



**Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque  
District Manager  
GMS-SF

# NEWTON ROAD COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

## **Exhibit A:** Goals, Objectives, and Annual Reporting Form



Juliana Duque  
District Manager  
GMS-SF

## **Newton Road Community Development District**

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

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### **1. Community Communication and Engagement**

#### **Goal 1.1: Public Meetings Compliance**

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the third Friday of the month at 10:30 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

##### *Meeting Dates:*

February 11, 2025 – Held

##### *Revised meeting*

Meetings were held on the third Friday of the month at 9:45 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

March 21, 2025 – Held

April 18, 2025 – Held

May 16, 2025 – Held

June 20, 2025 – Cancelled

July 18, 2025 – Cancelled

August 15, 2025 – Cancelled

September 19, 2025 – Cancelled

#### **Goal 1.2: Notice of Meetings Compliance**

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

#### **Goal 1.3: Access to Records Compliance**

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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Juliana Duque  
District Manager  
GMS-SF

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field/District Management Site Inspections**

As this is a new District, the District Manager conducted site visits to observe and monitor the progress and evolution of the construction activities.

Result: Standard achieved.

### **Goal 2.2: District Engineer Inspections**

The District Engineer prepared and submitted the Engineer's Report for the project and will continue to follow all appropriate protocols related to the construction of the public infrastructure.

Result: Standard achieved.

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## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

### **Goal 3.2: Financial Reports**

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

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## **4. Engineer's Annual Report Summary (2025)**

The Newton Road CDD 2025 Engineer Report, prepared by Alvarez Engineers, confirms that The Newton Road CDD is a newly formed district created to finance and support a 266-unit residential project (102 villas and 164 condos) on about 20.08 acres in unincorporated Miami-Dade County. The District will partially fund and coordinate construction of roadway, stormwater, water, and sanitary sewer improvements needed to serve the development, with an estimated total infrastructure cost of about 12,008,000 dollars, including required County mobility and utility connection fees. Once built, onsite roads, entry features, and stormwater systems will be owned and maintained by the District, while the County will own and maintain offsite roads and the regional water and sewer systems.

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Juliana Duque  
District Manager  
GMS-SF

**Overall Determination**

The Newton Road Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure information, and financial protocols were fulfilled.

DocuSigned by:  
  
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Chair/Vice Chair: \_\_\_\_\_  
Print Name: Teresa Baluja  
Newton Road Community Development District

Date: 2026-02-20

DocuSigned by:  
  
63215D558947430...  
District Manager: \_\_\_\_\_  
Print Name: Juliana Duque  
Newton Road Community Development District

Date: 2026-02-20

Juliana Duque  
District Manager  
GMS-SF

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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Signature Adoption: Uploaded Signature Image

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## Electronic Record and Signature Disclosure:

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## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

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Security Checked

2/20/2026 7:22:29 AM

Signing Complete

Security Checked

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