0	26
Orange	35	71	94	106	510
Osceola	118	100	129	145	1,056
Palm Beach	1,334	1,230	1,321	1,270	7,525
Pasco	147	85	167	203	1,667
Polk	21	17	0	0	73
Sarasota	142	97	89	107	819
Seminole	11	16	18	11	88
Suwannee	1	0	3	10	14
Volusia	19	22	16	29	102
Sub-Total	7,019	5,568	6,356	6,645	42,412
Less Prepayments & Matured Loans	1,428	1,713	2,059	2,207	12,009
Total	5,591	3,855	4,297	4,438	30,403

Notes:

1. *Includes totals from years prior to those shown.
2. Current year numbers are approximates.

**FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS AS OF AUGUST 2026**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT
Series 2014 Loan (E&M Spirits)	\$5,496.00	\$0.00	November 2036	\$500.00
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	Paid off	\$0.00
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$933,985.05	November 2028	\$350,856.55
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,498,150.14	November 2039	\$496,899.34
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	Paid off	\$0.00
Series 2020-B (Home 2-Palm Bay)	\$3,930,000.00	\$3,611,897.06	November 2046	\$312,209.65
Series 2020-C (Hyatt-Palm Bay)	\$5,643,500.00	\$5,186,702.54	November 2046	\$447,438.17
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,141,847.44	November 2047	\$264,372.11
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,006,097.96	November 2047	\$2,746,937.13
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$29,416,120.86	November 2048	\$2,418,304.48
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,130,898.32	November 2048	\$422,279.36
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$6,930,858.84	November 2048	\$572,722.58
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,879,169.67	November 2047	\$333,839.33
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69
Series 2023-1 (Proper South Beach)	\$31,569,161.68	\$0.00	Paid off	\$0.00
Series 2023-2 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$1,228,977.16
Series 2025 (SouthBank Hotel)	\$14,151,502.52	\$14,151,502.52	November 2049	\$1,417,956.32
Total	\$194,796,605.57	\$150,442,672.47		\$12,948,732.54

Note:

BrandsMart Paid Off Series 2015-1 Bond In 2021.

Avid Viera Paid Off Series 2020-A Bond In 2023.

Proper South Beach Paid Off Series 2023 Bond In 2025.

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; PROVIDING A PROCESS FOR RE-SCHEDULING REGULAR MEETINGS DUE TO UNFORESEEN CIRCUMSTANCES INCLUDING, BUT NOT LIMITED TO THE LACK OF A QUORUM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, it is necessary for the Florida Green Finance Authority to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the Florida Green Finance Authority desires to adopt the regular meeting schedule for fiscal year 2026/2027, including meeting locations and times, as set forth in Exhibit “A”; and

WHEREAS, due to the fact that unforeseen circumstances occur from time to time which may require a regularly scheduled meeting to have to be re-scheduled, including but not limited to the lack of a quorum to conduct business, the Board of Supervisors further desires to provide for an administrative process to effectuate such regular meeting re-scheduling when needed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, AS FOLLOWS:

Section 1. The above recitals are true and correct, and are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings of the Florida Green Finance Authority for fiscal year 2026/2027 which is attached hereto as Exhibit “A”, is hereby adopted by the Board of Supervisors.

Section 3. The Board of Supervisors directs the Secretary of the Florida Green Finance Authority to publish the adopted regular meeting schedule for fiscal year 2026/2027.

Section 4. In the event that a regularly scheduled meeting as set forth on Exhibit “A” hereto has to be re-scheduled due to unforeseen circumstances, including but not limited to the lack of a quorum to conduct business, the Secretary of the Florida Green Finance Authority is hereby authorized and directed to re-schedule such meeting to an available date and time,

preferably at the same location as the originally scheduled meeting if possible, falling as soon as practical after the regularly scheduled meeting date. In such event, the Secretary of the Florida Green Finance Authority shall convene the originally scheduled meeting for the sole purpose of announcing on the record the date, time and location of the re-scheduled meeting. The Florida Green Finance Authority General Counsel shall also attend the convening of the originally scheduled meeting and shall be present for the announcement of the date, time and place of the re-scheduled meeting.

PASSED, ADOPTED and EFFECTIVE this 10th day of September, 2026.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary

By: _____
Chair

**FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Florida Green Finance Authority will hold Regular Meetings at **2:00 p.m. EST** on the following dates at the specified locations:

Meetings to be held at the Town of Mangonia Park Municipal Center located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407 on the following dates:

**December 3, 2026
June 3, 2027**

Meetings to be held at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462 on the following dates:

**March 4, 2027
September 9, 2027**

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the Authority's website or by contacting the Authority's Manager at 561-630-4922 and/or toll free at 1-877-737-4922.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH:	PALM BEACH POST (PALM BEACH)	<u> </u> / <u> </u> / <u> </u>
	SARASOTA HERALD-TRIBUNE (SARASOTA)	<u> </u> / <u> </u> / <u> </u>
	PENSACOLA NEWS JOURNAL (ESCAMBIA)	<u> </u> / <u> </u> / <u> </u>
	INDIAN RIVER PRESS JOURNAL (INDIAN RIVER)	<u> </u> / <u> </u> / <u> </u>



Davis, Barnard &
Brandenburg, P.A.
MUNICIPAL LAW GROUP

AMITY R. BARNARD, ESQ.

Florida Bar Board Certified Attorney in
City, County and Local Government Law
E-mail: mitty@davislawteam.com

September 10, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner, McMahon and Loring

Cc: Todd Wodraska and James Candela, Secretary

From: Amity Barnard, General Counsel

Re: RESOLUTION NO. 2026-07, A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, REORGANIZING THE BOARD OF SUPERVISORS TO APPOINT THE CHAIR AND VICE CHAIR FOR FISCAL YEAR 2026-2027 AND CONTINUING THE DELEGATION OF THE ROLES OF SECRETARY AND TREASURER TO STAFF; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The following describes the above-referenced agenda item:

The original Interlocal Agreement Between the Florida Green Finance Authority, the Town of Lantana and the Town of Mangonia Park ("ILA") established that the Town Manager of Lantana, or designee, shall serve as the Chair of the Authority Board of Supervisors ("Board") for the initial four (4) year term and that a representative of the Town of Mangonia Park shall serve as the Vice Chair of the Authority Board for the initial four (4) year term. The Second Amended and Restated ILA ("2d ILA") states that the Authority shall be governed by a seven (7) member Board of Directors. The 2d ILA provides that:

- The Board shall be governed by a Chair, Vice Chair, Secretary and Treasurer;
- The Secretary and Treasurer officer roles may be delegated to a member of Staff;
- The Chair and Vice-Chair shall be elected from the current Board membership for a term of one (1) year to commence on October 1st of each year; and
- The Board shall reorganize no later than September 30th of each year for the subsequent fiscal year.

This is not a budgetary item and there is no fiscal impact for authorizing this resolution. General Counsel recommends that the Board elect a Chair and Vice Chair and continue delegating the roles of Secretary and Treasurer to Todd Wodraska, or designee.

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, REORGANIZING THE BOARD OF SUPERVISORS TO APPOINT THE CHAIR AND VICE CHAIR FOR FISCAL YEAR 2026-2027 AND CONTINUING THE DELEGATION OF THE ROLES OF SECRETARY AND TREASURER TO STAFF; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the original Interlocal Agreement Between the Florida Green Finance Authority, the Town of Lantana and the Town of Mangonia Park (“ILA”) established that the Town Manager of Lantana, or designee, shall serve as the Chair of the Authority Board of Supervisors (“Board”) for the initial four (4) year term and that a representative of the Town of Mangonia Park shall serve as the Vice Chair of the Authority Board for the initial four (4) year term; and

WHEREAS, the Second Amended and Restated ILA states that the Authority shall be governed by a seven (7) member Board of Directors; and

WHEREAS, the Authority Board reached its full seven (7) member capacity for the first time since inception in April 2018; and

WHEREAS, the ILA requires that the Board be governed by a Chair, a Vice Chair, a Secretary and a Treasurer; and

WHEREAS, the ILA provides that the Secretary and Treasurer officer roles may be delegated to a member of Staff; and

WHEREAS, the ILA requires that the Chair and Vice-Chair be elected from the current Board membership for a term of one (1) year to commence on October 1st of each year; and

WHEREAS, the ILA requires that the Board reorganize no later than September 30th of each year for the subsequent fiscal year; and

WHEREAS, the Board desires to make the following appointments in accordance with the ILA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

SECTION 1. The Board of Supervisors of the Florida Green Finance Authority hereby appoints _____ as Chair of the Board of Supervisors, effective October 1, 2026. This appointment shall remain valid for one (1) year.

SECTION 2. The Board of Supervisors of the Florida Green Finance Authority hereby appoints _____ as Vice Chair of the Board of Supervisors, effective October 1, 2026. This appointment shall remain valid for one (1) year.

SECTION 3. The Board of Supervisors of the Florida Green Finance Authority hereby continues the delegation of the officer roles of Secretary and Treasurer to Todd Wodraska, Special District Services, Inc., or his designee. This delegation shall remain valid for one (1) year.

SECTION 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of September, 2026.

FLORIDA GREEN FINANCE AUTHORITY

By: _____

Nicole Dritz, Chair

ATTEST:

James Candela, Authority Secretary

Approved as to form and legal sufficiency

Amity Barnard, Esq., Authority General Counsel



AMITY R. BARNARD, ESQ.

Florida Bar Board Certified Attorney in
City, County and Local Government Law
E-mail: mitt@lawteam.com

September 10, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner, McMahon and Loring
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA
GREEN FINANCE AUTHORITY, ADOPTING AN UPDATED COST SHARING
REPORT FOR ADDITIONAL COMMERCIAL PACE PROVIDERS; PROVIDING
AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

The following describes the above-referenced agenda item:

At the June 4, 2026 Board of Supervisors' meeting, the Board directed staff to reduce the one-time Buy-in Fee for additional Commercial PACE providers wishing to join the Authority's PACE program from Seventy-Five Thousand Dollars (\$75,000.00) to Twenty-Five Thousand Dollars (\$25,000.00). The updated Cost Sharing Report for Additional Commercial PACE Providers reflecting that change along with other minor edits is enclosed in both redline and clean versions. Resolution No. 2026-08 adopting the updated Cost Sharing Report for Additional Commercial PACE Providers is also enclosed.

This is not a budgetary item and there is no fiscal impact for authorizing this resolution.

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, ADOPTING AN UPDATED COST SHARING REPORT FOR ADDITIONAL COMMERCIAL PACE PROVIDERS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the Board of Supervisors (“Board”) of the Florida Green Finance Authority (“Authority”) approved the Cost Sharing Report for Additional Commercial PACE Providers (“Report”) at its regular meeting on September 2, 2021; and

WHEREAS, Section 2 of the Report provides that “the Buy-in Fee amount for additional C-PACE providers shall be reviewed annually by the FGFA Board of Supervisors at its regular September meeting”; and

WHEREAS, one of the Authority’s Commercial PACE Third-Party Administrators terminated their agreement with the Authority effective February 9, 2026; and

WHEREAS, the Board wishes to reduce the one-time Buy-in fee for additional Commercial PACE providers wishing to join the Authority’s PACE program from Seventy-Five Thousand Dollars (\$75,000) to Twenty-Five Thousand Dollars (\$25,000); and

WHEREAS, the Board wishes to adopt the updated Cost Sharing Report for Additional Commercial PACE Providers dated September 10, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

1. The Board of Supervisors of the Florida Green Finance Authority hereby adopts the updated Cost Sharing Report for Additional Commercial PACE Providers dated September 10, 2026, attached hereto as Exhibit “A”.
2. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of September, 2026.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Nicole Dritz, Authority Chair

ATTEST:

James Candela, Authority Secretary

Approved as to form and legal sufficiency

Amity Barnard, Authority General Counsel

Exhibit “A”
Cost Sharing Report for Additional Commercial PACE Providers



COST SHARING REPORT FOR ADDITIONAL COMMERCIAL PACE PROVIDERS

FLORIDA GREEN FINANCE AUTHORITY

September 2, 2021
Updated September 10, 2026

SPECIAL DISTRICT SERVICES, INC.

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

INDEX

1.0 BACKGROUND	2
2.0 BUY-IN FEE	2
3.0 ONGOING COST SHARING/ BUDGET FUNDING	2

1.0 BACKGROUND

The Florida Green Finance Authority (FGFA) was established pursuant to Sections 163.08 and 163.081-087, Florida Statutes, to offer communities, property owners and capital providers a multitude of options for investing in community improvements that enhance energy and water conservation and efficiency measures, improve resiliency and save money through the Property Assessed Clean Energy (PACE) program in the State of Florida.

Residential PACE financing is offered through a partnership between the Florida Green Finance Authority and Renew Financial, one of the nation's most innovative financing companies.

This unique program provides 100% financing for energy efficiency, renewable energy, water-saving, and resiliency upgrades for homes and businesses. With PACE financing, borrowing potential is based on the equity a property owner has in their property, and it is repaid annually through property taxes over the course of 5-30 years, depending on the life span of the improvement.

In 2019, FGFA expanded its Commercial PACE (C-PACE) financing offerings by partnering with another Third-Party Administrator to administer financing for commercial property owners and developers in the State of Florida.

2.0 BUY-IN FEE

Renew Financial has contributed roughly \$4 million of its own capital to the development and growth of the FGFA program since its creation in 2016, including the acquisition of the original Third-Party Administrator, EcoCity Partners. Other costs incurred by Renew Financial include legal costs and jurisdiction expansion costs which have grown the FGFA program to operate in 31 counties and 178 cities throughout Florida. Bond validation costs and other jurisdictional expansion costs have also been borne by other parties, including another Third-Party Administrator.

Considering the capital costs to create and expand the FGFA program and that the expanded FGFA program is currently available to existing Third-Party Administrators, as well as any additional incoming Commercial PACE Third-Party Administrators, the Buy-in Fee for additional Commercial PACE providers wishing to join FGFA's PACE program will be a one-time fee of Twenty-Five Thousand Dollars (\$25,000.00), effective as of September 10, 2026. The Buy-in Fee amount for additional C-PACE providers shall be reviewed annually by the FGFA Board of Supervisors at its regular September meeting.

3.0 ONGOING COST SHARING / BUDGET FUNDING

The annual FGFA budget has been split into two (2) budgets: a Residential Budget and a Commercial Budget. The budgets further break down between variable and fixed expenditures. The variable expenditures are split on a 90% to 10% allocation between Residential and Commercial. The fixed expenditures are split on a 50% to 50% allocation between Residential and Commercial. See the example of the Proposed Fiscal Year 2026/2027 Budget attached as Exhibit "A".

All Commercial PACE providers to FGFA will split equally the approved Final Commercial Budget Total Fixed Expenditures for each fiscal year. In the sample budget attached as Exhibit “A”, the Commercial Total Fixed Expenditures are \$113,373.00. If there are two (2) Commercial PACE providers, the Commercial Budget is split 50/50. If there are three (3) Commercial PACE providers, the Commercial Budget is split in thirds, and so on depending on the number of Commercial PACE providers to FGFA.

Revenues generated through Commercial deals will be tracked and may be applied to the following year’s Commercial Budget in the form of a carryover credit. This mechanism will allow Commercial PACE providers to reduce their share of the Commercial Budget through prior year’s deal generated revenues.

Florida Green Finance Authority

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III COMMERCIAL BUDGET**
- IV RESIDENTIAL BUDGET**
- V PARTICIPANTS**
- VI COMMERCIAL BONDS**

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
O & M Assessments (Commercial)	0
Loan Revenues (Residential)	21,035,712
Loan Revenues (Commercial)	0
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Interest Income	300
TOTAL REVENUES	\$ 21,530,385
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	10,000
TOTAL VARIABLE EXPENDITURES	\$ 363,639
FIXED EXPENDITURES	
Management	49,296
Legal	100,000
Audit Fees	18,250
Insurance	15,000
Legal Advertisements	9,000
Travel/Conference	15,000
New County Set-up Fee	1,000
Dues & Subscriptions	1,200
Trustee Fees	4,000
Website Management	2,000
Miscellaneous - postage, office supplies, etc.	2,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	10,000
TOTAL FIXED EXPENDITURES	\$ 246,746
TOTAL EXPENDITURES	\$ 610,385
REVENUES LESS EXPENDITURES	\$ 20,920,000
Loan Payments (Residential)	(20,500,000)
Loan Payments (Commercial)	0
BALANCE	\$ 420,000
Fees (Residential)	(310,000)
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 110,000
Program Reinvestment (Residential)	(100,000)
Program Reinvestment (Commercial)	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

DETAILED PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Projected Carry Forward Surplus	0	100,000	100,000	
O & M Funding Contributions	231,518	270,000	270,000	No Change From 2025/2026 Budget
O & M Assessments (Commercial)	0	0	0	BrandsMart Has Paid Off 2015-1 Bond
Loan Revenues (Residential)	55,486,631	20,121,895	21,035,712	Loan Revenues (Residential)
Loan Revenues (Commercial)	0	0	0	Loan Revenues (Commercial)
Other Revenue - Commercial Closing Fees	2,723	10,000	10,000	
Other Revenue - Administrator Cost Sharing	70,413	167,600	114,373	
Interest Income	27,946	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 55,819,231	\$ 20,669,795	\$ 21,530,385	
VARIABLE EXPENDITURES				
Assessment Roll	284,111	276,595	353,639	32,149 X \$11 - Based On Approximate Participants
Miscellaneous	0	10,000	10,000	Miscellaneous
TOTAL VARIABLE EXPENDITURES	\$ 284,111	\$ 286,595	\$ 363,639	
FIXED EXPENDITURES				
Management	48,000	48,000	49,296	CPI Increase (2.7%)
Legal	87,596	90,000	100,000	\$10,000 Increase From 2025/2026 Budget
Audit Fees	16,500	16,500	18,250	Per Contract
Insurance	9,852	15,000	15,000	Insurance Estimate
Legal Advertisements	3,648	9,000	9,000	No Change From 2025/2026 Budget
Travel/Conference	0	15,000	15,000	No Change From 2025/2026 Budget
New County Set-up Fee	0	1,000	1,000	Estimated At One New County
Dues & Subscriptions	815	1,200	1,200	No Change From 2025/2026 Budget
Trustee Fees	0	4,000	4,000	No Change From 2025/2026 Budget
Website Management	1,500	2,000	2,000	No Change From 2025/2026 Budget
Miscellaneous - postage, office supplies, etc.	2,955	1,500	2,000	\$500 Increase From 2025/2026 Budget
Commercial Closing Fee	0	60,000	0	Line Item Removed
Palm Beach County Pace Project Fees	0	20,000	20,000	No Change From 2025/2026 Budget
Financial Advisory Fees	0	10,000	10,000	No Change From 2025/2026 Budget
TOTAL FIXED EXPENDITURES	\$ 170,866	\$ 293,200	\$ 246,746	
TOTAL EXPENDITURES	\$ 454,977	\$ 579,795	\$ 610,385	
REVENUES LESS EXPENDITURES	\$ 55,364,254	\$ 20,090,000	\$ 20,920,000	
Loan Payments (Residential)	(55,813,605)	(19,700,000)	(20,500,000)	Loan Payments (Residential)
Loan Payments (Commercial)	0	0	0	Loan Payments (Commercial)
BALANCE	\$ (449,351)	\$ 390,000	\$ 420,000	
Fees (Residential)	(450,381)	(280,000)	(310,000)	Fees (Residential)
Fees (Commercial)	0	0	0	Fees (Commercial)
Excess/ (Shortfall)	\$ (899,732)	\$ 110,000	\$ 110,000	
Program Reinvestment (Residential)	0	(100,000)	(100,000)	Program Reinvestment (Residential)
Program Reinvestment (Commercial)	0	(10,000)	(10,000)	Program Reinvestment (Commercial)
Net Excess/ (Shortfall)	\$ (899,732)	\$ -	\$ -	
Projected Fiscal Year-End Fund Balance	0	100,000	100,000	

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Commercial Only)

	FISCAL YEAR 2026/2027 COMMERCIAL BUDGET
REVENUES	
O & M Assessments (Commercial)	0
Bond/Loan Revenues (Commercial)	See Commercial Bond Page
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Other Revenue - Buy In	0
TOTAL REVENUES	\$ 124,373
VARIABLE EXPENDITURES	
Miscellaneous	1,000
TOTAL VARIABLE EXPENDITURES	\$ 1,000
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	0
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 113,373
TOTAL EXPENDITURES	\$ 114,373
REVENUES LESS EXPENDITURES	\$ 10,000
Bond/Loan Payments (Commercial)	0
BALANCE	\$ 10,000
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 10,000
Program Reinvestment/Carryover Credit	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	\$ -

NOTE: A separate spreadsheet is kept to track provider specific carryover credit that can be applied to quarterly invoices.

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Residential Only)

	FISCAL YEAR 2026/2027 RESIDENTIAL BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
Loan Revenues (Residential)	21,035,712
Interest Income	300
TOTAL REVENUES	\$ 21,406,012
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	9,000
TOTAL VARIABLE EXPENDITURES	\$ 362,639
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 133,373
TOTAL EXPENDITURES	\$ 496,012
REVENUES LESS EXPENDITURES	\$ 20,910,000
Loan Payments (Residential)	(20,500,000)
BALANCE	\$ 410,000
Fees (Residential)	(310,000)
Excess/ (Shortfall)	\$ 100,000
Program Reinvestment (Residential)	(100,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

**FLORIDA GREEN FINANCE AUTHORITY
PARTICIPANTS AS OF MAY 2026**

COUNTY	COMMENCING FISCAL YEAR 2023/2024	COMMENCING FISCAL YEAR 2024/2025	COMMENCING FISCAL YEAR 2025/2026	COMMENCING FISCAL YEAR 2026/2027	TOTAL*
Alachua	0	0	0	0	49
Brevard	256	8	1	0	843
Broward	2,147	1,736	1,894	1,336	11,694
Charlotte	11	0	0	0	375
Citrus	81	87	94	104	511
Collier	0	1	0	0	52
Escambia	1	1	0	0	3
Hernando	0	0	0	0	238
Highlands	0	1	0	0	1
Hillsborough	0	0	42	538	1,961
Indian River	1	2	0	0	4
Jefferson	0	0	0	0	1
Lake	0	3	1	0	5
Lee	89	83	55	63	411
Levy	7	2	14	9	49
Manatee	113	142	94	106	814
Marion	149	110	214	215	911
Martin	58	21	24	17	205
Miami-Dade	2,253	1,723	2,084	2,044	12,044
Monroe	7	7	2	3	32
Nassau	0	0	0	1	1
Okeechobee	18	3	0	0	26
Orange	35	71	94	98	502
Osceola	118	100	129	131	1,042
Palm Beach	1,334	1,230	1,321	1,185	7,440
Pasco	147	85	167	188	1,652
Polk	21	17	0	0	73
Sarasota	142	97	89	99	811
Seminole	11	16	18	11	88
Suwannee	1	0	3	10	14
Volusia	19	22	16	26	99
Sub-Total	7,019	5,568	6,356	6,184	41,951
Less Prepayments & Matured Loans	1,428	1,713	2,059	0	9,802
Total	5,591	3,855	4,297	6,184	32,149

Notes:

1. *Includes totals from years prior to those shown.
2. Current year numbers are approximates.
3. Current year prepayment numbers are approximates and will continuously change throughout the year.

**FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS AS OF MAY 2026**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT
Series 2014 Loan (E&M Spirits)	\$5,496.00	\$0.00	November 2036	\$500.00
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	Paid off	\$0.00
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$933,985.05	November 2028	\$350,856.55
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,498,150.14	November 2039	\$496,899.34
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	Paid off	\$0.00
Series 2020-B (Home 2-Palm Bay)	\$3,930,000.00	\$3,611,897.06	November 2046	\$312,209.65
Series 2020-C (Hyatt-Palm Bay)	\$5,643,500.00	\$5,186,702.54	November 2046	\$447,438.17
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,141,847.44	November 2047	\$264,372.11
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,006,097.96	November 2047	\$2,746,937.13
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$29,416,120.86	November 2048	\$2,418,304.48
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,130,898.32	November 2048	\$422,279.36
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$6,930,858.84	November 2048	\$572,722.58
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,879,169.67	November 2047	\$333,839.33
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69
Series 2023-1 (Proper South Beach)	\$31,569,161.68	\$0.00	Paid off	\$0.00
Series 2023-2 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$1,228,977.16
Series 2025 (SouthBank Hotel)	\$14,151,502.52	\$14,151,502.52	November 2049	\$1,417,956.32
Total	\$194,796,605.57	\$150,442,672.47		\$12,948,732.54

Note:

BrandsMart Paid Off Series 2015-1 Bond In 2021.

Avid Viera Paid Off Series 2020-A Bond In 2023.

Proper South Beach Paid Off Series 2023 Bond In 2025.



COST SHARING REPORT FOR ADDITIONAL COMMERCIAL PACE PROVIDERS

FLORIDA GREEN FINANCE AUTHORITY

September 2, 2021

Updated September 10, 2026

SPECIAL DISTRICT SERVICES, INC.

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

INDEX

1.0 BACKGROUND	2
2.0 BUY-IN FEE	2
3.0 ONGOING COST SHARING/ BUDGET FUNDING	2

1.0 BACKGROUND

The Florida Green Finance Authority (FGFA) was established pursuant to Sections 163.08 and 163.081-087, Florida Statutes, to offer communities, property owners and capital providers a multitude of options for investing in community improvements that enhance energy and water conservation and efficiency measures, improve resiliency and save money through the Property Assessed Clean Energy (PACE) program in the State of Florida.

Residential PACE financing is offered through a partnership between the Florida Green Finance Authority and Renew Financial, one of the nation's most innovative financing companies.

This unique program provides 100% financing for energy efficiency, renewable energy, water-saving, and resiliency upgrades for homes and businesses. With PACE financing, borrowing potential is based on the equity a property owner has in their property, and it is repaid annually through property taxes over the course of 5-30 years, depending on the life span of the improvement.

In 2019, FGFA has also expanded its Commercial PACE (C-PACE) financing offerings by partnering with another Third-Party Administrator Petros PACE Finance, a national leader in the C-PACE market, to administer financing for commercial property owners and developers in the State of Florida.

2.0 BUY-IN FEE

Renew Financial has contributed roughly \$4 million of its own capital to the development and growth of the FGFA program since its creation in 2016, including the acquisition of the original Third-Party Administrator, EcoCity Partners. Other costs incurred by Renew Financial include legal costs and jurisdiction expansion costs which have grown the FGFA program to operating in 3129 counties and 17896 cities throughout Florida. Bond validation costs and other jurisdictional expansion costs have also been borne by other parties, including another Third-Party Administrator Petros PACE Finance.

Considering the capital costs to create and expand the FGFA program and that the expanded FGFA program is currently available to existing Third-Party Administrators, as well as any additional incoming Commercial PACE Third-Party Administrators, the Buy-in Fee for additional Commercial PACE providers wishing to join FGFA's PACE program will be a one-time fee of TwentySeven-Five Thousand Dollars (\$275,000.00), effective as of September 103, 2026+. The Buy-in Fee amount for additional C-PACE providers shall be reviewed annually by the FGFA Board of Supervisors at its regular September meeting.

3.0 ONGOING COST SHARING / BUDGET FUNDING

The annual FGFA budget has been split into two (2) budgets: a Residential Budget and a Commercial Budget. The budgets further break down between variable and fixed expenditures. The variable expenditures are split on a 90% to 10% allocation between Residential and Commercial. The fixed expenditures are split on a 50% to 50% allocation between Residential and Commercial. See the example of the Proposed Fiscal Year 2026/2027 Budget attached as Exhibit "A".

All Commercial PACE providers to FGFA will split equally the approved Final Commercial Budget Total Fixed Expenditures for each fiscal year. In the sample budget attached as Exhibit "A", the Commercial Total Fixed Expenditures are \$~~113,373.00~~^{73,975}.— If there are two (2) Commercial PACE providers, the Commercial Budget is split 50/50.— If there are three (3) Commercial PACE providers, the Commercial Budget is split in thirds, and so on depending on the number of Commercial PACE providers to FGFA.

Formatted: Not Highlight

Revenues generated through Commercial deals will be tracked and may be applied to the following year's Commercial Budget in the form of a carryover credit.— This mechanism will allow Commercial PACE providers to reduce their share of the Commercial Budget through prior year's deal generated revenues.

Florida Green Finance Authority

Proposed Budget For Fiscal Year 2026/2027 October 1, 2026 - September 30, 2027

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III COMMERCIAL BUDGET**
- IV RESIDENTIAL BUDGET**
- V PARTICIPANTS**
- VI COMMERCIAL BONDS**

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
O & M Assessments (Commercial)	0
Loan Revenues (Residential)	21,035,712
Loan Revenues (Commercial)	0
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Interest Income	300
TOTAL REVENUES	\$ 21,530,385
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	10,000
TOTAL VARIABLE EXPENDITURES	\$ 363,639
FIXED EXPENDITURES	
Management	49,296
Legal	100,000
Audit Fees	18,250
Insurance	15,000
Legal Advertisements	9,000
Travel/Conference	15,000
New County Set-up Fee	1,000
Dues & Subscriptions	1,200
Trustee Fees	4,000
Website Management	2,000
Miscellaneous - postage, office supplies, etc.	2,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	10,000
TOTAL FIXED EXPENDITURES	\$ 246,746
TOTAL EXPENDITURES	\$ 610,385
REVENUES LESS EXPENDITURES	\$ 20,920,000
Loan Payments (Residential)	(20,500,000)
Loan Payments (Commercial)	0
BALANCE	\$ 420,000
Fees (Residential)	(310,000)
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 110,000
Program Reinvestment (Residential)	(100,000)
Program Reinvestment (Commercial)	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

DETAILED PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Projected Carry Forward Surplus	0	100,000	100,000	
O & M Funding Contributions	231,518	270,000	270,000	No Change From 2025/2026 Budget
O & M Assessments (Commercial)	0	0	0	BrandsMart Has Paid Off 2015-1 Bond
Loan Revenues (Residential)	55,486,631	20,121,895	21,035,712	Loan Revenues (Residential)
Loan Revenues (Commercial)	0	0	0	Loan Revenues (Commercial)
Other Revenue - Commercial Closing Fees	2,723	10,000	10,000	
Other Revenue - Administrator Cost Sharing	70,413	167,600	114,373	
Interest Income	27,946	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 55,819,231	\$ 20,669,795	\$ 21,530,385	
VARIABLE EXPENDITURES				
Assessment Roll	284,111	276,595	353,639	32,149 X \$11 - Based On Approximate Participants
Miscellaneous	0	10,000	10,000	Miscellaneous
TOTAL VARIABLE EXPENDITURES	\$ 284,111	\$ 286,595	\$ 363,639	
FIXED EXPENDITURES				
Management	48,000	48,000	49,296	CPI Increase (2.7%)
Legal	87,596	90,000	100,000	\$10,000 Increase From 2025/2026 Budget
Audit Fees	16,500	16,500	18,250	Per Contract
Insurance	9,852	15,000	15,000	Insurance Estimate
Legal Advertisements	3,648	9,000	9,000	No Change From 2025/2026 Budget
Travel/Conference	0	15,000	15,000	No Change From 2025/2026 Budget
New County Set-up Fee	0	1,000	1,000	Estimated At One New County
Dues & Subscriptions	815	1,200	1,200	No Change From 2025/2026 Budget
Trustee Fees	0	4,000	4,000	No Change From 2025/2026 Budget
Website Management	1,500	2,000	2,000	No Change From 2025/2026 Budget
Miscellaneous - postage, office supplies, etc.	2,955	1,500	2,000	\$500 Increase From 2025/2026 Budget
Commercial Closing Fee	0	60,000	0	Line Item Removed
Palm Beach County Pace Project Fees	0	20,000	20,000	No Change From 2025/2026 Budget
Financial Advisory Fees	0	10,000	10,000	No Change From 2025/2026 Budget
TOTAL FIXED EXPENDITURES	\$ 170,866	\$ 293,200	\$ 246,746	
TOTAL EXPENDITURES	\$ 454,977	\$ 579,795	\$ 610,385	
REVENUES LESS EXPENDITURES	\$ 55,364,254	\$ 20,090,000	\$ 20,920,000	
Loan Payments (Residential)	(55,813,605)	(19,700,000)	(20,500,000)	Loan Payments (Residential)
Loan Payments (Commercial)	0	0	0	Loan Payments (Commercial)
BALANCE	\$ (449,351)	\$ 390,000	\$ 420,000	
Fees (Residential)	(450,381)	(280,000)	(310,000)	Fees (Residential)
Fees (Commercial)	0	0	0	Fees (Commercial)
Excess/ (Shortfall)	\$ (899,732)	\$ 110,000	\$ 110,000	
Program Reinvestment (Residential)	0	(100,000)	(100,000)	Program Reinvestment (Residential)
Program Reinvestment (Commercial)	0	(10,000)	(10,000)	Program Reinvestment (Commercial)
Net Excess/ (Shortfall)	\$ (899,732)	\$ -	\$ -	
Projected Fiscal Year-End Fund Balance	0	100,000	100,000	

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Commercial Only)

	FISCAL YEAR 2026/2027 COMMERCIAL BUDGET
REVENUES	
O & M Assessments (Commercial)	0
Bond/Loan Revenues (Commercial)	See Commercial Bond Page
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Other Revenue - Buy In	0
TOTAL REVENUES	\$ 124,373
VARIABLE EXPENDITURES	
Miscellaneous	1,000
TOTAL VARIABLE EXPENDITURES	\$ 1,000
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	0
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 113,373
TOTAL EXPENDITURES	\$ 114,373
REVENUES LESS EXPENDITURES	\$ 10,000
Bond/Loan Payments (Commercial)	0
BALANCE	\$ 10,000
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 10,000
Program Reinvestment/Carryover Credit	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	\$ -

NOTE: A separate spreadsheet is kept to track provider specific carryover credit that can be applied to quarterly invoices.

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Residential Only)

	FISCAL YEAR 2026/2027 RESIDENTIAL BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
Loan Revenues (Residential)	21,035,712
Interest Income	300
TOTAL REVENUES	\$ 21,406,012
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	9,000
TOTAL VARIABLE EXPENDITURES	\$ 362,639
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 133,373
TOTAL EXPENDITURES	\$ 496,012
REVENUES LESS EXPENDITURES	\$ 20,910,000
Loan Payments (Residential)	(20,500,000)
BALANCE	\$ 410,000
Fees (Residential)	(310,000)
Excess/ (Shortfall)	\$ 100,000
Program Reinvestment (Residential)	(100,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

**FLORIDA GREEN FINANCE AUTHORITY
PARTICIPANTS AS OF MAY 2026**

COUNTY	COMMENCING FISCAL YEAR 2023/2024	COMMENCING FISCAL YEAR 2024/2025	COMMENCING FISCAL YEAR 2025/2026	COMMENCING FISCAL YEAR 2026/2027	TOTAL*
Alachua	0	0	0	0	49
Brevard	256	8	1	0	843
Broward	2,147	1,736	1,894	1,336	11,694
Charlotte	11	0	0	0	375
Citrus	81	87	94	104	511
Collier	0	1	0	0	52
Escambia	1	1	0	0	3
Hernando	0	0	0	0	238
Highlands	0	1	0	0	1
Hillsborough	0	0	42	538	1,961
Indian River	1	2	0	0	4
Jefferson	0	0	0	0	1
Lake	0	3	1	0	5
Lee	89	83	55	63	411
Levy	7	2	14	9	49
Manatee	113	142	94	106	814
Marion	149	110	214	215	911
Martin	58	21	24	17	205
Miami-Dade	2,253	1,723	2,084	2,044	12,044
Monroe	7	7	2	3	32
Nassau	0	0	0	1	1
Okeechobee	18	3	0	0	26
Orange	35	71	94	98	502
Osceola	118	100	129	131	1,042
Palm Beach	1,334	1,230	1,321	1,185	7,440
Pasco	147	85	167	188	1,652
Polk	21	17	0	0	73
Sarasota	142	97	89	99	811
Seminole	11	16	18	11	88
Suwannee	1	0	3	10	14
Volusia	19	22	16	26	99
Sub-Total	7,019	5,568	6,356	6,184	41,951
Less Prepayments & Matured Loans	1,428	1,713	2,059	0	9,802
Total	5,591	3,855	4,297	6,184	32,149

Notes:

1. *Includes totals from years prior to those shown.
2. Current year numbers are approximates.
3. Current year prepayment numbers are approximates and will continuously change throughout the year.

**FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS AS OF MAY 2026**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT
Series 2014 Loan (E&M Spirits)	\$5,496.00	\$0.00	November 2036	\$500.00
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	Paid off	\$0.00
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$933,985.05	November 2028	\$350,856.55
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,498,150.14	November 2039	\$496,899.34
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	Paid off	\$0.00
Series 2020-B (Home 2-Palm Bay)	\$3,930,000.00	\$3,611,897.06	November 2046	\$312,209.65
Series 2020-C (Hyatt-Palm Bay)	\$5,643,500.00	\$5,186,702.54	November 2046	\$447,438.17
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,141,847.44	November 2047	\$264,372.11
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,006,097.96	November 2047	\$2,746,937.13
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$29,416,120.86	November 2048	\$2,418,304.48
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,130,898.32	November 2048	\$422,279.36
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$6,930,858.84	November 2048	\$572,722.58
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,879,169.67	November 2047	\$333,839.33
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69
Series 2023-1 (Proper South Beach)	\$31,569,161.68	\$0.00	Paid off	\$0.00
Series 2023-2 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$1,228,977.16
Series 2025 (SouthBank Hotel)	\$14,151,502.52	\$14,151,502.52	November 2049	\$1,417,956.32
Total	\$194,796,605.57	\$150,442,672.47		\$12,948,732.54

Note:

BrandsMart Paid Off Series 2015-1 Bond In 2021.

Avid Viera Paid Off Series 2020-A Bond In 2023.

Proper South Beach Paid Off Series 2023 Bond In 2025.



Davis, Barnard &
Brandenburg, P.A.
MUNICIPAL LAW GROUP

AMITY R. BARNARD, ESQ.

Florida Bar Board Certified Attorney in
City, County and Local Government Law
E-mail: mitt@avislawteam.com

September 10, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner, McMahon and Loring
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: RESOLUTION NO. 2026-09, A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING AND ESTABLISHING THE APPLICABLE UPDATED MAXIMUM RATES, FEES AND OTHER CHARGES IMPOSED ON PROPERTY OWNERS IN CONNECTION WITH THE RENEWPACE PROGRAM FOR FY 2026/2027; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

The following describes the above-referenced agenda item:

Section 2.3 of the Broward County PACE Amended and Restated Interlocal Agreement with the Florida Green Finance Authority Relating to the Funding and Financing of Qualifying Improvements ("Broward ILA") requires the Authority to annually establish the applicable maximum rates, fees, and other charges imposed on Property Owners in connection with utilization of the Authority's PACE Program, including the rates paid by the Property Owner through the Financing Agreement (collectively, "Rates"). Such Rates must be just and equitable at the time of imposition for all Property Owners within Broward County. This section also requires the Authority to provide at least thirty (30) days' prior written notice to the County of any meeting of its governing body at which will be considered any proposed increase(s) in Rates or any material change to the documentation required to be submitted to County under Section 20-176.133(d) of the Broward PACE Act.

The Board is asked to consider Resolution No. 2026-09 approving the updated maximum RenewPACE residential rates, fees and other charges for FY 2026/2027 as required by the Broward ILA. This will be an annual item for the Board's consideration. The required notice to Broward County was sent via regular U.S. Mail and e-mail on August 10, 2026.

This is not a budgetary item and there is no fiscal impact for authorizing this resolution. General Counsel recommends that the Board pass the above-referenced resolution.

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING AND ESTABLISHING THE APPLICABLE UPDATED MAXIMUM RATES, FEES AND OTHER CHARGES IMPOSED ON PROPERTY OWNERS IN CONNECTION WITH THE RENEWPACE PROGRAM FOR FY 2026/2027; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Renew Financial is the third-party administrator of the Florida Green Finance Authority's ("Authority's") residential RenewPACE program; and

WHEREAS, Section 2.3 of the Broward County PACE Amended and Restated Interlocal Agreement with the Florida Green Finance Authority Relating to the Funding and Financing of Qualifying Improvements ("Broward ILA") requires the Authority to annually establish the applicable maximum rates, fees, and other charges imposed on Property Owners in connection with utilization of the Authority's PACE Program, including the rates paid by the Property Owner through the Financing Agreement (collectively, "Rates"). Such Rates must be just and equitable at the time of imposition for all Property Owners within Broward County; and

WHEREAS, Section 2.3 of the Broward ILA requires the Authority to provide at least thirty (30) days' prior written notice to the County of any meeting of its governing body at which will be considered any proposed increase(s) in Rates or any material change to the documentation required to be submitted to County under Section 20-176.133(d) of the Broward PACE Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

1. The Board of Supervisors of the Florida Green Finance Authority hereby approves and adopts the updated maximum program fees for the RenewPACE program for FY2026/2027, attached hereto as Exhibit "A".
2. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of September, 2026.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Nicole Dritz, Chair

ATTEST:

James Candela, Authority Secretary

Approved as to form and legal sufficiency

Amity Barnard, Authority General Counsel

Exhibit “A”
Maximum Program Fees (Residential)

Origination Fees

Program Administrator – the Fee Basis less (i) Sponsor Origination Fee and the foreclosure expense reserve amount, less (ii) the Other Costs set forth in the Final Payment Summary.

Fee Basis: If the Total Financed Amount equals or exceeds the threshold of \$20,000 as adjusted as set forth in 12 C.F.R. § 1026.32(a)(1)(ii), then 5% of the Total Financed Amount. In all other cases, the lesser of (a) 8% of the Total Financed Amount or (b) \$1,000, as adjusted as set forth in 12 C.F.R. § 1026.32(a)(1)(ii). The \$1,000 and \$20,000 figures shall be adjusted by the annual percentage change in the Consumer Price Index as reported in Official Interpretation to 12 C.F.R. § 1026.32.

Total Financed Amount: The sum of (i) the Total Products Cost, (ii) the Total Closing Costs (as defined below), and (iii) the amount charged to the Property Owner for Buyer’s Points (if applicable).

Total Closing Costs: The sum of (i) the Program Administrator Fee, (ii) the Sponsor Origination Fee, (iii) the Other Costs set forth in the Final Payment Summary, and (iv) the capitalized interest paid by the Property Owner as part of the Financing Amount and set forth in the Final Payment Summary (as defined in the Financing Agreement).

Sponsor – not to exceed 1.5% of the project amount

Interest Rate

Not to exceed 15%

Administrative Expenses

Program Administrator – annual, not to exceed \$45 per year per Assessment

Lien Removal - one time recording fee to remove the lien associated with an Assessment, not to exceed \$35 per Assessment



Davis, Barnard &
Brandenburg, P.A.
MUNICIPAL LAW GROUP

AMITY R. BARNARD, ESQ.

Florida Bar Board Certified Attorney in
City, County and Local Government Law
E-mail: mitt@DavisLawTeam.com

September 10, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner, McMahon and Loring
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: Commercial PACE Request for Qualifications

The following describes the above-referenced agenda item:

At the June 4, 2026 Board of Supervisor's meeting, the Board directed staff to prepare a draft Request for Qualifications (RFQ) to solicit Commercial PACE providers for review and discussion by the Board at the September 10, 2026 meeting. A draft RFQ has been prepared and is enclosed for Board review and discussion.

**Request for Qualifications
Commercial Property Assessed Clean Energy (C-PACE)
Third-Party Administrator Services
RFQ 2026-01**



c/o Special District Services, Inc.
2501A Burns Road, Palm Beach Gardens, FL 33410
(561)630-4922

Request for Qualifications
Commercial PACE Third-Party Administrator Services

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>PAGE NUMBER</u>
Table of Contents	1
Advertisement.....	2
1.0 General Information	3-6
2.0 Submission Requirements	6-10
3.0 General Terms and Conditions	10-13
Exhibits.....	14

**Florida Green Finance Authority
Request for Qualifications
Commercial PACE Third-Party Administrator Services**

Sealed proposals for Commercial PACE Third-Party Administrator Services must be delivered to the Florida Green Finance Authority (“Authority”) c/o Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, no later than **3:00 p.m. local time, on [insert month and day], 2026**, at which time they will be opened and read in public. Proposals received after 3:00 p.m. will be placed in the file unopened and will not be considered. The envelope containing the Proposal must be sealed and plainly marked **“Commercial PACE Third-Party Administrator Services”**. **Opening date: “[insert month and day], 2026”** on the face thereof. RFQ documents can be picked up at the Florida Green Finance Authority, c/o Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. The Authority reserves the right, in its sole and absolute discretion, to accept or reject any and all Proposals and to waive any minor technicalities or irregularities therein. The Authority further reserves the right to award the contract to that Proposer whose Proposal best complies with the proposed specifications and will best further the interest of the Authority or be the most advantageous to the Authority, or to cancel the RFQ and re-advertise in the future. Proposals will be opened publicly and the names of the Proposers responding to the solicitation will be read aloud. Proposals will then be sent to the Authority appointed Selection Committee for evaluation to determine if the Proposers are both responsible and responsive. Award will be by means of a written agreement with a selected Proposer. Proposer must submit one (1) unbound original and three (3) copies of the complete Proposal.

Published In Palm Beach Post: September [xx], 2026

1.0 GENERAL INFORMATION

1.1 Purpose

The Florida Green Finance Authority ("Authority") is seeking qualified Third-Party Administrators for the Authority's Commercial Property Assessed Clean Energy Program ("C-PACE Program"). This Request for Qualifications ("RFQ") seeks to identify those Third-Party Administrators that are interested in originating and funding solely C-PACE transactions on qualifying properties within the jurisdictions that have opted in to the Authority's PACE program.

The Authority seeks one (1) or more experienced firms capable of administering C-PACE transactions under the Authority's program and supporting participating local governments, property owners, and other program participants. This RFQ is intended to identify qualified firms; qualification and/or selection by the Authority does not guarantee any minimum number or value of transactions.

1.2 Background

The Authority is a separate legal entity created pursuant to Section 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969," which authorizes local government units to enter into interlocal agreements for their mutual benefit. The Town of Lantana, Florida, a Florida municipal corporation ("Lantana") and the Town of Mangonia Park, Florida, a Florida municipal corporation, ("Mangonia Park") entered into an Interlocal Agreement, dated June 11, 2012, first amended on August 11, 2014 and second amended on April 7, 2016 with document execution May 9, 2016 (the "Interlocal Agreement"), establishing the Authority as a means of implementing and financing a qualifying improvements program for certain improvements authorized under Sections 163.08 and 163.081-087, Florida Statutes ("Florida's PACE Act" or the "PACE Act"), as amended from time to time.

Currently, the Authority operates its residential and commercial PACE Program in 178 jurisdictions within 31 counties within the State of Florida. Several (19) of those jurisdictions have opted exclusively into the Authority's program as C-PACE only jurisdictions.

Additional information about the Authority is available on the Authority's website <https://flgfa.org/>.

1.3 Anticipated Scope of Services

Proposer is expected to offer a turnkey C-PACE program for the Authority. All Proposals must be made on the basis of and specifically address whether the Proposer is capable of providing the services set forth in this Section.

Program Design:

The Authority desires a C-PACE Program that encourages and facilitates the installation of Qualifying Improvements as set forth in the PACE Act and is designed in a manner that is flexible and responsive to the needs of both borrowers and capital providers. Proposers must design a flexible C-PACE program with an "open-market" structure accessible by all qualified capital providers, eligible property owners, and contractors. All aspects of Proposers C-PACE program shall comply with the PACE Act and any amendments thereto at all times. The program must include a Program Handbook that at minimum: (i) meets the requirements of the PACE Act; (ii) clearly explains the Program and how it works; (iii) clearly sets forth eligibility requirements for participation by capital providers, property

owners, and contractors; (iv) provides a C-PACE funding process from application to closing that is flexible, user-friendly, and streamlined; (v) defines eligible C-PACE improvements for both existing buildings and new construction; and (vi) provides quality assurance audit requirements to ensure that the C-PACE assessments comply fully with the requirements of the C-PACE Program.

Program Implementation:

Program Website – Proposers shall implement a C-PACE Program webpage, which will be included as a “landing” page, on the Authority’s current website, and links to an external Program website for Program information, application submission, processing status, and loan information, along with capital provider and contractor information, including registration tools for capital providers and contractors. This webpage, website and/or linkages to external website(s) will be outside of the Authority’s network and all data collected through the C-PACE program links will be managed, maintained and secured by the Proposer’s external program site administrator.

Customer Service – Proposers shall provide sufficient personnel during normal business hours (Monday – Friday 8:30 AM to 5:00 PM EST) to respond to telephone or email requests for program information, preferably on the same day the request is received; to assist with and acknowledge the receipt of applications; to provide information concerning Program approval status; and to provide ongoing support.

Program Administration – Proposers shall develop a Program kick-off and implementation plan that ensures that the C-PACE Program is available to the public as soon as possible following contract award and Board of Supervisor approval of governing C-PACE documentation. Proposer is responsible for all program administration of its C-PACE program. Proposer should not expect or otherwise rely on any administrative support from the Authority in implementing Proposer’s C-PACE program.

Application Processing – Proposers shall be responsible for developing a procedure for the approval of applications; retaining records of each application; confirming the eligibility requirements; developing and maintaining all required C-PACE financing documentation; coordinating the completion, review, and execution of the C-PACE Financing Agreement and recording of all required memoranda of PACE Financing Agreements. Individual property and project underwriting is expected to be a function of the Property and its capital provider for each C-PACE project. Following execution of the loan documents, the Proposer shall provide to the Authority a copy of the complete loan document package, either electronically or in hard copy form.

Monitor and Coordinate Program Administration – The Proposer shall monitor and coordinate all components of the C-PACE Program related to the development and ongoing management of the C-PACE.

Data Management – The Proposer shall maintain a database of all C-PACE program financings, terms, capital providers, and status. This database must be capable of tracking by property, property owner, capital provider, eligible improvement, or amount financed, and provide reporting capabilities. The Proposer must perform periodic/regular backup of all data related to the C-PACE Program that can be recovered and inspected at the request of the Authority at any point in time, as needed. The Proposer shall provide periodic reports to the Authority and any required local jurisdiction as needed. The reports may include, but not be limited to, the following information: property, property owner, capital provider, amount financed (with dates), program fees, eligible improvement costs, and estimated energy efficiency and/or water conservation savings associated with the eligible improvement. Further,

the Proposer may be exposed to confidential information, and the disclosure of such information could violate rights of private individuals and entities. A brief discussion of such capacity to maintain privacy and protocols to protect confidential information should be included in the Proposal, along with a demonstrated understanding of Florida's Public Records Law (Chapter 119, Florida Statutes) and its applicability to the Authority.

Quality Assurance – The C-PACE Program must include an auditing process that ensures all capital providers, borrowers, improvements, and C-PACE loans meet or exceed the requirements set forth in the program materials and handbook, and that verifies that the improvements financed through the program were installed.

C-PACE Loan Servicing – The Authority utilizes the Uniform Method of Collection for all C-PACE assessments. Proposers shall annually prepare and submit to the Authority's Manager, Special District Services, Inc., assessment rolls by County for all C-PACE assessments to be levied by the Authority on behalf of the Proposer. The assessment roll shall include a breakdown of the total assessment. This breakdown should include principal, interest, and any fees.

Continuity of Service – In the event of Proposer's termination or end of the contract term, the Proposer must provide to the Authority, the data related to the Proposer's C-PACE program and other proprietary information reasonably requested by the Authority. Proposer shall continue to service all assessments following termination until such time as all Proposer's assessments are paid in full and released. Proposers shall at all times maintain a contact person with the Authority for the provision of timely response and coordination of any and all assessment issues after termination. The obligation of the Proposer to provide the termination services will survive the termination or expiration of the agreement for whatever reason.

Reporting – The Proposer must identify relevant C-PACE Program information for reporting and marketing purposes and provide reporting of C-PACE Program data and participation results as requested by the Authority or any of the local governments that have opted into the Authority's PACE program. Proposers shall be required to comply with all reporting requirements, providing all required reports at the required frequency, and copying appropriate Authority personnel on all reports provided to local jurisdictions. Additionally, the Proposer must be available to meet on an as needed basis with Authority staff, either in person or remotely, as well as be available for routine correspondence.

Program Fee(s) – The Authority will not compensate the Proposer for any of the services set forth herein. The Proposer must identify its proposed Program Fee(s) which may be assessed as part of Proposer's C-PACE program. Proposers understand that certain opted in jurisdictions require mandatory reporting of maximum C-PACE fees and agree to provide such information timely to ensure compliance with existing agreements.

General Services – the following other services shall be required of Proposers:

- Coordinate with Authority staff, legal counsel, participating local governments, Property Appraisers, Tax Collectors, capital providers, mortgage holders, and other participants as necessary.
- Prepare and maintain Proposer's C-PACE transaction files, forms, checklists, reports, and assessment information.
- Track program activity, payment status, delinquencies, defaults, complaints, and other material developments.
- Conduct closing, recording, assessment roll preparation, billing and collection coordination,

and post-closing administration for all Proposer's C-PACE assessments. Coordination with the Authority will be required in certain instances.

- Perform other related C-PACE administrative services agreed upon by the Authority and the selected Proposer.

The final scope of services will be determined by the Authority and included in any resulting Third-Party Administrator Agreement between the Proposer, the Authority and the Authority's Manager as necessary.

2.0 SUBMISSION REQUIREMENTS

2.1 Deadline and Location

The Authority will receive sealed proposals until 3:00 p.m. local time [insert day and month], 2026 which will be opened publicly at that time.

Proposers shall submit their Proposals in hard copy only by the due date and time specified. Please submit Proposals to:

Todd Wodraska, Authority Secretary
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Proposals submitted after the established deadline will not be accepted.

2.2 Format

Proposals should be typed, double spaced and submitted on 8½x11 inch size paper. Proposals shall not exceed a combined total of 20 pages. Proposals should be submitted using a single method of fastening (e.g. stapled, binder, etc.). Proposals should include only brief and concise narrative. The enclosure of elaborate or unnecessary verbiage or promotional material is discouraged.

2.3 Table of Contents

Proposals should contain a Table of Contents. The Table of Contents outlines in sequential order all of the areas of the proposal and it allows for clarity and ease of review of the Proposal.

2.4 Letter of Transmittal

Proposals should include a Letter of Transmittal that briefly summarizes the Proposer's understanding of the scope of services and affirms their commitment to performing the work in a timely and professional manner. The letter must contain, at a minimum, the following:

- a. Identification of Proposer, including names, addresses, and telephone numbers.
- b. Proposed working relationship between Proposer and subcontractors, if applicable.
- c. Name, title, address, telephone number, and email address of contact person during period of proposal evaluation.
- d. Signed by a person authorized to bind Proposer to the terms of the Proposal.

2.5 Technical Proposal

Proposers shall submit a Technical Proposal addressing each topic below:

2.5.1 *Proposer Qualifications*

Organization Information:

Successful Proposer must be a legal entity (e.g. corporation, limited liability company, partnership, etc.) organized under the laws of any state in the United States or under the laws of the State of Florida.

Proposer shall provide the legal name, address, year established, ownership, organizational structure, and primary contact. A brief description of the organization and its experience with C-PACE or comparable public financing programs must also be provided. Include background information on your organization, including years in business and current breadth of operation. Also, please indicate if your organization currently provides financing for other PACE Program(s), which one(s) and amount financed to date.

Identification of any proposed subcontractors or affiliated entities that would perform material services.

Please also complete and submit the Proposal Cover Sheet attached hereto as **Exhibit A**.

Administrative Staffing:

Please provide an organizational staffing chart identifying the staff who would be assigned to implement Proposer's C-PACE program under the Authority. Please describe the depth of administrative staff, including each person's role, relevant experience, and anticipated availability. Provide a simple organizational chart or staffing plan showing who will be responsible for program management, transaction review, compliance, reporting, and day-to-day administrative support.

Proposer should identify at least three (3) key officer(s), director(s), manager(s) and/or other person(s) who will be central to the Proposer's C-PACE program operations and who will have an administrative or oversight role, or will otherwise have a significant role in the day-to-day program operations. For each key person identified, the Proposer must provide a current and up-to-date resume or curriculum vitae.

Note that under the Authority's PACE program, implementing the C-PACE program will be the sole responsibility of the successful Proposer. Proposer must be prepared to provide a self-contained C-PACE program with no dedicated staff or resources provided by the Authority. The Authority does not maintain an Executive Director or other administrative support staff dedicated to C-PACE program implementation.

Explain how the organization will maintain sufficient coverage and continuity if a key staff member is unavailable or leaves the organization.

Knowledge of Florida's PACE Market:

Proposer shall provide a written explanation of their knowledge of Florida's current PACE market, including existing relationships and affiliations with PACE programs currently operating within the State of Florida. Particular attention should be paid to existing relationships with city and county governments, and Tax Collectors and Property Appraiser offices, throughout the State and an understanding of how to navigating those relationships in the context of opt ins, routine reporting and general compliance with not only the PACE Act but with local regulations governing PACE throughout the State.

2.5.2 Proposer Experience

Relevant C-PACE Experience and Evidence of Successful Transactions:

Successful Proposers shall have at least three (3) years of organizational lending experience. Proposer shall describe their experience administering, closing, servicing, or otherwise materially supporting C-PACE transactions within the State of Florida. Proposers shall demonstrate experience in C-PACE program design, marketing, and program administration. This demonstrated experience should include the funding of both small and large C-PACE transactions, including projects under \$1 Million in total scope. Specifically, Proposers shall provide verification of at least three (3) successful C-PACE projects financed and closed within the State of Florida within the last two (2) years. For each transaction, Proposer shall identify the jurisdiction or program, approximate financing amount, closing date, Proposer's role, project type, current status, and any other pertinent details of the transaction for the Authority's consideration.

Proposers must demonstrate positive relationships with C-PACE capital providers, contractors, other industry participants and respective state and local government representatives and provide references from at least two (2) capital providers, two (2) contractors, and two (2) state and/or local government representatives within the State of Florida, including the name of the person to contact, address, and telephone number, brief summary of the transaction (type of improvement and dollar amount). This list of references shall include company or government name, contact person, address, telephone number, Email address, nature of the work performed, and the duration of the engagement. Please complete and submit the References of Similar Work form attached hereto as **Exhibit B**. Failure to include references shall be cause for rejection of proposal as non-responsive. Proposer hereby releases listed references from all claims and liability for damages that result from the information provided by the reference.

Financial Capacity, Good Standing and Conflicts:

Proposer shall demonstrate readily available sources of funding. Proposers must provide proof of sufficient financial resources to design, promote, and administer the C-PACE program successfully without Authority funding. Proposer should provide an approximate (non-binding) amount of capital available to make PACE assessments under the program and a description of the type and/or sources of that capital. The Proposer shall demonstrate financial and operational capacity by providing audited financial statements for two (2) years, if available. In the event the Proposer does not have audited financial statements, a copy of the previous two (2) years financial statements prepared by a Certified Public Accountant shall be provided.

Proposers shall identify any actual or potential conflicts of interest, including relationships with capital providers, contractors, project developers, servicers, or other C-PACE participants.

Proposers shall provide verification that the Proposer is in good standing and is authorized, or will become authorized, to conduct business in Florida before beginning work (no more than three (3) months old).

Successful Proposers shall also provide evidence of appropriate/customary insurance coverage (e.g., Directors & Officers insurance, commercial general liability, professional liability, property, unemployment and Workers Compensation, etc.

Transaction Payment Performance and Default History:

The Authority wants to understand whether the Proposer's prior C-PACE transactions have performed as expected and whether the Proposer has appropriate safeguards to avoid creating an unmanageable property tax obligation. As such, Proposers should:

- State whether any C-PACE transaction administered or materially supported by the Proposer has experienced a payment delinquency, default, tax certificate, foreclosure action, bankruptcy, workout, or other material collection problem.
- Briefly describe any such event, including the number of affected transactions, the Proposer's role, the outcome, and any corrective action taken.
- Identify any known instance in which a property owner or other responsible party stated or demonstrated that the C-PACE assessment contributed to an inability to pay the full property tax bill. If none are known, state that clearly.
- Describe, at a high level, the underwriting, review, disclosure, or monitoring practices the Proposer uses to evaluate whether the property owner can reasonably pay the assessment together with property taxes and other property-related obligations.
- Provide available documentation or references that the Authority may use to verify the payment status and performance of the representative transactions listed in Section 2.5.2.

In addition to the litigation reported in response to Section 2.5.3 below, please also provide a summary of all litigation for which Proposer is named as a Defendant by virtue of foreclosure or other delinquency (e.g., tax deed, etc.) over the past five (5) years. For each matter listed, provide a summary of the subject matter of the litigation, a brief description, current status, and outcome of how the litigation was resolved, if concluded.

2.5.3 Litigation and Regulatory History

Proposer shall provide a summary of any current or pending litigation you have with the Authority or any other PACE Program Administrator with the State of Florida (whether you are plaintiff or defendant), or any litigation in the past five (5) years you have had with another private entity or federal, state, or local governmental entity (whether you are plaintiff or defendant) relating to defaults on financial obligations, contract defaults or breaches, contract terminations, suspensions, or failure to perform. The summary should outline the parties to the litigation, the subject matter of the litigation, a brief description, current status, and outcome of how the litigation was resolved, if concluded. Current or pending litigation involving the Authority or any other PACE Program Administrator within the State of Florida shall result in the immediate rejection of your Proposal as being unresponsive and not from a responsible Proposer and shall not be reviewed or scored by Selection Committee. Past litigation with the Authority or any other PACE Program Administrator within the State of Florida or any other governmental entity shall be evaluated by the Selection Committee under Sections 3.8 and 3.9 of the RFQ.

Disclose any material pending or concluded litigation, arbitration, governmental investigation, regulatory action, administrative proceeding, judgment, sanction, suspension, debarment, or termination involving the respondent, its proposed key personnel, or any material subcontractor during the past five (5) years.

If there are no matters to disclose, provide a statement confirming that the Proposer has no responsive litigation or regulatory history.

2.5.4 *Methodology and Approach*

Provide a brief description of how the Proposer would approach administration of its C-PACE Program under the Authority's PACE program. Successful Proposers will demonstrate an understanding of the anticipated services and ability to operate within the Authority's program including all participating jurisdictions.

Describe the proposed fee structure or the basis on which fees would be developed. Please provide a current fee schedule used by the Proposer and the typical terms Proposer offers for C-PACE financing, including but not limited to:

- Basic structure, tenors, minimum/maximum project sizes Proposer is willing to fund, payment schedules, prepayment options, etc.;
- Typical interest rates (range) and fee pricing;
- General underwriting guidelines, credit standards and security requirements;
- Finance documentation;
- Origination procedures, including turnaround times;
- Construction financing procedures; and
- Finance servicing.

3.0 GENERAL TERMS AND CONDITIONS

3.1 Qualification of Proposers

Successful Proposers shall have demonstrated experience in providing C-PACE Third-Party Administrator Services and shall meet all criteria/requirements identified in this RFQ.

3.2 Timetable

The anticipated schedule and deadline of the RFQP and Contract approval are as follows:

<u>Activity:</u>	<u>Date:</u>	<u>Time:</u>	<u>Location:</u>
Pre-Proposal Conference	[insert]	[insert]	[insert]
Submittal Deadline	[insert]	[insert]	[insert]
Selection Committee Meeting	[insert]	[insert]	[insert]
Projected Award Date	[insert]		
Contract Start Date	[insert]		

NOTE: The Authority reserves the right to alter the above activities and/or times at the Authority's sole discretion.

3.3 Contact Person

The contact person for the RFQ is James Candela, Secretary, at (561) 630-4922, email address jcandela@sdsinc.org.

For information concerning RFQ procedures and regulations (i.e., submission deadline, forms required), or ADA accommodations, interested parties may contact the above.

3.4 RFQ Postponement/Cancellation

The Authority may, at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; waive any minor irregularities in this RFQ or in the proposals received as a result of this RFQ, postpone or cancel, at any time, this RFQ process; or re-issue this RFQ.

3.5 Costs Incurred by Proposers

All expenses incurred with the preparation and submission of proposals to the Authority or any work performed in connection therewith shall be borne by the responding party.

3.6 Proprietary/Confidential Information

Proposers are hereby notified that Proposals and all information submitted as part of, or in support of, proposals may be available for public inspection in accordance with Chapters 119 and 286, Florida Statutes, popularly known as the "Public Records Law" and the "Government in the Sunshine Law," respectively.

Proposers should clearly identify information they believe is confidential or exempt and state the legal basis for any claimed exemption. The Authority will in its sole and absolute discretion determine disclosure obligations in consultation with counsel.

3.7 Review of Proposals

Each Proposal will be examined as to whether it is responsible and responsive. A Responsible Proposer is one who has the required qualifications to perform the required work and services. A Proposal will also be reviewed to determine if the proposal is Responsive to the RFQ. Proposals deemed to be non-responsive will be rejected without being evaluated by the Authority. A Responsive proposal is one which has been signed, has been submitted by the specified submission time, and has provided the information required to be submitted with the proposal (as stated in Section 2). While poor formatting, poor documentation, and/or incomplete or unclear information may not be cause to reject a proposal without evaluation, such substandard submissions may adversely impact the evaluation of your proposal, especially information relating to establishing financial/business stability. Proposers who fail to comply with all of the required and/or desired elements of this RFQP do so at their own risk.

3.8 Selection Process

All proposals timely received will be reviewed first to determine if each Proposer has submitted the required information and met all Submission Requirements (as stated in Section 2). Those proposals fulfilling the Proposal Requirements shall be referred to the Selection Committee for review and further consideration.

The Selection Committee will evaluate all responses to the RFQ that meet the Submission Requirements (as stated in Section 2) and are deemed responsive. The Selection Committee may evaluate all proposals based solely on the information submitted with the proposal. Accordingly, Proposers are urged to ensure that their Proposal contains all the necessary information for the Selection Committee to fairly and accurately evaluate each of the criteria listed below in Section 3.9. However, an oral presentation, additional written information, internal staff analysis, proposer presentations, outside consultants, and/or any other information may be required, at any time during the selection process, to help the Committee determine the final ranking of proposers. The Selection Committee may determine, as the result of additional information, that the impact of the information is significant and may be considered in the scoring and/or ranking, at the discretion of the Selection Committee.

The Selection Committee shall meet in public session as necessary to score each proposal by reviewing each proposal against the evaluation criteria listed below, see Section 3.9 for criteria and the above regarding oral presentations. Upon completion of the Selection Committee's review and discussion of all the responsive Proposals submitted, each Selection Committee Member shall score each proposal and total the scores for each proposal. The proposals shall be assigned a ranking based upon the totals of each Selection Committee Member's score for each proposal.

After the Selection Committee has developed an overall ranking for each Proposer, the Selection Committee will then review, discuss, and declare the Proposer ranked the highest as its "finalist(s)" and make its recommendations to the Authority's Board of Supervisors for award of a contract at the sole and absolute discretion of the Board of Supervisors.

3.9 Evaluation Criteria

The Proposer who has the best qualifications, experience, references and ability to comply with the specifications in this RFQ as determined by the Selection Committee shall receive the most points in this section.

The primary criteria for evaluation are each assigned a point value based on relative importance. These criteria include:

	Evaluation Criteria	Maximum Points
1	Experience	10
2	Qualifications	50
3	Litigation & Regulatory History	10
4	Methodology and Approach	30
	Maximum Total Points:	100

3.10 Acceptance/Rejection

The Authority reserves the right to accept or to reject any or all Proposals, to waive technicalities and irregularities at its sole discretion, and to make awards to that Proposer(s) who, in the sole opinion of the Authority, will be in the best interest of and/or the most advantageous to the Authority. The Authority also reserves the right to reject the Proposer of any individual or company who has previously failed in the proper performance of an award or to deliver on time contracts of a similar nature or who, in the sole opinion of the Authority, is not in a position to perform properly under this award. The Authority further reserves the right to inspect all facilities of Proposers in order to make a determination as to the foregoing. The Authority reserves the right to waive any irregularities and technicalities and may, at its sole discretion, request a re-bid.

Only one (1) Proposal from any individual firm, corporation, organization or agency under the same or different name shall be considered. Should it appear to the Authority that any Proposer is interested in more than one Proposal, all Proposals in which such Proposer has interest will be rejected.

3.11 Award of Contract

All timely submitted Proposals will be referred to the Selection Committee for review, evaluation, ranking, and recommendation to the Authority's Board of Supervisors for award, if applicable. The award, if any, will be made to the Proposer(s) whose proposal is considered to be the most advantageous to the Authority based on the Authority's opinion after review of every responsible, responsive proposal including, but not limited to, price.

The Authority may qualify one (1) C-PACE Third-Party Administrator, multiple C-PACE Third-Party Administrators, or no C-PACE Third-Party Administrators, as determined to be in the Authority's best interest and consistent with applicable laws and Authority procedures.

Any selected Proposer will be required to enter into a Third-Party Administration Services Agreement provided by the Authority and its counsel and to comply with applicable law, Authority policies, program documents, insurance requirements, reporting requirements, audit rights, data-security requirements, and transition obligations.

Selection and/or qualification does not create a contract or guarantee any transaction volume, territory, revenue, or exclusivity.

EXHIBIT A
PROPOSAL COVER SHEET

To: Florida Green Finance Authority
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33411

Proposal of: _____
Company Name as It Is to Appear on Agreement

Proposer is ☐ an individual, ☐ a partnership, ☐ a corporation, ☐ a limited liability company (please mark appropriate box), duly organized under the laws of the State of Florida.

Taxpayer Identification Number:

Employer I.D. No. _____ (Corporation or Partnership)

Principle Office Address of Proposer:

Street Address _____		County _____
City _____	State _____	Zip Code _____
Telephone No. _____		Email _____

The Proposer certifies the following by signing below:

1. The undersigned, having carefully read and considered the RFQ, does hereby offer to perform such services on behalf of the Authority, in the manner described and subject to the terms and conditions set forth in the attached proposal.
2. This Proposal is current, accurate, complete, and is presented to the Authority for the performance of this agreement in accordance with all the requirements as stated in this RFQ.
3. The Proposal is submitted without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same materials, services and supplies and is, in all respects, fair and without collusion or fraud.
4. The Proposer has the financial stability to fully perform the terms and conditions as specified herein. The Authority reserves the right to request financial information from the Proposer at any time during the solicitation process and in any form deemed necessary by the Authority.

By: _____
Signature of Authorized Representative (Corporate Seal)

Print Name: _____ Title: _____

Please affix corporate seal if available or have cover sheet notarized.

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026 by _____ who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath, and who stated that he executed same on behalf of the above-named entity for the purposes therein expressed.

(Seal)

NOTARY PUBLIC, State of Florida

THIS PAGE TO BE SUBMITTED WITH PROPOSAL TO BE CONSIDERED COMPLETE.

EXHIBIT B
REFERENCES OF SIMILAR WORK

1. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____

2. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____

3. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____

4. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____

5. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____

6. Organization:

Organization Name: _____ Contact Person: _____

Address: _____

Phone No.: _____ Email: _____

Start Date of Contract: _____ End Date of Contract: _____

Description: _____ Dollar Amount: _____