

***Newton Road
Community Development District
March 20, 2026***

Newton Road

Community Development District

(Vivant)
Agenda

Seat 1: Teresa Baluja – C	
Seat 2: Vanessa Perez – V.C.	
Seat 3: Carmen Orozco – A.S.	
Seat 4: Marc Szasz – A.S.	
Seat 5: Raisa Krause – A.S.	

Friday
March 20, 2026
9:45 a.m.

The Office of Lennar Homes
5505 Waterford District Drive Miami, Florida
Join the meeting now

Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3
1 872-240-4685 and Phone Conference ID: 321 189 93#

1. Roll Call
2. Approval of Minutes of February 20, 2026 Meeting – **Page 3**
3. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget Setting the Public Hearing – **Page 7**
4. Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 17**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
6. Financial Reports
 - A. Approval of Funding Request **#9** – **Page 22**
 - B. Approval of Unaudited Financials – **Page 28**
7. Supervisors Requests and Audience Comments
8. 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: <https://www.newtonroadcdd.com/>

**MINUTES OF MEETING
NEWTON ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Newton Road Community Development District was held on Friday, February 20, 2026, at 9:45 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Carmen Orozco

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Liza Smoker

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order. Three Supervisors were present in person, constituting a quorum.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
November 21, 2025 Meeting**

Ms. Duque: The next item is approval of the minutes of the November 21, 2025, meeting. This is a moment to make any additions or corrections. If there are no changes, a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 21, 2025, Meeting, were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-02 Expanding the
Boundaries**

Ms. Duque: This resolution authorizes District counsel and District staff to file a petition with Miami-Dade County to expand the District boundaries by approximately 20.87 gross acres. The landowners of the parcel described in Exhibit A has requested annexation into the District. This resolution authorizes all necessary steps to effectuate the boundary expansion.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Expanding the Boundaries, was approved.

FOURTH ORDER OF BUSINESS

**Appointment of Audit Selection
Committee**

A. Opening Audit Selection Committee Meeting

Ms. Duque: The next item is the Audit Selection Committee meeting. We now need to convene the Audit Selection Committee meeting. You might recall that in our November meeting, we authorized the RFP for the audit services.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Audit Selection Committee Meeting was approved.

B. Roll Call

Ms. Duque: Present for the Audit Selection Committee are Teresa Baluja, Vanessa Perez, and Carmen Orozco.

C. Ranking of Respondents to RFP

Ms. Duque: The District received two responses for the audit services. One is from Berger, Toombs, Allen, Gaines & Frank, and the other one is Grau & Associates. Both firms are highly qualified. The committee will rank those respondents based on the evaluation criteria that I have provided. I have received the ranking; it gives 99 points to Berger Toombs and 100 points to Grau & Associates.

D. Adjournment

Ms. Duque: Is there a motion to adjourn the audit committee meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Audit Selection Committee Meeting was adjourned.

E. Selection of Audit Firms

Ms. Duque: Based on the committee's ranking, I will ask for a motion from the Board to select Grau & Associates as the audit firm and also authorize the Chair to execute the Engagement Letter.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Recommendation of the Audit Selection Committee in Selecting Grau & Associates as the Audit Firm, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Smoker: I have nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards

Ms. Duque: Under the manager's report, I have the final approval of the Fiscal Year 2024-2025 Report Performance Measure and Standards. This report documents District compliance with all of the statutory requirements, including public meeting compliance, transparency, and access to the records, infrastructure, oversight, and financial accountability. Unless there are any questions from the board, a motion to approve the final report will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards, was approved.

SIXTH ORDER OF BUSINESS Financial Reports

- A. Approval of Funding Request #8**
- B. Approval of Unaudited Financials**

Ms. Duque: The next item is the approval of the funding request #8. Do we have a motion to approve?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Funding Requests #8 and Accepting the Unaudited Financials, was approved.

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Baluja: How much progress have we made with the county?

Ms. Duque: Nothing. And the last emails that we have sent, we have not received responses from it. We already sent everything. They have all of the agreements executed and resolutions passed by the Board to all of our Districts. We're taking advantage of the 40% that we're receiving right now, but it's on their platform, because the issue is that they haven't been able to create that. Yeah.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-03

A RESOLUTION OF THE NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Newton Road
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2	<u>General Fund</u>
3-4	<u>Narratives</u>
5	<u>Debt Service Fund Series 2025</u>
6	<u>Amortization Schedule Series 2025</u>
7	<u>Assessment Schedule</u>

Newton Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Developer Contributions / Assessments	\$ 73,416	\$ 23,549	\$ 49,867	\$ 73,416	\$ 73,416
Miscellaneous Revenue	-	1,636	-	1,636	-
Carry Forward	-	-	-	-	-
TOTAL REVENUES	\$ 73,416	\$ 25,184	\$ 49,867	\$ 75,052	\$ 73,416
EXPENDITURES:					
Administrative					
Engineering	\$ 5,000	\$ 534	\$ 4,466	\$ 5,000	\$ 5,000
Attorney	12,000	5,713	10,500	16,213	12,000
Annual Audit	4,000	-	3,200	3,200	3,300
Assessment Administration	2,000	-	-	-	2,000
Arbitrage Rebate	600	-	-	-	600
Dissemination Agent	1,200	-	-	-	1,200
Trustee Fees	4,000	-	-	-	4,000
Management Fees	24,000	10,000	14,000	24,000	24,000
Information Technology	1,000	417	583	1,000	1,000
Website Maintenance	1,000	417	583	1,000	1,000
Telephone	50	-	50	50	50
Postage & Delivery	250	4	246	250	250
Insurance General Liability	5,500	5,000	-	5,000	5,500
Printing & Binding	250	-	250	250	250
Legal Advertising	766	1,289	2,240	3,529	766
Other Current Charges	250	285	420	705	250
Office Supplies	250	-	250	250	250
Dues, Licenses & Subscriptions	300	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 62,416	\$ 23,834	\$ 36,789	\$ 60,623	\$ 61,591
Field Expenditures					
Drainage System	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Contingencies	1,000	-	4,429	4,429	1,825
TOTAL FIELD EXPENDITURES	\$ 11,000	\$ -	\$ 14,429	\$ 14,429	\$ 11,825
TOTAL EXPENDITURES	\$ 73,416	\$ 23,834	\$ 51,217	\$ 75,052	\$ 73,416
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,350	\$ (1,350)	\$ -	\$ -

Gross Assessments	\$ 77,280
Less: Discounts & Collections 5%	3,864
Net Assessments	\$ 73,416

Newton Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit
Condominium	164	\$ 47,646.32	\$ 290.53	\$ 290.53
Villas	102	\$ 29,633.68	\$ 290.53	\$ 290.53
Total	266	\$ 77,280.00		

Newton Road
Community Development District
Budget Narrative

FY 2027

REVENUES

Developer Contributions/Assessments

The District will levy a Non-Ad Valorem assessment on all platted lots within the Districts to pay all of the operating expenses for the Fiscal Year in accordance with the Adopted budget.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

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

Telephone

Conference calls for the CDD.

Postage and Delivery

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

Newton Road
Community Development District
Budget Narrative

FY 2027

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Expenditures - Field

Drainage System

The cost of operating and maintaining the stormwater management systems within the District boundaries.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Newton Road
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	\$4,225,000	4.000%	\$-	\$42,728	42,728.13
06/15/26	4,225,000	4.000%	60,000	116,531	
12/15/26	4,165,000	4.000%		115,331	291,862.50
06/15/27	4,165,000	4.000%	60,000	115,331	
12/15/27	4,105,000	4.000%		114,131	289,462.50
06/15/28	4,105,000	4.000%	65,000	114,131	
12/15/28	4,040,000	4.000%		112,831	291,962.50
06/15/29	4,040,000	4.000%	70,000	112,831	
12/15/29	3,970,000	4.000%		111,431	294,262.50
06/15/30	3,970,000	4.000%	70,000	111,431	
12/15/30	3,900,000	4.000%		110,031	291,462.50
06/15/31	3,900,000	5.500%	75,000	110,031	
12/15/31	3,825,000	5.500%		107,969	293,000.00
06/15/32	3,825,000	5.500%	80,000	107,969	
12/15/32	3,745,000	5.500%		105,769	293,737.50
06/15/33	3,745,000	5.500%	80,000	105,769	
12/15/33	3,665,000	5.500%		103,569	289,337.50
06/15/34	3,665,000	5.500%	85,000	103,569	
12/15/34	3,580,000	5.500%		101,231	289,800.00
06/15/35	3,580,000	5.500%	90,000	101,231	
12/15/35	3,490,000	5.500%		98,756	289,987.50
06/15/36	3,490,000	5.500%	95,000	98,756	
12/15/36	3,395,000	5.500%		96,144	289,900.00
06/15/37	3,395,000	5.500%	105,000	96,144	
12/15/37	3,290,000	5.500%		93,256	294,400.00
06/15/38	3,290,000	5.500%	110,000	93,256	
12/15/38	3,180,000	5.500%		90,231	293,487.50
06/15/39	3,180,000	5.500%	115,000	90,231	
12/15/39	3,065,000	5.500%		87,069	292,300.00
06/15/40	3,065,000	5.500%	120,000	87,069	
12/15/40	2,945,000	5.500%		83,769	290,837.50
06/15/41	2,945,000	5.500%	130,000	83,769	
12/15/41	2,815,000	5.500%		80,194	293,962.50
06/15/42	2,815,000	5.500%	135,000	80,194	
12/15/42	2,680,000	5.500%		76,481	291,675.00
06/15/43	2,680,000	5.500%	145,000	76,481	
12/15/43	2,535,000	5.500%		72,494	293,975.00
06/15/44	2,535,000	5.500%	150,000	72,494	
12/15/44	2,385,000	5.500%		68,369	290,862.50
06/15/45	2,385,000	5.500%	160,000	68,369	
12/15/45	2,225,000	5.500%		63,969	292,337.50
06/15/46	2,225,000	5.750%	170,000	63,969	
12/15/46	2,055,000	5.750%		59,081	293,050.00
06/15/47	2,055,000	5.750%	180,000	59,081	
12/15/47	1,875,000	5.750%		53,906	292,987.50
06/15/48	1,875,000	5.750%	190,000	53,906	
12/15/48	1,685,000	5.750%		48,444	292,350.00
06/15/49	1,685,000	5.750%	200,000	48,444	
12/15/49	1,485,000	5.750%		42,694	291,137.50
06/15/50	1,485,000	5.750%	210,000	42,694	
12/15/50	1,275,000	5.750%		36,656	289,350.00
06/15/51	1,275,000	5.750%	225,000	36,656	
12/15/51	1,050,000	5.750%		30,188	291,843.75
06/15/52	1,050,000	5.750%	240,000	30,188	
12/15/52	810,000	5.750%		23,288	293,475.00
06/15/53	810,000	5.750%	255,000	23,288	
12/15/53	555,000	5.750%		15,956	294,243.75
06/15/54	555,000	5.750%	270,000	15,956	
12/15/54	285,000	5.750%		8,194	294,150.00
06/15/55	285,000	5.750%	285,000	8,194	293,193.75
Total			\$4,225,000	\$4,582,122	\$8,807,122

Newton Road
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance
Condominium	164	164	\$290.53	\$290.53	\$0.00	\$1,146.69	\$0.00	\$1,146.69	\$1,437.22	\$290.53	\$1,146.69
Villas	102	102	\$290.53	\$290.53	\$0.00	\$1,194.47	\$0.00	\$1,194.47	\$1,485.00	\$290.53	\$1,194.47
Total	266	266									



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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February 26, 2026

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

We are pleased to confirm our understanding of the services we are to provide Newton Road Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Newton Road Community Development District as of and for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

This agreement provides for a contract period of one (1) year with the option of four (4) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$3,300, \$3,400, \$3,500 and \$3,600, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

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

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

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

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

Very truly yours,

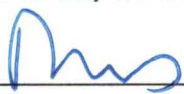
Grau & Associates

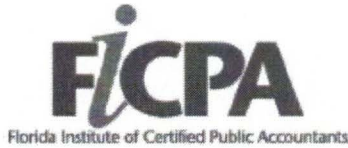


Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Newton Road Community Development District.

By: 
Title: Treasurer
Date: 2/26/25



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

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

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

Newton Road

Community Development District

BILL TO: Lennar Homes
5505 Waterford District, 5th Floor
Miami, FL 33126

March 10, 2026
Funding Request #9

	PAYEE		GENERAL FUND
1	Billing Cochran, P.A. Inv# 197419 - General Counsel (Feb '26)	\$	885.00
2	GMS-SF, LLC Inv# 15 - Management Fees & Expenses (Mar '26)	\$	2,166.66
3	McClatchy Company LLC Inv# 123195 - Legal Ad	\$	325.78
TOTAL DUE		\$	3,377.44

Please make check payable to:

Newton Road Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

NEWTON ROAD CDD
 GOVERNMENTAL MANAGEMENT SERVICES
 5385 NORTH NOB HILL ROAD
 SUNRISE FL 33351

Account No: 1208-25024M
 Statement No: 197419

Attn: PATTI POWERS

NEWTON ROAD CDD

Fees

		Hours
02/01/2026		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM FASD WITH ATTACHED NOTICE OF SPECIAL DISTRICTS ASSOCIATION DIGEST; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10
02/04/2026		
MJP	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20
02/06/2026		
MJP	CORRESPONDENCE TO JULIANA DUQUE AND JENNIFER MCCONNELL	0.20
02/17/2026		
MJP	CORRESPONDENCE TO JULIANA DUQUE	0.10
02/18/2026		
MJP	INITIAL PREPARATIONS FOR 2/19/26 BOARD OF SUPERVISORS MEETING	0.20
LES	CONFERENCE WITH ATTY. PAWELCZYK RE: MEETING AGENDA MATERIALS	0.20
02/19/2026		
LES	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 2/20/26 MEETING OF BOARD OF SUPERVISORS	0.50
02/20/2026		
LES	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	1.50
02/23/2026		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JENNIFER MCCONNELL WITH MULTIPLE (X3) ATTACHMENTS	0.30

NEWTON ROAD CDD

Page: 2
02/28/2026
Account No: 1208-25024M
Statement No: 197419

NEWTON ROAD CDD

		Hours	
02/26/2026			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JENNIFER MCCONNELL WITH MULTIPLE (X3) ATTACHMENTS	0.20	
	For Current Services Rendered	3.50	885.00

Recapitulation					
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
LIZA E. SMOKER	ASSOCIATES	2.20	\$225.00	\$495.00	
MICHAEL J. PAWELCZYK	PARTNERS	1.30	300.00	390.00	

Previous Balance	\$780.00
Total Current Work	885.00

Payments

02/13/2026	PAYMENT RECEIVED - THANK YOU	-780.00
	Balance Due	<u>\$885.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

GMS - SO FLORIDA, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 15**Invoice Date:** 3/1/26**Due Date:** 3/1/26**Case:****P.O. Number:****Bill To:**Newton Road CDD
5385 N. Nob Hill Road
Sunrise, FL 33351

Description	Hours/Qty	Rate	Amount
Management Fees		2,000.00	2,000.00
Computer Time		83.33	83.33
Website Administration		83.33	83.33

Total \$2,166.66**Payments/Credits** \$0.00**Balance Due** \$2,166.66



McClatchy Media

The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph – Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News | Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

Invoice No. IN123195
 Campaign No. 96948
 Invoice Date 2/28/2026
 P.O. Number ACM #2 NewtonRoad
 Sales Rep(s) Legacy Support

bill-to

The Government Management Services of South Florida
 ATTN:
 5385 N. Nob Hill Road
 Fort Lauderdale, FL 33351
 Account No: 58563

advertiser

Newton Road Community Development District
 5385 N. Nob Hill Road
 Sunrise, FL 33351
 Account No: 58445

please remit payment to

McClatchy Company LLC
PO Box 510150
Livonia, MI 48151
 Questions? advertisingaccountsreceivables@mcclatchy.com or visit us at
www.mcclatchy.com/MARS

payment due

Campaign Gross Amount	<u>325.78</u>
Agency Commission	<u>0.00</u>
Campaign Net Amount	<u>325.78</u>
Billing Installment	<u>1 of 1</u>
Invoice Net Amount	<u>325.78</u>
Pre-Paid Amount	<u>0.00</u>
Payment Amount Due	\$ <u>325.78</u>
Payment Due Date	<u>4/29/2026</u>

print lines

Product	Start	End	Description	Ad Size(s)	P.O. Number	Qty	Amount
MIA-Miami Herald	2/12/2026	2/12/2026	1 Column(s) by 6.21 Inch(es)	1x6.21		0	304.47
Click for Tearsheet							
Service Fee	2/12/2026	2/12/2026	1 Column(s) by 6.21 Inch(es)	1x6.21		---	21.31

invoice no.	invoice date	sales rep(s)
IN123195	2/28/2026	Legacy Support

bill-to	advertiser
The Government Management Services of South Florida ATTN: 5385 N. Nob Hill Road Fort Lauderdale, FL 33351 Account No: 58563	Newton Road Community Development District 5385 N. Nob Hill Road Sunrise, FL 33351 Account No: 58445

PAYMENT REMITTANCE

SEND PAYMENT TO

McClatchy Company LLC

PO Box 510150

Livonia, MI 48151

Questions? www.mcclatchy.com/MARS

PLEASE PAY THIS AMOUNT

\$ 325.78

**REMEMBER: DETACH AND RETURN THIS PORTION
WITH REMITTANCE FOR PROPER CREDIT**

58563 IN123195 0000 32578

Newton Road
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2025</u>
4-5	<hr/>	<u>Capital Project Fund Series 2025</u>
6	<hr/>	<u>Month to Month</u>
7	<hr/>	<u>Long Term Debt Report</u>

Newton Road
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 10,198	\$ -	\$ -	\$ 10,198
Due From Developer	3,314	-	-	3,314
<u>Investments:</u>				
<u>Series 2025</u>				
Reserve	-	73,600	-	73,600
Revenue	-	301	-	301
Acquisition & Construction	-	-	2,307,097	2,307,097
Cost of Issuance	-	-	107	107
Total Assets	\$ 13,512	\$ 73,901	\$ 2,307,205	\$ 2,394,617
Liabilities:				
Accounts Payable	\$ 3,379	\$ -	\$ -	\$ 3,379
Total Liabilities	\$ 3,379	\$ -	\$ -	\$ 3,379
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 73,901	\$ -	\$ 73,901
Capital Project	-	-	2,307,205	2,307,205
Unassigned	10,133	-	-	10,133
Total Fund Balances	\$ 10,133	\$ 73,901	\$ 2,307,205	\$ 2,391,238
Total Liabilities & Fund Balance	\$ 13,512	\$ 73,901	\$ 2,307,205	\$ 2,394,617

Newton Road
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contribution	\$ 73,416	\$ 23,549	\$ 23,549	\$ -
Miscellaneous Revenue	-	-	1,636	1,636
Total Revenues	\$ 73,416	\$ 23,549	\$25,184	\$ 1,636
Expenditures:				
General & Administrative:				
Engineering	\$ 5,000	\$ 2,083	\$ 534	\$ 1,550
Attorney	12,000	5,000	5,713	(713)
Annual Audit	4,000	-	-	-
Assessment Administration	2,000	-	-	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,200	-	-	-
Trustee Fees	4,000	-	-	-
Management Fees	24,000	10,000	10,000	-
Information Technology	1,000	417	417	0
Website Maintenance	1,000	417	417	0
Telephone	50	21	-	21
Postage & Delivery	250	104	4	100
Insurance General Liability	5,500	5,500	5,000	500
Printing & Binding	250	104	-	104
Legal Advertising	766	319	1,289	(970)
Other Current Charges	250	104	285	(181)
Office Supplies	250	104	-	104
Dues, Licenses & Subscriptions	300	300	175	125
Total General & Administrative	\$ 62,416	\$ 24,473	\$ 23,834	\$ 639
Operations & Maintenance:				
Field Expenditures				
Drainage System	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Contingencies	1,000	417	-	417
Subtotal Field Expenditures	\$ 11,000	\$ 4,583	\$ -	\$ 4,583
Total Operations & Maintenance	\$ 11,000	\$ 4,583	\$ -	\$ 4,583
Total Expenditures	\$ 73,416	\$ 29,057	\$ 23,834	\$ 5,223
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (5,508)	\$ 1,350	\$ 6,858
Net Change in Fund Balance	\$ -	\$ (5,508)	\$ 1,350	\$ 6,858
Fund Balance - Beginning	\$ -		\$ 8,783	
Fund Balance - Ending	\$ -		\$ 10,133	

Newton Road

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,156	\$ 1,156
Total Revenues	\$ -	\$ -	\$ 1,156	\$ 1,156
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ 42,728	\$ (42,728)
Interest - 6/15	-	-	-	-
Principal - 6/15	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 42,728	\$ (42,728)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (41,572)	\$ (41,572)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 116,328	\$ 116,328
Transfer In/(Out)	-	-	(855)	(855)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 115,473	\$ 115,473
Net Change in Fund Balance	\$ -	\$ -	\$ 73,901	\$ 73,901
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 73,901	

Newton Road
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 27,690	\$ 27,690
Total Revenues	\$ -	\$ -	\$ 27,690	\$ 27,690
Expenditures:				
Improvements	\$ -	\$ -	\$ 1,485,445	\$ (1,485,445)
Cost of Issuance	-	-	344,568	(344,568)
Total Expenditures	\$ -	\$ -	\$ 1,830,012	\$ (1,830,012)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,802,322)	\$ (1,802,322)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 4,108,672	\$ 4,108,672
Transfer In/(Out)	-	-	855	855
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,109,527	\$ 4,109,527
Net Change in Fund Balance	\$ -	\$ -	\$ 2,307,205	\$ 2,307,205
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 2,307,205	\$ 2,307,205

Newton Road
Community Development District
Series 2025 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through February 28, 2026

Opening Balance in Construction Account	\$4,104,534.62
Source of Funds:	
Interest Earned	\$27,690.06
Developer Proceeds	\$0.00
Interfund Transfer In/(Out)	\$854.94
Use of Funds:	
Disbursements:	
Roadways Improvements	(\$1,241,318.32)
Stormwater Management System & Drainage	\$0.00
Water Distribution System	(\$234,973.36)
Sanitary Sewer System	\$0.00
Professional Fees	(\$9,153.06)
COI	(\$340,430.31)
<u>Adjusted Balance in Construction Account at February 28, 2026</u>	<u><u>\$2,307,204.57</u></u>

2. Funds Available For Construction at February 28, 2026

Book Balance of Construction Fund February 28, 2026	\$2,307,204.57
Construction Funds available at February 28, 2026	<u><u>\$2,307,204.57</u></u>

3. Investments - US Bank

February 28, 2026	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$2,300,157.09	\$2,307,204.57
				Contracts Payable	<u>\$0.00</u>
				Balance at 02/28/26	<u><u>\$2,307,204.57</u></u>

Newton Road
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Developer Contribution	\$ 73,416	\$ 2,167	\$ 8,842	\$ 9,226	\$ -	\$ 2,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,664
Miscellaneous Revenue	-	-	-	-	-	1,636	-	-	-	-	-	-	-	1,636
Total Revenues	\$ 73,416	\$ 2,167	\$ 8,842	\$ 9,226	\$ -	\$ 4,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,299
Expenditures:														
General & Administrative:														
Engineering	\$ 5,000	\$ -	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 534
Attorney	12,000	1,500	1,528	1,020	780	885	-	-	-	-	-	-	-	5,713
Annual Audit	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,200	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	24,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	10,000
Information Technology	1,000	83	83	83	83	83	-	-	-	-	-	-	-	417
Website Maintenance	1,000	83	83	83	83	83	-	-	-	-	-	-	-	417
Telephone	50	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	250	-	1	2	-	1	-	-	-	-	-	-	-	4
Insurance General Liability	5,500	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	766	-	313	301	349	326	-	-	-	-	-	-	-	1,289
Other Current Charges	250	54	56	59	64	53	-	-	-	-	-	-	-	285
Office Supplies	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	300	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 62,416	\$ 8,896	\$ 4,598	\$ 3,549	\$ 3,360	\$ 3,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,834
Operations & Maintenance														
Field Expenditures														
Drainage System	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 73,416	\$ 8,896	\$ 4,598	\$ 3,549	\$ 3,360	\$ 3,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,834
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (6,729)	\$ 4,244	\$ 5,678	\$ (3,360)	\$ 633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Net Change in Fund Balance	\$ -	\$ (6,729)	\$ 4,244	\$ 5,678	\$ (3,360)	\$ 633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465

Newton Road
Community Development District
Long Term Debt Report

Series 2025, Special Assessment Bonds (2025 Project)	
Bond Issue:	10/9/2025
Original Issue Amount:	\$4,225,000
Interest Rate:	4.00%
Maturity Date:	June 15, 2030
Interest Rate:	5.50%
Maturity Date:	June 15, 2045
Interest Rate:	5.750%
Maturity Date:	June 15, 2055
Reserve Fund Requirement:	25% of Max Annual Debt Service
Bond outstanding	\$4,225,000
Less:	
Current Bonds Outstanding	\$4,225,000