

North Dade

Community Development District

www.northdadecdd.com

Maria Godoy, Chair

Franklin Lopez, Vice Chairman

William Cuotto, Assistant Secretary

Pedro Arredondo, Assistant Secretary

Irvin Sosa, Assistant Secretary

October 20, 2026

GMS
Governmental
Management Services

North Dade

Community Development District

Agenda

Seat 2: Maria Godoy – (C.)	
Seat 1: Franklin Lopez – (V.C.)	
Seat 3: William Cuotto – (A.S.)	
Seat 4: Pedro Arredondo – (A.S.)	
Seat 5: Irvin Sosa – (A.S.)	

Tuesday
October 20, 2026
7:00 p.m.

Milan's Community Center
10284 NW 32nd Terrace, Miami, Florida
Join the meeting now
Meeting ID: 248 832 042 881 5 and Passcode: yo7cw34V
1 872-240-4685 and Phone Conference ID: 698 652 325#

1. Roll Call

2. Audience Comments

3. Approval of the Minutes of the August 18, 2026 Meeting **– Page 3**

4. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager
      1) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 9**

      2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 14**

5. Financial Reports
   A. Acceptance of Check Register **– Page 19**

   B. Acceptance of Unaudited Financials **– Page 22**

6. Supervisors Requests

7. Adjournment

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

MINUTES OF MEETING
NORTH DADE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Dade Community Development District was held on Tuesday, August 18, 2026, at 7:00 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy	Chairperson
Franklin Lopez	Vice Chairman
William Cuotto	Assistant Secretary
Irvin Sosa	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriela Fernandez	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Lorenzo called the meeting to order at 7:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

Mr. Lorenzo asked for any audience comments. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 21, 2026 Meeting**

Mr. Lorenzo presented the minutes of the April 21, 2026 meeting and asked for any comments, corrections, or changes. The Board asked Mr. Lorenzo to update page #3 to reflect that the audit is completed on an annual basis.

On MOTION by Ms. Godoy, seconded by Mr. Sosa with all in favor, the Minutes of the April 21, 2026, Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo asked for a motion to open the public hearing.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Mr. Lorenzo stated there were no members of the public present in person or virtually, and no public comments were received. Mr. Lorenzo reviewed the proposed budget, including general fund revenues and expenditures, operations and maintenance expenses, reserve allocations, and debt service obligations for the Series 2018 Special Assessment Refunding Bonds. He noted that the District consists of 176 townhome units and that the proposed annual assessments would remain unchanged from Fiscal Year 2026, with no increase for Fiscal Year 2027.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Lorenzo asked for a motion to approve Resolution 2026-02.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Resolution 2026-02 Annual Appropriation, was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Lorenzo presented Resolution 2026-03, levying the non-ad valorem assessments consistent with the adopted Fiscal Year 2027 Budget. He explained that the resolution certifies and imposes the assessments and authorizes submission of the assessment roll to Miami-Dade County.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Resolution 2026-03, Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo asked for a motion to close the public hearing.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Lorenzo presented the engagement letter with Grau & Associates to perform the District's annual independent audit for the fiscal year ending September 30, 2026. He noted that the audit is conducted annually and that approval would allow the firm to begin the audit process following the close of the fiscal year.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026, was approved.

SIXTH ORDER OF BUSINESS — Staff Reports

A. Attorney

1) Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Fernandez presented the request for an adjustment to the District Counsel fee structure, noting that the last increase occurred in 2023. Effective October 1, 2026, the partner hourly rate would increase from $275 to $300, and the associate hourly rate would increase from $225 to $250. Mr. Lorenzo noted that the increases were included in the Fiscal Year 2027 Budget.

On MOTION by Mr. Sosa, seconded by Ms. Godoy, with all in favor, the Request for Adjustment to District Counsel Fee Structure, was approved.

2) Memorandum – 2026 Legislative Update

Ms. Fernandez presented memorandum outlining the 2026 legislative updates affecting Community Development Districts. She discussed the Governor's veto of proposed increases to sovereign immunity liability caps, noting that the existing limits of $200,000 per person and $300,000 per incident would remain in effect. She also reviewed legislation allowing closed attorney-client sessions for property rights claims, the optional state cybersecurity program, and the newly established recall process for CDD Supervisors. Additional updates included requirements for timely payment of subcontractors, penalties for contractors with poor performance, and electronic payment options for public records requests. The Board discussed the District's potential liability related to its lift station infrastructure. No Board action was required.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo presented he proposed Fiscal Year 2027 meeting schedule, with meetings scheduled for the third Tuesday of every other month at 7:00 p.m. at the Milan Community Center. The Board discussed the November meeting date and potential scheduling conflicts during the holiday season. It was noted that meetings could be canceled or rescheduled as needed.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Lorenzo provided an update on the annual Form 1 financial disclosure filings, noting that all Supervisors had completed their filings except one, which remained pending. Staff would follow up to confirm completion.

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

Mr. Lorenzo reminded the Board that the required annual ethics training must be completed by December 31, 2026. Staff would provide the necessary training links and send a reminder to the Supervisors.

4) Number of Registered Voters in the District

Mr. Lorenzo reported that, according to the Supervisor of Elections, there were 295 registered voters residing within the District.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo presented the check register and unaudited financial statements for Board review. Supervisor Godoy referenced a meeting held with the District's accountant to address questions regarding payment authorization, check processing, and financial oversight. Mr. Lorenzo confirmed that internal controls and procedures were in place, payments were made in accordance with District agreements, and an independent audit was conducted annually. The Board expressed satisfaction with the explanations provided.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Accepting the Check Register and the Unaudited Financials was approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests

The Board discussed the lift station maintenance and pump operations. Mr. Lorenzo explained that one of the District's pumps was experiencing reduced pressure and that the vendor had provided a temporary pump at no additional cost. The temporary

pump was operating alongside the District's existing pump to maintain adequate pressure. The vendor would continue monitoring the system and determine whether additional equipment would be necessary for the FY2027 budget.

The Board also discussed the lift station's telemetry system, annual permitting requirements, and a notice regarding permit payment. Mr. Lorenzo confirmed that the telemetry system was functioning properly and advised that he would contact the appropriate parties to resolve the permit notice, verify the mailing address and contact information, and provide the Board with an update.

Additionally, the Board discussed access procedures for the lift station and the community's surveillance system, including the installation of additional cameras and their use in identifying violations.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. Lorenzo asked for a motion to adjourn the meeting.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

Memorandum

To: **North Dade Board of Supervisors**

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

NORTH DADE
COMMUNITY DEVELOPMENT DISTRICT
2025-2026 FINAL REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives and Annual Reporting Form

North Dade Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Management conducted site inspections per the District Management Services Agreement.
Measurement: A minimum of one inspection completed per year.
Standard: Minimum of one inspection was completed in the Fiscal Year by the District Manager.
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: Not required to present a District Engineer's Report for capital improvement assessments or bond validations, since these reports are intended to describe and justify public infrastructure to be financed, constructed, or maintained by the CDD. The District does not own or maintain public infrastructure. The legal requirement for an engineer's report under Florida Statutes is primarily related to the CDD's responsibilities for infrastructure planning, financing, and construction. Result: Standard achieved. Management conducted site inspections of the Lift Station per the District Management Services Agreement.
Measurement: A minimum of one inspection completed per year.
Standard: Minimum of one inspection was completed in the Fiscal Year by the District Manager.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Overall Determination

The North Dade Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair:_____ Date:_____
Print Name:_____
North Dade Community Development District

District Manager:_____ Date:_____
Print Name:_____
North Dade Community Development District

Memorandum

To: **North Dade Board of Supervisors**

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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Jesus Lorenzo
District Manager
GMS-SF

NORTH DADE
COMMUNITY DEVELOPMENT DISTRICT
2026-2027 REPORT – PERFORMANCE MEASURES AND STANDARDS

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District Manager
GMS-SF

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Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
North Dade Community Development District

District Manager:_____ Date:_____
Print Name:_____
North Dade Community Development District

Jesus Lorenzo
District Manager
GMS-SF

North Dade
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
8/25/26	979-980	$15,842.22
9/1/26	981	$1,993.48
09/15/26	982-985	$5,259.13
09/22/26	986	$15,809.00
10/06/26	987	$8,238.00
	TOTAL	**$47,141.83**

*** CHECK NOS. 000979-000987 NORTH DADE - GENERAL FUND
BANK A NORTH DADE - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/25/26	00003	7/31/26	199855 SVCS 07/26	202607	310	51300-31500				*	500.00		
									BILLING COCHRAN PA			500.00	000979
8/25/26	00016	8/25/26	08252026 TRANSFER OF TAX RECEIPTS	202608	300	20700-10100				*	15,342.22		
									NORTH DADE CDD C/O WELLS FARGO			15,342.22	000980
9/01/26	00035	9/01/26	09012026 PSO-1036 PERMIT	202609	320	53800-49000				*	996.74		
		9/01/26	09012026 PSO-1036 PERMIT	202609	300	15500-10000				*	996.74		
									MIAMI-DADE COUNTY			1,993.48	000981
9/15/26	00003	8/31/26	200419 SVCS 08/26	202608	310	51300-31500				*	1,170.00		
									BILLING COCHRAN PA			1,170.00	000982
9/15/26	00006	9/01/26	94445783 DELIVERY THRU 08/26/26	202608	310	51300-42000				*	50.19		
									FEDEX			50.19	000983
9/15/26	00001	9/01/26	259 MGMT FEE 09/26	202609	310	51300-34000				*	3,346.50		
		9/01/26	259 RENT 09/26	202609	310	51300-44000				*	200.00		
		9/01/26	259 COMPUTER TIME 09/26	202609	310	51300-35100				*	83.33		
		9/01/26	259 DISSEMINATION AGENT SVCS	202609	310	51300-31300				*	175.00		
		9/01/26	259 WEBSITE ADMIN 09/26	202609	310	51300-35110				*	83.33		
		9/01/26	259 POSTAGE&DELIVERY 09/26	202609	310	51300-42000				*	.78		
									GOVERNMENTAL MANAGEMENT SERVICES			3,888.94	000984
9/15/26	00033	9/08/26	10-60944 MAINT 09/26	202609	320	53800-46000				*	150.00		
									MIAMI DADE PUMP AND SUPPLY CO			150.00	000985
9/22/26	00036	9/22/26	09222026 TXFR RESERVES PER BUDGET	202609	300	15100-10100				*	15,809.00		
									STATE BOARD OF ADMINISTRATION			15,809.00	000986
10/06/26	00017	10/05/26	35120 RENEW POLICY 10/26	202610	310	51300-45000				*	8,238.00		
									EGIS INSURANCE ADVISORS, LLC			8,238.00	000987

TOTAL FOR BANK A 47,141.83

*** CHECK NOS. 000979-000987 NORTH DADE - GENERAL FUND
BANK A NORTH DADE - GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		47,141.83		

North Dade

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Debt Service Fund Series 2018

4 Month to Month

5 Long Term Debt Report

6 Assessment Receipt Schedule

North Dade

Community Development District

Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Operating Account	$ 6,733	$ -	$ 6,733
Due from General Fund	-	13	13
Assessments Receivable	24	-	24
Investments:			
State Board of Administration	60,982	-	60,982
State Board of Administration	15,811	-	15,811
Series 2018			
Reserve	-	90,534	90,534
Interest A	-	3	3
Revenue	-	86,680	86,680
Principal	-	9	9
Prepaid Expenses	997	-	997
Total Assets	**$ 84,547**	**$ 177,238**	**$ 261,785**
Liabilities:			
Due to Debt Service	$ 13	$ -	$ 13
Total Liabilities	**$ 13**	**$ -**	**$ 13**
Fund Balances:			
Nonspendable:			
Prepaid Items	$ 997	$ -	$ 997
Restricted for:			
Debt Service	-	177,238	177,238
Unassigned	83,537	-	83,537
Total Fund Balances	**$ 84,534**	**$ 177,238**	**$ 261,772**
Total Liabilities & Fund Balance	**$ 84,547**	**$ 177,238**	**$ 261,785**

North Dade

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 135,322	$ 135,322	$ 136,510	$ 1,188
Interest Income	-	-	3,220	3,220
Total Revenues	**$ 135,322**	**$ 135,322**	**$139,729**	**$ 4,408**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 4,000	$ 4,000	$ 3,000	$ 1,000
Payroll Taxes	306	306	230	77
Engineering	4,000	4,000	60	3,940
Attorney	15,000	15,000	7,405	7,595
Annual Audit	3,600	3,600	3,400	200
Dissemination Agent	2,100	2,100	2,100	-
Assessment Roll Administration	1,540	1,540	1,540	-
Trustee Fees	3,500	3,500	3,500	-
Management Fees	40,158	40,158	40,158	(0)
Information Technology	1,000	1,000	1,000	0
Website Maintenance	1,000	1,000	1,000	0
Rentals and Leases	2,400	2,400	2,400	-
Postage and Delivery	200	200	106	94
Insurance General Liability	8,634	8,634	7,663	971
Printing and Binding	500	500	-	500
Legal Advertising	1,500	1,500	463	1,037
Other Current Charges	500	500	783	(283)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 90,113**	**$ 90,113**	**$ 74,982**	**$ 15,130**
Operations and Maintenance				
Lift Station Monthly Maintenance	$ 1,800	$ 1,800	$ 1,800	$ (0)
Quarterly Cleaning Pump Station Wells	2,600	2,600	-	2,600
Permit and Repairs	25,000	25,000	4,355	20,645
Reserves/Contingencies	15,809	15,809	-	15,809
Capital Outlay	-	-	5,800	(5,800)
Total Operations and Maintenance	**$ 45,209**	**$ 45,209**	**$ 11,955**	**$ 33,254**
Total Expenditures	**$ 135,322**	**$ 135,322**	**$ 86,937**	**$ 48,384**
Excess (Deficiency) of Revenues over Expenditures	**$ (0)**	**$ (0)**	**$ 52,792**	**$ 52,792**
Fund Balance - Beginning			**$ 31,742**	
Fund Balance - Ending			**$ 84,534**	

North Dade

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 154,036	$ 154,036	$ 155,389	$ 1,353
Interest Income	50	50	6,577	6,527
Total Revenues	**$ 154,086**	**$ 154,086**	**$ 161,966**	**$ 7,880**
Expenditures:				
Interest - 11/1	$ 29,574	$ 29,574	$ 29,574	$ -
Interest - 5/1	29,574	29,574	29,574	-
Principal - 5/1	96,000	96,000	96,000	-
Total Expenditures	**$ 155,148**	**$ 155,148**	**$ 155,148**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (1,062)	$ (1,062)	$ 6,818	$ 7,880
Net Change in Fund Balance	**$ (1,062)**	**$ (1,062)**	**$ 6,818**	**$ 7,880**
Fund Balance - Beginning			$ 170,419	
Fund Balance - Ending			$ 177,238	

North Dade

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 30,889	$ 85,397	$ 2,793	$ 2,356	$ 1,586	$ 5,945	$ 1,651	$ 5,861	$ 21	$ -	$ 11	$ 136,510
Interest Income	119	112	177	357	319	354	319	306	299	310	302	245	3,220
Total Revenues	**$ 119**	**$ 31,001**	**$ 85,574**	**$ 3,150**	**$ 2,675**	**$ 1,940**	**$ 6,264**	**$ 1,956**	**$ 6,160**	**$ 331**	**$ 302**	**$ 256**	**$ 139,729**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 600	$ 800	$ -	$ -	$ -	$ -	$ 800	$ -	$ -	$ -	$ 800	$ -	$ 3,000
Payroll Taxes	46	61	-	-	-	-	61	-	-	-	61	-	230
Engineering	-	-	-	-	60	-	-	-	-	-	-	-	60
Attorney	1,155	500	500	500	500	500	1,080	500	500	500	1,170	-	7,405
Annual Audit	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
Dissemination Agent	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Assessment Roll Administration	1,540	-	-	-	-	-	-	-	-	-	-	-	1,540
Trustee Fees	-	-	-	-	-	-	-	-	-	3,500	-	-	3,500
Management Fees	3,347	3,347	3,347	3,347	3,347	3,347	3,347	3,347	3,347	3,347	3,347	3,347	40,158
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Website Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Rentals and Leases	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Postage and Delivery	6	4	4	2	1	6	14	5	7	2	53	1	106
Insurance General Liability	7,663	-	-	-	-	-	-	-	-	-	-	-	7,663
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	463	-	-	-	-	463
Other Current Charges	89	63	58	19	55	59	120	74	58	58	56	74	783
Office Supplies	-	-	-	-	-	-	-	0	-	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 15,162**	**$ 5,316**	**$ 4,451**	**$ 4,410**	**$ 7,905**	**$ 4,453**	**$ 5,963**	**$ 4,930**	**$ 4,453**	**$ 7,948**	**$ 6,029**	**$ 3,963**	**$ 74,982**
Operations & Maintenance													
Lift Station Monthly Maintenance	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 1,800
Quarterly Cleaning Pump Station Wells	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit and Repairs	-	875	1,733	-	-	-	-	750	-	-	-	997	4,355
Reserves/Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	5,800	-	-	-	-	-	-	-	-	5,800
Subtotal Field Expenditures	**$ 150**	**$ 1,025**	**$ 1,883**	**$ 5,950**	**$ 150**	**$ 150**	**$ 150**	**$ 900**	**$ 150**	**$ 150**	**$ 150**	**$ 1,147**	**$ 11,955**
Total Operations & Maintenance	**$ 150**	**$ 1,025**	**$ 1,883**	**$ 5,950**	**$ 150**	**$ 150**	**$ 150**	**$ 900**	**$ 150**	**$ 150**	**$ 150**	**$ 1,147**	**$ 11,955**
Total Expenditures	**$ 15,312**	**$ 6,341**	**$ 6,334**	**$ 10,360**	**$ 8,055**	**$ 4,603**	**$ 6,113**	**$ 5,830**	**$ 4,603**	**$ 8,098**	**$ 6,179**	**$ 5,109**	**$ 86,937**
Excess (Deficiency) of Revenues over Expenditures	$ (15,193)	$ 24,660	$ 79,240	$ (7,210)	$ (5,380)	$ (2,663)	$ 151	$ (3,874)	$ 1,556	$ (7,767)	$ (5,876)	$ (4,853)	$ 52,792
Net Change in Fund Balance	**$ (15,193)**	**$ 24,660**	**$ 79,240**	**$ (7,210)**	**$ (5,380)**	**$ (2,663)**	**$ 151**	**$ (3,874)**	**$ 1,556**	**$ (7,767)**	**$ (5,876)**	**$ (4,853)**	**$ 52,792**

North Dade

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Refunding Bonds		
Original Amount:	$2,112,000	
Maturity Date:	5/1/2038	
Term 1: $871,000 Serial Bonds	$871,000	
Interest Rate:	3.00%-3.50%	
Maturity Date:	5/1/2019-5/1/2028	
Term 2: $327,000 Term Bond	$327,000	
Interest Rate:	3.75%	
Maturity Date:	5/1/2031	
Term 3: $914,000 Term Bond	$914,000	
Interest Rate:	4.00%	
Maturity Date:	5/1/2038	
Bonds Outstanding		$1,536,000
Less: Principal Payment - 5/1/26		(96,000)
Current Bonds Outstanding		**$1,440,000**

North Dade

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Gross Assessments	$ 142,443.84	$ 162,143.52	$ 304,587.36
Net Assessments	$ 133,897.21	$ 152,414.91	$ 286,312.12

ON ROLL ASSESSMENTS

						Allocation in %	46.77%	53.23%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Debt Service*	*Total*
11/17/25	11/1/25-11/10/25	$ 19,036.71	$ 761.45	$ 182.75	$ -	$ 18,092.51	$ 8,461.17	$ 9,631.34	$ 18,092.51
11/25/25	6/1/25-10/31/25	5,548.11	303.19	52.45	-	5,192.47	2,428.32	2,764.15	5,192.47
11/28/25	11/11/25-11/20/25	44,995.86	1,799.84	431.96	-	42,764.06	19,999.11	22,764.95	42,764.06
12/05/25	11/21/25-11/30/25	181,714.05	7,268.41	1,744.46	-	172,701.18	80,765.73	91,935.45	172,701.18
12/24/25	12/1/25-12/15/25	10,383.66	380.76	100.03	-	9,902.87	4,631.19	5,271.68	9,902.87
01/09/26	12/16/25-12/31/25	5,879.01	124.45	57.54	-	5,697.02	2,664.28	3,032.74	5,697.02
01/26/26	INTEREST	-	-	-	275.32	275.32	128.76	146.56	275.32
02/11/26	1/1/26-1/31/26	5,191.83	103.83	50.88	-	5,037.12	2,355.67	2,681.45	5,037.12
03/11/26	2/1/26-2/28/26	3,461.22	34.61	34.27	-	3,392.34	1,586.47	1,805.87	3,392.34
04/17/26	3/1/26-3/31/26	12,801.42	-	128.01	-	12,673.41	5,926.87	6,746.54	12,673.41
04/24/26	INTEREST	-	-	-	39.24	39.24	18.35	20.89	39.24
05/15/26	4/1/26-4/30/26	3,461.22	-	34.61	102.80	3,529.41	1,650.57	1,878.84	3,529.41
06/29/26	6/14/26-6/15/26	12,114.27	-	121.13	539.70	12,532.84	5,861.13	6,671.71	12,532.84
07/24/26	6/1/26-6/30/26	46.00	-	0.46	-	45.54	21.30	24.24	45.54
10/02/26	INTEREST	$0.00	$0.00	$0.00	$23.68	23.68	11.07	12.61	23.68
	TOTAL	**$ 304,633.36**	**$ 10,776.54**	**$ 2,938.55**	**$ 980.74**	**$ 291,899.01**	**$ 136,509.99**	**$ 155,389.02**	**$ 291,899.01**

100.02%	**Percent Collected**
$ (46.00)	**Balance Remaining to Collect**