



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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 2026:

- 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 2026, 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 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



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District Manager
GMS-SF

Newton Road Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied its public-meeting compliance objective by holding regular and special Board meetings as necessary during Fiscal Year 2026. Meetings that were not required were cancelled as appropriate.

Meetings were scheduled to take place at 9:45 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the third Friday of each month.

Meeting Dates:

October 17, 2025 – Cancelled

November 21, 2025 – Held

December 19, 2025 – Cancelled

January 16, 2026 – Cancelled

February 20, 2026 – Held

March 20, 2026 – Held

April 17, 2026 – Cancelled

May 15, 2026 – Cancelled

June 19, 2026 – Cancelled

June 26, 2026 – Special Meeting Held

July 17, 2026 – Cancelled

August 21, 2026 – Cancelled

September 18, 2026 – Held

During Fiscal Year 2026, the District held meetings to conduct District business, consider financial and operational matters, oversee the construction and acquisition of public infrastructure, and provide the public with access to Board deliberations.

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings held during the reporting period were properly noticed in accordance with applicable Florida law. Meeting notices, agendas, and supporting materials were made available through the District's established public-notice and records procedures. Meetings that were not required were cancelled as appropriate.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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The District maintained procedures for the retention and availability of public records. Meeting agendas, minutes, resolutions, budget documents, assessment materials, financial reports, contracts, engineer reports, and other District records were maintained and made available in accordance with Florida public-records requirements.

The District also continued to maintain current public information through its website and established public-records procedures.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

During the reporting period, the District remained in the development and infrastructure-acquisition phase. District management coordinated with the Developer, District Engineer, District Counsel, and other professionals regarding the construction, acquisition, ownership, operation, and maintenance of the District's public infrastructure.

As of the District Engineer's June 29, 2026 report, the infrastructure remained under construction by the Developer, with the roadways completed through the first lift of asphalt. The District had acquired the completed water and sewer facilities, lift-station infrastructure, and fireline infrastructure. No other public infrastructure components or land had been conveyed to or acquired by the District as of the report date.

Management will continue to coordinate with the Developer and District professionals regarding completion, inspection, acceptance, conveyance, and future operation and maintenance of the remaining District infrastructure and land.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer, Alvarez Engineers, Inc., conducted visual inspections in June 2026 and reviewed applicable District documents, construction plans, and public records as part of the annual report required by Section 9.21(b) of the Master Trust Indenture for the District's Special Assessment Bonds, Series 2025.

The Engineer found that the public infrastructure currently owned by the District—including the completed water and sewer facilities, lift station, and fireline infrastructure—was maintained in good working order and condition.

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The Engineer also reviewed the District's proposed field-operations funding and concluded that the amounts budgeted are sufficient to properly maintain, repair, and operate the public infrastructure currently owned by the District.

The District Engineer will continue to conduct inspections and provide recommendations as additional infrastructure and land are completed, conveyed to, and accepted by the District.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The District prepared, considered, adopted, and published its annual budget in accordance with applicable Florida law and District procedures.

The District Engineer reviewed the District's budgeted field-operations amounts and concluded that the funding is sufficient for the proper maintenance, repair, and operation of the public infrastructure currently owned by the District.

As additional public infrastructure and land are conveyed to and accepted by the District, future budgets will be updated to include appropriate operating, maintenance, repair, reserve, replacement, and capital requirements.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District maintained financial-reporting and recordkeeping procedures through the District's accounting and management functions. Financial records, budget documents, check registers, invoices, assessment information, audit reports, and other required public information were maintained in accordance with applicable law and District procedures.

The District's website and established public-records procedures provide access to applicable financial and budget information.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The District will coordinate the completion, Board acceptance, filing, and publication of its annual independent financial audit in accordance with applicable Florida law and required reporting deadlines.

The District will continue to maintain financial records and supporting documentation to facilitate audit review and promote financial transparency and accountability.

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Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Newton Road Community Development District Yearly District Engineer's Report, dated June 29, 2026, evaluated the condition and anticipated maintenance needs of the District's existing public infrastructure.

As of the date of the Engineer's Report, the Developer was continuing construction of the project, and roads were completed through the first lift of asphalt. The District had acquired the completed water and sewer facilities, lift station, and fire line infrastructure. No other public infrastructure components or land had been conveyed to or acquired by the District as of the report date.

Based on the Engineer's review of District documents, construction plans, public records, and visual inspections conducted in June 2026, the Engineer found that the public infrastructure currently owned by the District was in good working order and condition. The Engineer further concluded that the District's budgeted field-operations funding is sufficient to properly maintain, repair, and operate the public infrastructure currently owned by the District.

The Engineer reviewed the District's general liability, hired and non-owned auto, employment-practices liability, and public-officials liability insurance coverage provided through Florida Insurance Alliance under Agreement No. 1001251225 for the period from October 1, 2025, through October 1, 2026. The District budgeted sufficient funds for the \$5,000 insurance premium.

The District will continue to coordinate with the Developer, District Engineer, District Counsel, and other professionals regarding the completion, acquisition, conveyance, operation, and maintenance of the remaining public infrastructure and land.

Result: Standard achieved.

Overall Determination

Newton Road Community Development District achieved its Performance Measures and Standards for Fiscal Year 2026. During the reporting period, the District held properly noticed Board meetings as necessary, maintained public-records and financial-recordkeeping procedures, conducted annual budget and financial-administration activities, and coordinated with its professional team regarding the construction, acquisition, inspection, and maintenance of District infrastructure.

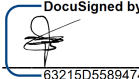
Juliana Duque
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The District remains in an active development and infrastructure-acquisition phase. As of June 29, 2026, the District owned the completed water and sewer facilities, lift-station infrastructure, and fireline infrastructure, which the District Engineer found to be in good working order and condition. The Developer remained responsible for construction of the remaining improvements, including roadways beyond the first asphalt lift and other public infrastructure and land not yet conveyed to the District.

As additional improvements and land are completed, conveyed to, and accepted by the District, the District will continue implementing its field-management, inspection, maintenance, repair, reserve, replacement, insurance, and operational responsibilities for District-owned infrastructure.

Chair/Vice Chair: 
Print Name: Teresa Baluja
Newton Road Community Development District

Date: 2026-09-18

District Manager: 
Print Name: Juliana Duque
Newton Road Community Development District

Date: 2026-09-18

Juliana Duque
District Manager
GMS-SF

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Ellen Acosta

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

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Signature

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Teresa Baluja

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Chair/ Vice Chair

Lennar Homes LLC

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Payment Events	Status	Timestamps