Newton Road
Community Development District
June 26, 2026

Newton Road

Community Development District

(Vivant)

Special Meeting 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
June 26, 2026
9:45 a.m.

The Office of Lennar Homes
5505 Waterford District Drive Miami, Florida
Join the meeting now
Meeting ID: 256 682 355 984 03 and Passcode: Ts2p3Ni2
1 872-240-4685 and Phone Conference ID: 618 183 376#

1. Roll Call

2. Approval of Minutes of March 20, 2026 Meeting **– Page 4**

3. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 7**
   - A. Motion to Open the Public Hearing
   - B. Public Comment and Discussion **– Page 16**
   - C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution **– Page 20**
   - D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments **– Page 23**

4. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 **– Page 30**

5. Staff Reports
   - A. Attorney – Memorandum – Legislative Update **– Page 61**
   - B. Engineer
   - C. Manager
     1) District Updates **– Page 67**
     2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 69**
     3) Form 1 Financial Disclosure Due July 1, 2026 ***– everyone has filed*** **– Page 70**
     4) Reminder to Complete Annual Ethics Training by December 31, 2026
     5) Number of Registered Voters in the District **– 31 – Page 73**

6. Financial Reports
   - A. Approval of Funding Requests **#10, #11, & #12– Page 74**
   - B. Approval of Unaudited Financials **– Page 77**

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, March 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	Chairperson
Vanessa Perez	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Michael Pawelczyk	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 February 20, 2026 Meeting

Ms. Duque: The next item is approval of the minutes of the February 20, 2026 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 February 20, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS **Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget Setting the Public Hearing**

Ms. Duque: You have consideration of Resolution 2026-03 approving the proposed Fiscal Year 2027 budget and setting the public hearing. The proposed budget totals $73,416 in revenue and expenditures funded by the assessments on the same per unit level as the current year. There is no increase, no changes to FY 2026 budget. The District is required to adopt this budget and we need to send it to the clerk of Miami-Dade County Board of County Commissioners by June 15. The Board must also set a public hearing 60 days from today to adopt the budget. We can perhaps do it on June 26, 2026 because we already have a public hearing that day.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget Setting the Public Hearing for Jun 26, 2026 at 9:45 a.m. at 5505 Waterford District Drive, Miami, Florida, was approved.

FOURTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025**

Ms. Duque: The next item is the ratification of the Engagement Letter with Grau & Associates to perform audit for the fiscal year ending September 30, 2025. This confirms Grau as the District's auditor for Fiscal Year 2025 under the ranking approved at the last meeting and sets the not to exceed fee in accordance with that selection.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was ratified.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Duque: I have nothing additional to report.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #9

B. Approval of Unaudited Financials

Ms. Duque: The next item is the approval of the funding request #9. Do we have a motion to approve?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Funding Requests #9 and the Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests or audience comments at this time?

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

Newton Road

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Newton Road

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Developer Contributions / Assessments	$ 73,416	$ 36,025	$ 37,391	$ 73,416	$ 73,416
Miscellaneous Revenue	-	1,636	-	1,636	-
TOTAL REVENUES	**$ 73,416**	**$ 37,661**	**$ 37,391**	**$ 75,052**	**$ 73,416**
EXPENDITURES:					
Administrative					
Engineering	$ 5,000	$ 700	$ 4,300	$ 5,000	$ 5,000
Attorney	12,000	8,263	4,000	12,263	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	16,000	8,000	24,000	24,000
Information Technology	1,000	667	333	1,000	1,000
Website Maintenance	1,000	667	333	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	300	1,589	766
Other Current Charges	250	449	240	689	250
Office Supplies	250	-	20	20	250
Dues, Licenses & Subscriptions	300	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 62,416**	**$ 36,414**	**$ 18,072**	**$ 54,487**	**$ 61,591**
Field Expenditures					
Drainage System	$ 10,000	$ -	$ 10,000	$ 10,000	$ 10,000
Contingencies	1,000	-	10,565	10,565	1,825
TOTAL FIELD EXPENDITURES	**$ 11,000**	**$ -**	**$ 20,565**	**$ 20,565**	**$ 11,825**
TOTAL EXPENDITURES	**$ 73,416**	**$ 36,414**	**$ 38,637**	**$ 75,052**	**$ 73,416**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 1,246**	**$ (1,246)**	**$ -**	**$ -**

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

Newton Road

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027

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.

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

Approved Proposed Budget

Debt Service Series 2025 Special Assessment Bonds

Description	Approved Proposed Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-Direct	$ 178,066	$ 178,066	$ -	$ 178,066	$ 294,400
Interest Earnings	1,000	1,973	800	2,773	1,000
Carry Forward Surplus [(1)]	-	33,461	-	33,461	109,394
TOTAL REVENUES	**$ 179,066**	**$ 213,500**	**$ 800**	**$ 214,300**	**$ 404,794**
EXPENDITURES:					
Interest - 12/15	$ 42,728	$ 42,728	$ -	$ 42,728	$ 115,331
Interest - 6/15	116,531	-	116,531	116,531	115,331
Principal - 6/15	60,000	-	60,000	60,000	60,000
TOTAL EXPENDITURES	**$ 219,259**	**$ 42,728**	**$ 176,531**	**$ 219,259**	**$ 290,663**
Other Sources/(Uses)					
Bond Proceeds	$ 116,328	$ 116,328	$ -	$ 116,328	$ -
Interfund transfer In/(Out)	(300)	(1,374)	(600)	(1,974)	-
TOTAL OTHER SOURCES/(USES)	**$ 116,028**	**$ 114,954**	**$ (600)**	**$ 114,354**	**$ -**
TOTAL EXPENDITURES	**$ 103,231**	**$ (72,226)**	**$ 177,131**	**$ 104,906**	**$ 290,663**
EXCESS REVENUES (EXPENDITURES)	**$ 75,835**	**$ 285,725**	**$ (176,331)**	**$ 109,394**	**$ 114,131**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	$114,131.25
	$114,131.25

Gross Assessments	$ 309,894
Less: Discounts & Collections 5%	$ 15,495
Net Assessments	**$ 294,400**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Condominium	164	$ 188,057.94	$ -	$ 1,146.69	$ 1,146.69
Villas	102	$ 121,836.32	$ -	$ 1,194.47	$ 1,194.47
Total	**266**	**$ 309,894.25**			

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									

May 28, 2026

Newton Road Community Development District
Attn: Juliana Duque, District Manager
5385 N. Nob Hill Road
Sunrise, Florida 33351

RE: Formal Written Objection to Proposed FY 2027 Budget and O&M Assessments
Property ID: 30-6933-039-0060
Property Type: Condominium / Villa Parcel

Dear District Manager and Board of Supervisors,

Pursuant to the notice issued on May 15, 2026, regarding the Newton Road Community Development District's Proposed Budget for Fiscal Year 2027, we are writing to submit our formal written objection to the proposed Operation and Maintenance (O&M) Assessment of $290.53 levied against our property.
We request that this objection be officially entered into the public record for the upcoming public hearing scheduled for June 26, 2026.

Our objection is based on the following grounds:
Lack of Material Disclosure and Hidden Fees by the Developer/Builder:
At the time of executing the purchase agreement for this property, the builder/developer (Lennar Homes) completely failed to provide adequate, clear, and transparent disclosure regarding the existence of the Newton Road Community Development District (CDD), its authority to levy non-ad valorem assessments, or the projection of future O&M financial obligations. This sudden financial imposition constitutes an undisclosed hidden fee that was omitted during the sales and closing process, preventing us from making a fully informed financial decision as buyers.

Undue Financial Hardship and Economic Disproportion:
The proposed shift from a current assessment of $0 to an annual charge of $290.53 represents a sudden and unbudgeted financial shock. This unexpected expense places an undue and severe financial burden on our household, particularly under current economic constraints and lower-than-anticipated income. A sudden 100% increase in district-level fees without a transparent, step-by-step phase-in period is economically unfeasible for working property owners.

Request for Clarification on Direct Benefits:
We respectfully request a detailed accounting and breakdown of the specific, quantifiable, and direct benefits that our specific condominium unit receives from this $77,280.00 proposed gross revenue collection. Under Florida law, special assessments must provide a proportional and distinct benefit to the burdened real estate.

We urge the Board of Supervisors to reconsider the adoption of this assessment, explore cost-mitigation strategies, and review the lack of developer disclosure that has left residents blindsided by these fees.

Please provide written confirmation of receipt of this objection and advise us of any administrative review options available prior to the June 26th hearing.

Sincerely,

Andres Perez Mejia & Taina Rosario Colon
15585 SW 276 Ter
Homestead, FL 33032
Property Owner
Phone: 7866634301
Email: perez.mejia82@gmail.com

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Newton Road Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Newton Road Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF June 2026.

ATTEST:

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Newton Road Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Newton Road Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of June 2026.

ATTEST:	**NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Newton Road CDD

Exhibit B

Folio	Gross O&M
30-6933-039-0010	$290.53
30-6933-039-0020	$290.53
30-6933-039-0030	$290.53
30-6933-039-0040	$290.53
30-6933-039-0050	$290.53
30-6933-039-0060	$290.53
30-6933-039-0070	$290.53
30-6933-039-0080	$290.53
30-6933-039-0090	$290.53
30-6933-039-0100	$290.53
30-6933-039-0110	$290.53
30-6933-039-0120	$290.53
30-6933-039-0130	$290.53
30-6933-039-0140	$290.53
30-6933-039-0150	$290.53
30-6933-039-0160	$290.53
30-6933-039-0170	$290.53
30-6933-039-0180	$290.53
30-6933-039-0190	$290.53
30-6933-039-0200	$290.53
30-6933-039-0210	$290.53
30-6933-039-0220	$290.53
30-6933-039-0230	$290.53
30-6933-039-0240	$290.53
30-6933-039-0250	$290.53
30-6933-039-0260	$290.53
30-6933-039-0270	$290.53
30-6933-039-0280	$290.53
30-6933-039-0290	$290.53
30-6933-039-0300	$290.53
30-6933-039-0310	$290.53
30-6933-039-0320	$290.53
30-6933-039-0330	$290.53
30-6933-039-0340	$290.53
30-6933-039-0350	$290.53
30-6933-039-0360	$290.53
30-6933-039-0370	$290.53
30-6933-039-0380	$290.53
30-6933-039-0390	$290.53
30-6933-039-0400	$290.53
30-6933-039-0410	$290.53
30-6933-039-0420	$290.53

Folio	Gross O&M
30-6933-039-0530	$290.53
30-6933-039-0540	$290.53
30-6933-039-0550	$290.53
30-6933-039-0560	$290.53
30-6933-039-0570	$290.53
30-6933-039-0580	$290.53
30-6933-039-0590	$290.53
30-6933-039-0600	$290.53
30-6933-039-0610	$290.53
30-6933-039-0620	$290.53
30-6933-039-0630	$290.53
30-6933-039-0640	$290.53
30-6933-039-0650	$290.53
30-6933-039-0660	$290.53
30-6933-039-0670	$290.53
30-6933-039-0680	$290.53
30-6933-039-0690	$290.53
30-6933-039-0700	$290.53
30-6933-039-0710	$290.53
30-6933-039-0720	$290.53
30-6933-039-0730	$290.53
30-6933-039-0740	$290.53
30-6933-039-0750	$290.53
30-6933-039-0760	$290.53
30-6933-039-0770	$290.53
30-6933-039-0780	$290.53
30-6933-039-0790	$290.53
30-6933-039-0800	$290.53
30-6933-039-0810	$290.53
30-6933-039-0820	$290.53
30-6933-039-0830	$290.53
30-6933-039-0840	$290.53
30-6933-039-0850	$290.53
30-6933-039-0860	$290.53
30-6933-039-0870	$290.53
30-6933-039-0880	$290.53
30-6933-039-0890	$290.53
30-6933-039-0900	$290.53
30-6933-039-0910	$290.53
30-6933-039-0920	$290.53
30-6933-039-0930	$290.53
30-6933-039-0940	$290.53

Newton Road CDD

Exhibit B

Folio	Gross O&M
30-6933-039-0430	$290.53
30-6933-039-0440	$290.53
30-6933-039-0450	$290.53
30-6933-039-0460	$290.53
30-6933-039-0470	$290.53
30-6933-039-0480	$290.53
30-6933-039-0490	$290.53
30-6933-039-0500	$290.53
30-6933-039-0510	$290.53
30-6933-039-0520	$290.53

Folio	Gross O&M
30-6933-039-0950	$290.53
30-6933-039-0960	$290.53
30-6933-039-0970	$290.53
30-6933-039-0980	$290.53
30-6933-039-0990	$290.53
30-6933-039-1000	$290.53
30-6933-039-1010	$290.53
30-6933-039-1020	$290.53
30-6933-039-1050	$47,646.92

Total $77,280.98

Newton Road CDD

Exhibit B

Folio	Gross O&M	Folio	Gross O&M

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

May 6, 2026

To the Board of Supervisors
Newton Road Community Development District
Miami-Dade County, Florida

We have audited the financial statements of Newton Road Community Development District ("District") as of and for the fiscal year ended September 30, 2025*,* and have issued our report thereon dated May 6, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:
- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable**:

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Districts's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida.* If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

NEWTON ROAD
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Newton Road Community Development District
Miami-Dade, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Newton Road Community Development District, Miami-Dade County, Florida ("District") as of and for the period from inception February 1, 2025 to September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the period from inception February 1, 2025 to September 30, 2025 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Newton Road Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception February 1, 2025 to September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the period from inception February 1, 2025 to September 30, 2025 resulting in a net position balance of $8,783.

- The change in the District's total net position was $8,783, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balance of $8,783. The total fund balance is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025
Current and other assets	$ 15,987
Total assets	15,987
Current liabilities	7,204
Total liabilities	7,204
Net position	
Unrestricted	8,783
Total net position	$ 8,783

The District's net position increased during the period from inception February 1, 2025 to September 30, 2025. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO
SEPTEMBER 30,

	2025
Revenues:	
Program revenues	
Operating grants and contributions	$ 64,390
Total revenues	64,390
Expenses:	
General government	55,607
Total expenses	55,607
Change in net position	8,783
Net position - beginning	-
Net position - ending	$ 8,783

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception February 1, 2025 to September 30, 2025 was $55,607. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 1, 2025 to September 30, 2025.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued $4,225,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2030 – June 15, 2055 and fixed interest rates ranging from 4% to 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Newton Road Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

		Governmental Activities
ASSETS		
Cash	$	8,783
Due from Developer		7,204
Total assets		15,987
LIABILITIES		
Accounts payable		7,204
Total liabilities		7,204
NET POSITION		
Unrestricted		8,783
Total net position	$	8,783

See notes to the financial statements

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025

		Program Revenues	Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Operating Grants and Contributions	Governmental Activities
Primary government:			
Governmental activities:			
General government	$ 55,607	$ 64,390	$ 8,783
Total governmental activities	55,607	64,390	8,783
	Change in net position		8,783
	Net position - beginning		-
	Net position - ending		$ 8,783

See notes to the financial statements

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Fund		Total	
			Governmental	
	General		Funds	
ASSETS				
Cash	$	8,783	$	8,783
Due from Developer		7,204		7,204
Total assets	$	15,987	$	15,987
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$	7,204	$	7,204
Total liabilities		7,204		7,204
Fund balances:				
Unassigned		8,783		8,783
Total fund balances		8,783		8,783
Total liabilities and fund balances	$	15,987	$	15,987

See notes to the financial statements

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds	$ 8,783
Net position of governmental activities	$ 8,783

See notes to the financial statements

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025

	Major Fund General	Total Governmental Funds
REVENUES		
Developer contributions	$ 64,390	$ 64,390
Total revenues	64,390	64,390
EXPENDITURES		
Current:		
General government	55,607	55,607
Total expenditures	55,607	55,607
Excess (deficiency) of revenues over (under) expenditures	8,783	8,783
Fund balances - beginning	-	-
Fund balances - ending	$ 8,783	$ 8,783

See notes to the financial statements

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 8,783
Change in net position of governmental activities	$ 8,783

See notes to the financial statements

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Newton Road Community Development District (the "District") was established by the Board of Commissioners of Miami-Dade County's approval of Ordinance No. 25-4 effective on February 1, 2025 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, all of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)
In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEVELOPER TRANSACTION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $64,390 as of September 30, 2025, which includes a receivable of $7,204 as of September 30, 2025.

NOTE 5 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 6 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 7 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 8 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued $4,225,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2030 – June 15, 2055 and fixed interest rates ranging from 4% to 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	$ 73,416	$ 64,390	$ (9,026)
Total revenues	73,416	64,390	(9,026)
EXPENDITURES			
Current:			
General government	62,416	55,607	6,809
Maintenance and operations	11,000	-	11,000
Total expenditures	73,416	55,607	17,809
Excess (deficiency) of revenues over (under) expenditures	$ -	8,783	$ 8,783
Fund balance - beginning		-	
Fund balance - ending		$ 8,783	

See notes to required supplementary information

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 1, 2025 to September 30, 2025.

NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE PERIOD FROM INCEPTION FEBRUARY 1, 2025 TO SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	$0
Independent contractor compensation	$0
Construction projects to begin on or after October 1; (>$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $0 Debt Service - $0
Special assessments collected	N/A
Outstanding Bonds:	N/A

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Newton Road Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Newton Road Community Development District, Miami-Dade County, Florida ("District") as of and for the period from inception February 1, 2025 to September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 6, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Newton Road Community Development District
Miami-Dade County, Florida

We have examined Newton Road Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception February 1, 2025 to September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception February 1, 2025 to September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Newton Road Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 6, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Newton Road Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Newton Road Community Development District, Miami-Dade County, Florida ("District") as of and for the period from inception February 1, 2025 to September 30, 2025, and have issued our report thereon dated May 6, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Newton Road Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Newton Road Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception February 1, 2025 to September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception February 1, 2025 to September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 20.

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

NEWTON ROAD CDD

Vivant

JUNE 26, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Juliana Duque
District Manager
jduque@gmssf.com

NEWTON ROAD CDD







Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

BOARD OF SUPERVISORS MEETING DATES
***NEWTON ROAD* COMMUNITY DEVELOPMENT DISTRICT**
FISCAL YEAR 2026/2027

The Board of Supervisors of the *Newton Road* Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 9:45 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida 33126, on the third Friday of each month as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***https://www.newtonroadcdd.com/***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • Campo Bello Community Development District - Board of Supervisors [?] • Century Park Square Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?] • San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?] • Siena North Community Development District - Board of Supervisors [?] • Silver Palms West Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/1/2026	View Filings
259767	2025	Raisa Krause	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/18/2026	View Filings

1-5 of 5 Rows per page: 25 1

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?] • Siena North Community Development District - Board of Supervisors [?] • Silver Palms West Community Development District - Board of Supervisors [?]			
272858	2025	Carmen Beatriz Orozco	• Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?] • San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 4/22/2026	View Filings
280466	2025	Vanessa Perez	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?] • Campo Bello Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Quail Roost Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?] • San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?] • Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/4/2026	View Filings
299519	2025	Marc Szasz	• Acacia Grove Community Development District - Board of Supervisors [?] • Bauer Drive Community Development District - Board of Supervisors [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/8/2026	View Filings

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• Century Park Square Community Development District - Board of Supervisors [?] • East Palm Drive Community Development District - Board of Supervisors [?] • Epmore Community Development District - Board of Supervisors [?] • Eureka Grove Community Development District - Board of Supervisors [?] • Kingman Gate Community Development District - Board of Supervisors [?] • Los Cayos Community Development District - Board of Supervisors [?] • MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] • Newton Road Community Development District - Board of Supervisors [?] • Palm Gate Community Development District - Board of Supervisors [?] • Pine Isle Community Development District - Board of Supervisors [?] • Princeton Commons Community Development District - Board of Supervisors [?] • Rancho Grande Community Development District - Board of Supervisors [?] • San Simeon Community Development District - Board of Supervisors [?] • Sedona Point Community Development District - Board of Supervisors [?] • Siena North Community Development District - Board of Supervisors [?]			

1-5 of 5 Rows per page: 1

Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Newton Road Community Development District**, as described in the attached **MAP**, has **31** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND AND OFFICIAL SEAL, AT MIAMI, MIAMI-DADE COUNTY, FLORIDA, ON THIS 29th DAY OF APRIL, 2026

Please submit a check for $60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Newton Road

Community Development District

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

April 9, 2026
Funding Request #10

	PAYEE		GENERAL FUND
1	**GMS-SF, LLC**		
	Inv# 16 - Management Fees & Expenses (Apr '26)	$	2,166.66
	TOTAL DUE	$	2,166.66

Please make check payable to:

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

Newton Road

Community Development District

BILL TO:	Lennar Homes	May 13, 2026
	5505 Waterford District, 5th Floor	Funding Request #11
	Miami, FL 33126	

	PAYEE		GENERAL FUND
1	**Alvarez Engineers, Inc.**		
	Inv# 9143 - Engineering Services (Mar '26)	$	166.25
2	**Billing Cochran, P.A.**		
	Inv# 198063 - General Counsel (Mar '26)	$	990.00
	Inv# 198500 - General Counsel (Apr '26)	$	1,020.00
3	**GMS-SF, LLC**		
	Inv# 17 - Management Fees & Expenses (May '26)	$	2,166.66
4	**Grau and Associates**		
	Inv# 29374 - Audit FYE 09/30/2025	$	3,200.00
5	**Miami - Dade County Elections**		
	Certification of number of registered voters	$	60.00
	TOTAL DUE	$	7,602.91

Please make check payable to:

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

Newton Road

Community Development District

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

June 10, 2026
Funding Request #12

	PAYEE		GENERAL FUND
1	**Billing Cochran, P.A.**		
	Inv# 198949 - General Counsel (May '26)	$	540.00
2	**GMS-SF, LLC**		
	Inv# 18 - Management Fees & Expenses (June '26)	$	2,166.66
3	**Contingency**	$	5,000.00
	TOTAL DUE	$	7,706.66

Please make check payable to:

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

Newton Road

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Newton Road

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds
Assets:							
Cash:							
Operating Account	$	10,094	$	-	$	-	$	10,094
Due From Developer		10,246		-		-		10,246
Investments:								
Series 2025								
Reserve		-		73,600		-		73,600
Interest		-		108		-		108
Revenue		-		178,557		-		178,557
Acquisition & Construction		-		-		35,660		35,660
Cost of Issuance		-		-		-		-
Total Assets	**$**	**20,340**	**$**	**252,265**	**$**	**35,660**	**$**	**308,265**
Liabilities:								
Accounts Payable	$	10,311	$	-	$	-	$	10,311
Total Liabilites	**$**	**10,311**	**$**	**-**	**$**	**-**	**$**	**10,311**
Fund Balance:								
Restricted for:								
Debt Service	$	-	$	252,265	$	-	$	252,265
Capital Project		-		-		35,660		35,660
Unassigned		10,029		-		-		10,029
Total Fund Balances	**$**	**10,029**	**$**	**252,265**	**$**	**35,660**	**$**	**297,954**
Total Liabilities & Fund Balance	$	20,340	$	252,265	$	35,660	$	308,265

Newton Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contribution	$ 73,416	$ 36,025	$ 36,025	$ -
Miscellaneous Revenue	-	-	1,636	1,636
Total Revenues	**$ 73,416**	**$ 36,025**	**$37,661**	**$ 1,636**
Expenditures:				
General & Administrative:				
Engineering	$ 5,000	$ 3,333	$ 700	$ 2,633
Attorney	12,000	8,000	8,263	(263)
Annual Audit	4,000	3,200	3,200	-
Assessment Administration	2,000	-	-	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,200	-	-	-
Trustee Fees	4,000	-	-	-
Management Fees	24,000	16,000	16,000	-
Information Technology	1,000	667	667	0
Website Maintenance	1,000	667	667	0
Telephone	50	33	-	33
Postage & Delivery	250	167	4	162
Insurance General Liability	5,500	5,500	5,000	500
Printing & Binding	250	167	-	167
Legal Advertising	766	511	1,289	(779)
Other Current Charges	250	167	449	(283)
Office Supplies	250	167	-	167
Dues, Licenses & Subscriptions	300	300	175	125
Total General & Administrative	**$ 62,416**	**$ 38,877**	**$ 36,414**	**$ 2,463**
Operations & Maintenance:				
Field Expenditures				
Drainage System	$ 10,000	$ 6,667	$ -	$ 6,667
Contingencies	1,000	667	-	667
Subtotal Field Expenditures	**$ 11,000**	**$ 7,333**	**$ -**	**$ 7,333**
Total Operations & Maintenance	**$ 11,000**	**$ 7,333**	**$ -**	**$ 7,333**
Total Expenditures	**$ 73,416**	**$ 46,211**	**$ 36,414**	**$ 9,796**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (10,186)	$1,246	$ 11,432
Net Change in Fund Balance	**$ -**	**$ (10,186)**	**$ 1,246**	**$ 11,432**
Fund Balance - Beginning	$ -		$ 8,783	
Fund Balance - Ending	**$ -**		**$ 10,029**	

Newton Road

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Direct	$ -	$ -	$ 178,066	$ 178,066
Interest Income	-	-	1,973	1,973
Total Revenues	**$ -**	**$ -**	**$ 180,039**	**$ 180,039**
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	$ -	$ -	$ 137,311	$ 137,311
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 116,328	$ 116,328
Transfer In/(Out)	-	-	(1,374)	(1,374)
Total Other Financing Sources/(Uses)	$ -	$ -	$ 114,954	$ 114,954
Net Change in Fund Balance	**$ -**	**$ -**	**$ 252,265**	**$ 252,265**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	**$ -**		**$ 252,265**	

Newton Road

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 40,634	$ 40,634
Total Revenues	**$ -**	**$ -**	**$ 40,634**	**$ 40,634**
Expenditures:				
Improvements	$ -	$ -	$ 3,770,452	$ (3,770,452)
Cost of Issuance	-	-	344,568	(344,568)
Total Expenditures	**$ -**	**$ -**	**$ 4,115,020**	**$ (4,115,020)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (4,074,386)**	**$ (4,074,386)**
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 4,108,672	$ 4,108,672
Transfer In/(Out)	-	-	1,374	1,482
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 4,110,046**	**$ 4,110,154**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 35,660**	**$ 35,768**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	**$ -**		**$ 35,660**	

Newton Road

Community Development District

Series 2025 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through May 31, 2026

Opening Balance in Construction Account		$4,104,534.62
Source of Funds:	Interest Earned	$40,633.79
	Developer Proceeds	$2,820,831.25
	Interfund Transfer In/(Out)	$1,374.31
Use of Funds:		
Disbursements:		
	Roadways Improvements	($1,241,318.32)
	Stormwater Management System & Drainage	$0.00
	Water Distribution System	($2,756,318.10)
	Sanitary Sewer System	($2,581,420.25)
	Professional Fees	($12,226.81)
	COI	($340,430.31)
Adjusted Balance in Construction Account at May 31, 2026		**$35,660.18**

2. Funds Available For Construction at May 31, 2026

Book Balance of Construction Fund May 31, 2026	$35,660.18
Construction Funds available at May 31, 2026	$35,660.18

3. Investments - US Bank

May 31, 2026	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.01%		$35,660.18	$35,660.18

Contracts Payable	$0.00
Balance at 05/31/26	**$35,660.18**

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	$ -	$ 2,103	$ 3,377	$ 2,167	$ 8,143	$ -	$ -	$ -	$ -	$ 36,025
Miscellaneous Revenue	-	-	-	-	-	1,636	-	-	-	-	-	-	-	1,636
Total Revenues	**$ 73,416**	**$ 2,167**	**$ 8,842**	**$ 9,226**	**$ -**	**$ 3,738**	**$ 3,377**	**$ 2,167**	**$ 8,143**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,661**
Expenditures:														
General & Administrative:														
Engineering	$ 5,000	$ -	$ 534	$ -	$ -	$ -	$ 166	$ -	$ -	$ -	$ -	$ -	$ -	$ 700
Attorney	12,000	1,500	1,528	1,020	780	885	990	1,020	540	-	-	-	-	8,263
Annual Audit	4,000	-	-	-	-	-	-	-	3,200	-	-	-	-	3,200
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	2,000	2,000	2,000	-	-	-	-	16,000
Information Technology	1,000	83	83	83	83	83	83	83	83	-	-	-	-	667
Website Maintenance	1,000	83	83	83	83	83	83	83	83	-	-	-	-	667
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	56	109	-	-	-	-	-	449
Office Supplies	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	300	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 62,416**	**$ 8,896**	**$ 4,598**	**$ 3,549**	**$ 3,360**	**$ 3,432**	**$ 3,378**	**$ 3,295**	**$ 5,907**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,414**
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**	**$ 3,378**	**$ 3,295**	**$ 5,907**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,414**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (6,729)	$ 4,244	$ 5,678	$ (3,360)	$ 307	$ (1)	$ (1,129)	$ 2,236	$ -	$ -	$ -	$ -	$ 1,246
Net Change in Fund Balance	**$ -**	**$ (6,729)**	**$ 4,244**	**$ 5,678**	**$ (3,360)**	**$ 307**	**$ (1)**	**$ (1,129)**	**$ 2,236**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,246**

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 Definition	25% of Max Annual Debt Service	
Reserve Fund Requirement	$73,600	
Reserve Fund Balance	73,600	
Bond outstanding		$4,225,000
Less:		
Current Bonds Outstanding		**$4,225,000**