



San Simeon
Community Development District

<http://www.sansimeoncdd.com>

Teresa Baluja, Chairperson
Carmen Orozco, Vice Chairperson
Raisa Krause, Assistant Secretary
Vanessa Perez, Assistant Secretary
Marc Szasz, Assistant Secretary

March 13, 2026



San Simeon

Community Development District

Revised Meeting Agenda

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

Friday
March 13, 2026
10:15 a.m.

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

Meeting ID: 280 464 261 912 2 and Passcode: 280 464 261 912 2
1 872-240-4685 and Phone Conference ID: 249 022 280#

1. Roll Call
2. Approval of Minutes of the November 14, 2025 Meeting – **Page 4**
3. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 10**
4. Discussion of:
 - A. Procedures for Landowners Election Meeting – November 13, 2026 – **Page 20**
 - B. Procedures for the General Election – **Page 23**
5. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 26**
6. Ratification of:
 - A. Landscape Maintenance Easement (Hedges) with Las Ramblas at Via Ventura Neighborhood Association, Inc. – **Page 61**
 - B. Landscape Maintenance Easement (Hedges) with Paseos at Via Ventura Neighborhood Association, Inc. – **Page 66**
7. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee **Structure – Page 70**
 - B. Engineer – Engineers Personnel Billing Rates – **Page 72**
 - C. Field
 - 1) Monthly Report – **Page 74**
 - 2) Estimates for Paseos & Las Ramblas Exterior Perimeter
 - D. Manager
8. Financial Reports
 - A. Acceptance of Check Register – **Page 101**

B. Acceptance of Unaudited Financials – Page 102

9. Supervisors Requests and Audience Comments

10. Adjournment

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

**MINUTES OF MEETING
SAN SIMEON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the San Simeon Community Development District was held on November 14, 2025 at 10:16 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Raisa Krause
Vanessa Perez

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Michael Pawelczyk

District Manager, GMS
District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Ms. Carmen Orozco and Mr. Marc Szasz

Mr. Lorenzo: The oath of office for Carmen Orozco and Marc Szasz was administered before the meeting.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum we have Teresa Baluja, Raisa Krause, and Vanessa Perez. With us from GMS is Juilana Duque and myself, Jesus Lorenzo. We also have Michael from the attorney's office.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 15, 2025 Meeting

Mr. Lorenzo: Approval of the minutes of the August 15, 2025 meeting is on for discussion. If there are any corrections, deletions, or adjustments, please let me know. If not a motion would be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the August 15, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Mr. Lorenzo: Is there a motion to open the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Mr. Lorenzo: Now is the time to provide public comments. Hearing no comments, we will move on to the next item.

C. Consideration of Resolution #2026-01 Adopting the Rules

Mr. Lorenzo: Resolution #2026-01 adopts the rules. You will see them starting on page 12 through page 18. This is a resolution of the Board of Supervisors for the San Simeon Community Development District adopting rules pertaining to the maintenance and compliance with the declarations of the restrictive convenance and engineering control maintenance plans relating to protection of contaminated ground water and soil on property located within the District boundaries provided a severability clause and providing an effective date. Does anyone have any questions or Mike do you have anything to add to that?

Mr. Pawelczyk: I don't have anything to add, but these rules are very similar if not the exact same as the rules we've adopted in other Districts that are required. These rules require that these engineering controls set forth in the DERM convenance are adhered to by those within the community.

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

D. Motion to Close the Public Hearing

Mr. Lorenzo: Do we have a motion to close the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Approval of Assignment and Assumption of the DRCs

Mr. Lorenzo: You'll see the assignment and assumption of the DRCs on page 19 all the way through page 97. It's a long report there. Does the Board have any questions or concerns? I don't know if Mike has anything to add to that as well.

Mr. Pawelczyk: This is the document prepared by Lennar's environmental counsel and reviewed by our office. This is the assignment and assumption by the CDD of those obligations. We're joining in and consenting to those obligations that are set forth in the declaration of restricted covenants that we just adopted the rules for. It's more of a clean-up item. It's not us that's going to do it; they'll try to make the HOA enter into it. It's probably best that the CDD do it. Especially since there are multiple associations in that community. I don't have anything else to add other than we would need a motion to authorize the execution of the assignment assumption instrument.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Authorizing the Execution of the Assignment and Assumption of the DRCs, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: Does the Board have any questions? This engagement letter from Grau & Associates is straight forward. Do I have a motion from the Board?

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 approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report that we haven't already spoken about. Other than that I am working with Jesus on some easement agreements with some of the HOAs. They are all done and we are just waiting for them to get signed.

B. Engineer

Mr. Lorenzo: There is nothing to report under the engineer.

C. Field – Monthly Report

Mr. Lorenzo: You will see the monthly field report on page 103. The mulch will be installed before the holidays at the entrances. To give an update on the easement agreement; we've already sent off notice. They've been in communication. We've made some adjustments to the agreement. We're still waiting on execution. We'll keep working on that with them and we'll give them another letter. One of them is not very responsive as of late. The other one assured me that we would have the agreement this week.

D. Manager

1) Ratification of Time for Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo: By mistake we mentioned 11:00 a.m. so we just need a motion to correct it to 10:15 a.m. on the second Friday of each month. Do I have a motion from the Board?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Time for Fiscal Year 2026 Meeting Schedule, was ratified.

2) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards

Mr. Lorenzo: The final approval of the Fiscal Year 2024/2025 report for performance, measures, and standards for the Florida statutes is in your agenda package on page 120. Unless the Board has any questions, we'll go ahead and file that with the Florida legislature and post it on the website to make it available.

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

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Tab A is the acceptance of the check register and Tab B is the acceptance of the unaudited financials. Do I have a motion from the Board to accept?

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

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Is there a motion to adjourn the meeting?

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

November 14, 2025,

San Simeon CDD

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-02

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT:

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

Date: _____
Hour: _____
Place: _____

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

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

San Simeon
Community Development District

Proposed Budget
FY 2027



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San Simeon
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 312,696	\$ 291,315	\$ 21,381	\$ 312,696	\$ 312,697
Interest income	20,000	8,888	3,112	12,000	10,000
Carry Forward Surplus	44,794	108,450	-	108,450	65,813
TOTAL REVENUES	\$ 377,490	\$ 408,653	\$ 24,493	\$ 433,146	\$ 388,510
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 10,000	\$ 53	\$ 7,948	\$ 8,000	\$ 10,000
Attorney	15,000	5,872	9,128	15,000	15,000
Annual Audit	3,900	3,900	-	3,900	4,000
Arbitrage Rebate	550	-	550	550	550
Dissemination Agent	2,783	928	1,855	2,783	2,950
Trustee Fees	4,434	-	4,434	4,434	4,434
Management Fees	41,470	13,823	27,647	41,470	43,958
Information Technology	418	139	279	418	443
Website Maintenance	1,113	371	742	1,113	1,113
Telephone	50	-	50	50	50
Postage & Delivery	500	98	402	500	500
Insurance General Liability	6,951	6,699	-	6,699	7,369
Printing & Binding	100	9	91	100	100
Legal Advertising	1,400	1,767	1,733	3,500	3,500
Other Current Charges	500	105	395	500	500
Office Supplies	100	1	99	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 89,444	\$ 33,939	\$ 55,353	\$ 89,292	\$ 94,742

San Simeon
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Field Maintenance	\$ 15,359	\$ 5,120	\$ 10,239	\$ 15,359	\$ 16,281
Water	250	14	136	150	250
Landscape Maintenance	140,931	44,740	89,480	134,220	140,931
Plant Replacement	15,000	8,500	6,500	15,000	15,000
Tree Trimming	15,000	-	15,000	15,000	15,000
Repairs & Maintenance	9,000	-	9,000	9,000	9,000
Irrigation Repairs/Maintenance	10,200	6,960	8,240	15,200	15,000
Pump Station Maintenance	16,000	4,944	11,056	16,000	16,000
Property Insurance	6,000	-	6,000	6,000	6,000
Lake Maintenance	13,860	4,400	8,800	13,200	13,860
Lake Debris Removal	1,350	-	1,350	1,350	1,350
Janitorial & Porter Services	18,346	5,824	11,648	17,472	18,346
Sidewalk Maintenance	3,750	-	3,750	3,750	3,750
Stormwater Drainage Maintenance	13,000	1,280	7,560	8,840	13,000
Contingency/Permits	10,000	-	7,500	7,500	10,000
TOTAL FIELD EXPENDITURES	\$ 288,046	\$ 81,781	\$ 196,260	\$ 278,041	\$ 293,768
TOTAL EXPENDITURES	\$ 377,490	\$ 115,720	\$ 251,613	\$ 367,333	\$ 388,510
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 292,933	\$ (227,120)	\$ 65,813	\$ -

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Ramblas at Via Ventura						
Single Family	55	\$ 24,248.25	\$ 25,524.48	\$ 464.08	\$ 464.08	-
Townhomes	212	\$ 93,466.00	\$ 98,385.26	\$ 464.08	\$ 464.08	-
Villas	84	\$ 37,033.70	\$ 38,982.84	\$ 464.08	\$ 464.08	-
Paseos at Via Ventura						
Townhomes	133	\$ 59,849.65	\$ 62,999.63	\$ 473.68	\$ 473.68	-
Villas	61	\$ 27,449.84	\$ 28,894.57	\$ 473.68	\$ 473.68	-
Vistas at Via Ventura						
Townhomes	48	\$ 21,599.87	\$ 22,736.71	\$ 473.68	\$ 473.68	-
Villas	109	\$ 49,049.71	\$ 51,631.27	\$ 473.68	\$ 473.68	-
TOTAL	702	\$ 312,697.01	\$ 329,154.75			

San Simeon
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

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.

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

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.

San Simeon
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

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 Department of Commerce for \$175.

Expenditures - Field

Field Maintenance

The District has contracted management services for the operation of the Property and its contractors.

Utility - Water

The District has contracted with Miami-Dade Water and Sewer Department to provide water throughout the District.

Landscape Maintenance

The District has contracted with Equator Landscaping to provide monthly landscaping services throughout all common areas within the District.

Plant Replacement

The District has contracted with Equator Landscaping to provide plant replacement services as needed throughout the District.

Tree Trimming

The District has contracted with Equator Landscaping to provide tree trimming services as needed throughout the District.

Repairs & Maintenance

This fee includes repairs & maintenance as incurred.

Irrigation Repairs / Maintenance

The District has contracted with Equator Landscaping to provide irrigation repairs and maintenance to areas as needed throughout

Pump Station Maintenance

The District has contracted with Atlantic Environmental Services, Inc. to monitor and maintain the sewage lift stations.

Property Insurance

The District's Property 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.

Lake Maintenance

The District has contracted with Eco Blue Aquatic Services to provide monthly water management to all the lakes throughout the

Lake Debris Removal

The District has contracted with Equator Landscaping to provide remove Debris when occurred throughout all common areas within the District.

Janitorial & Porter Services

The District has contracted with Equator Landscaping to provide porter services throughout the District.

Holiday Decorations

This expense is for holiday lightings and decorations expenses throughout the District.

Sidewalk Maintenance

This expense is for any sidewalk repairs and maintenance incurred during the fiscal year throughout the District.

Stormwater Drainage Maintenance

This expense is budgeted for the cleanup and maintenance of the storm drainage system the District may be responsible for.

Contingency/Permits

This expenditure is for unforeseen and miscellaneous expenses including Miami-Dade County permits incurred within the District.

San Simeon
Community Development District
Proposed Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 712,365	\$ 661,377	\$ 50,989	\$ 712,365	\$ 712,365
Interest Earnings	15,000	6,528	5,972	12,500	10,000
Carry Forward Surplus ⁽¹⁾	303,490	284,562	-	284,562	291,615
TOTAL REVENUES	\$ 1,030,855	\$ 952,467	\$ 56,961	\$ 1,009,427	\$ 1,013,980
EXPENDITURES:					
Interest - 12/15	\$ 221,656	\$ 221,656	-	\$ 221,656	\$ 216,594
Interest - 6/15	221,656	-	221,656	221,656	216,594
Principal - 6/15	270,000	-	270,000	270,000	280,000
TOTAL EXPENDITURES	\$ 713,313	\$ 221,656	\$ 491,656	\$ 713,313	\$ 713,188
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (3,504)	\$ (996)	\$ (4,500)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (3,504)	\$ (996)	\$ (4,500)	\$ -
TOTAL EXPENDITURES	\$ 713,313	\$ 225,160	\$ 492,652	\$ 717,813	\$ 713,188
EXCESS REVENUES (EXPENDITURES)	\$ 317,543	\$ 727,306	\$ (435,692)	\$ 291,615	\$ 300,793

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 211,344
	\$ 211,344

San Simeon
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	\$10,995,000	3.375%	\$-	\$226,531	\$226,531
06/15/25	10,995,000	3.750%	260,000	226,531	
12/15/25	10,735,000	3.750%	-	221,656	708,188
06/15/26	10,735,000	3.750%	270,000	221,656	
12/15/26	10,465,000	3.750%	-	216,594	708,250
06/15/27	10,465,000	3.750%	280,000	216,594	
12/15/27	10,185,000	3.750%	-	211,344	707,938
06/15/28	10,185,000	3.750%	295,000	211,344	
12/15/28	9,890,000	3.750%	-	205,813	712,156
06/15/29	9,890,000	3.750%	305,000	205,813	
12/15/29	9,585,000	3.750%	-	200,094	710,906
06/15/30	9,585,000	3.750%	315,000	200,094	
12/15/30	9,270,000	3.750%	-	194,188	709,281
06/15/31	9,270,000	3.750%	330,000	194,188	
12/15/31	8,940,000	4.125%	-	188,000	712,188
06/15/32	8,940,000	4.125%	340,000	188,000	
12/15/32	8,600,000	4.125%	-	180,988	708,988
06/15/33	8,600,000	4.125%	355,000	180,988	
12/15/33	8,245,000	4.125%	-	173,666	709,653
06/15/34	8,245,000	4.125%	370,000	173,666	
12/15/34	7,875,000	4.125%	-	166,034	709,700
06/15/35	7,875,000	4.125%	385,000	166,034	
12/15/35	7,490,000	4.125%	-	158,094	709,128
06/15/36	7,490,000	4.125%	400,000	158,094	
12/15/36	7,090,000	4.125%	-	149,844	707,938
06/15/37	7,090,000	4.125%	420,000	149,844	
12/15/37	6,670,000	4.125%	-	141,181	711,025
06/15/38	6,670,000	4.125%	435,000	141,181	
12/15/38	6,235,000	4.125%	-	132,209	708,391
06/15/39	6,235,000	4.125%	455,000	132,209	
12/15/39	5,780,000	4.250%	-	122,825	710,034
06/15/40	5,780,000	4.250%	475,000	122,825	
12/15/40	5,305,000	4.250%	-	112,731	710,556
06/15/41	5,305,000	4.250%	495,000	112,731	
12/15/41	4,810,000	4.250%	-	102,213	709,944
06/15/42	4,810,000	4.250%	515,000	102,213	
12/15/42	4,295,000	4.250%	-	91,269	708,481
06/15/43	4,295,000	4.250%	540,000	91,269	
12/15/43	3,755,000	4.250%	-	79,794	711,063
06/15/44	3,755,000	4.250%	560,000	79,794	
12/15/44	3,195,000	4.250%	-	67,894	707,688
06/15/45	3,195,000	4.250%	585,000	67,894	
12/15/45	2,610,000	4.250%	-	55,463	708,356
06/15/46	2,610,000	4.250%	610,000	55,463	
12/15/46	2,000,000	4.250%	-	42,500	707,963
06/15/47	2,000,000	4.250%	640,000	42,500	
12/15/47	1,360,000	4.250%	-	28,900	711,400
06/15/48	1,360,000	4.250%	665,000	28,900	
12/15/48	695,000	4.250%	-	14,769	708,669
06/15/49	695,000	4.250%	695,000	14,769	709,769
Total			\$ 10,995,000	\$ 6,969,181	\$ 17,964,181

San Simeon
Community Development District
Non-Ad Valorem Assessments Comparison
2026 - 2027

Description	O&M Units	Bonds Units 2019	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
<u>Ramblas at Via Ventura</u>											
Single Family	55	55	\$464.08	\$464.08	\$0.00	\$1,246.65	\$1,246.65	\$0.00	\$1,710.73	\$1,710.73	\$0.00
Townhomes	212	212	\$464.08	\$464.08	\$0.00	\$1,097.05	\$1,097.05	\$0.00	\$1,561.13	\$1,561.13	\$0.00
Villas	84	84	\$464.08	\$464.08	\$0.00	\$984.85	\$984.85	\$0.00	\$1,448.93	\$1,448.93	\$0.00
<u>Paseos at Via Ventura</u>											
Townhomes	133	133	\$473.68	\$473.68	\$0.00	\$1,097.05	\$1,097.05	\$0.00	\$1,570.73	\$1,570.73	\$0.00
Villas	61	61	\$473.68	\$473.68	\$0.00	\$984.85	\$984.85	\$0.00	\$1,458.53	\$1,458.53	\$0.00
<u>Vistas at Via Ventura</u>											
Townhomes	48	48	\$473.68	\$473.68	\$0.00	\$1,097.05	\$1,097.05	\$0.00	\$1,570.73	\$1,570.73	\$0.00
Villas	109	109	\$473.68	\$473.68	\$0.00	\$984.85	\$984.85	\$0.00	\$1,458.53	\$1,458.53	\$0.00
Total	702	702									

SAMPLE

***San Simeon
Community Development District
Landowners Meeting Agenda***

**Friday
November 13, 2026
10:15 a.m.**

**Lennar Homes
5055 Waterford District Drive
Miami, Florida**

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

SAMPLE

OFFICIAL BALLOT

SAN SIMEON

COMMUNITY DEVELOPMENT DISTRICT

MIAMI, FLORIDA

LANDOWNERS MEETING ON NOVEMBER 13, 2026

For Interval Elections (1 Supervisor): The candidate receiving the most votes will each receive a four (4) year term.

The undersigned certifies that they are the fee simple owner or proxy holder of the landowner (proxy form attached) of the land described in the attachment hereto, which land lies within the boundaries of the [San Simeon Community Development District](#);

*****LEGAL DESCRIPTION OF PROPERTY ATTACHED*****

and cast their vote(s) for the following:

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____ (Seat 4)

Dated: _____

Signed: _____

Name: _____

SAMPLE
LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 13, 2026
SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

 Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **San Simeon Community Development District to be held at Lennar Homes, 5505 Waterford District Drive, Miami, Florida on November 13, 2026 at 10:15 a.m.**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

 Print or type name of Landowner

 Date

(or, if applicable, authorized representative of Landowner)

 Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or legal description attached)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the San Simeon Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The San Simeon Community Development District has two seats up for election, specifically Seat #3 and Seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>

Sent: Tuesday, January 27, 2026 8:55 AM

To: Jennifer McConnell <jmccconnell@gmssf.com>

Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>

Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)

- [MD-ED 10](#) - Campaign Treasurer's Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don't hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections

Government Affairs Division

Office 305-499-8350



Alina Garcia
Supervisor of Elections

[f](#) [X](#) [@](#) [@votemiamidade](#)

votemiamidade.gov

2700 NW 87th Ave Miami, FL 33172 | 305-499-VOTE(8683)



December 5, 2025

To the Board of Supervisors
San Simeon Community Development District
Miami-Dade County, Florida

We have audited the financial statements of San Simeon Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 5, 2025. 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 District'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

**SAN SIMEON
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
San Simeon Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of San Simeon Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended 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 each major fund of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended 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

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 December 5, 2025, 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.

December 5, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of San Simeon Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended 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.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,883,032.
- The change in the District's total net position in comparison with the prior fiscal year was \$330,414, 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 balances of \$1,363,688, an increase of \$69,188 in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic 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 assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

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.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds 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, debt service fund and capital projects fund, all of which are considered major funds.

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.

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,367,448	\$ 1,296,163
Capital assets, net of depreciation	11,345,216	11,345,216
Total assets	12,712,664	12,641,379
Liabilities, excluding long-term liabilities	133,059	133,806
Long-term liabilities	10,696,573	10,954,955
Total liabilities	10,829,632	11,088,761
Net position		
Net investment in capital assets	695,147	419,513
Restricted	533,327	508,602
Unrestricted	654,558	624,503
Total net position	\$ 1,883,032	\$ 1,552,618

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. 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 FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,030,519	\$ 1,029,587
Operating grants and contributions	35,381	43,851
Capital grants and contributions	1,623	1,006
General revenues		
Unrestricted investment earnings	29,181	27,951
Total revenues	<u>1,096,704</u>	<u>1,102,395</u>
Expenses:		
General government	81,144	73,829
Maintenance and operations	233,309	222,707
Interest on long-term debt	451,837	460,777
Total expenses	<u>766,290</u>	<u>757,313</u>
Change in net position	330,414	345,082
Net position - beginning	1,552,618	1,207,536
Net position - ending	<u>\$ 1,883,032</u>	<u>\$ 1,552,618</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$766,290. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and investment earnings during the current and prior fiscal years. In total, the change in expenses compared to the prior year is primarily attributable to increased costs in maintenance and operations.

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 fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$11,345,216 invested in capital assets for its governmental activities. No depreciation has been taken as the depreciable capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$10,735,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that the general operations of the District will remain fairly constant.

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 the San Simeon Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 18,291
Investments	627,328
Prepaid items	12,699
Restricted assets:	
Investments	709,130
Capital assets:	
Nondepreciable	11,345,216
Total assets	12,712,664
 LIABILITIES	
Accounts payable	3,760
Accrued interest payable	129,299
Non-current liabilities:	
Due within one year	270,000
Due in more than one year	10,426,573
Total liabilities	10,829,632
 NET POSITION	
Net investment in capital assets	695,147
Restricted for debt service	533,327
Unrestricted	654,558
Total net position	\$ 1,883,032

See notes to the financial statements

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 81,144	\$ 81,144	\$ -	\$ -
Maintenance and operations	233,309	234,183	-	2,497
Interest on long-term debt	451,837	715,192	35,381	298,736
Total governmental activities	766,290	1,030,519	35,381	301,233
		General revenues:		
		Unrestricted investment earnings		29,181
		Total general revenues		29,181
		Change in net position		330,414
		Net position - beginning		1,552,618
		Net position - ending		\$ 1,883,032

See notes to the financial statements

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 18,291	\$ -	\$ -	\$ 18,291
Investments	627,328	662,626	46,504	1,336,458
Prepaid items	12,699	-	-	12,699
Total assets	<u>\$ 658,318</u>	<u>\$ 662,626</u>	<u>\$ 46,504</u>	<u>\$ 1,367,448</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 3,760	\$ -	\$ -	\$ 3,760
Total liabilities	<u>3,760</u>	<u>-</u>	<u>-</u>	<u>3,760</u>
Fund balances:				
Nonspendable:				
Prepaid items	12,699	-	-	12,699
Restricted for:				
Debt service	-	662,626	-	662,626
Capital projects	-	-	46,504	46,504
Assigned to subsequent year's expenditures	44,794	-	-	44,794
Unassigned	597,065	-	-	597,065
Total fund balances	<u>654,558</u>	<u>662,626</u>	<u>46,504</u>	<u>1,363,688</u>
Total liabilities and fund balances	<u>\$ 658,318</u>	<u>\$ 662,626</u>	<u>\$ 46,504</u>	<u>\$ 1,367,448</u>

See notes to the financial statements

**SAN SIMEON 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	\$ 1,363,688
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	11,345,216	
Accumulated depreciation	<u>-</u>	11,345,216

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(129,299)	
Original issue discount, net	38,427	
Bonds payable	<u>(10,735,000)</u>	<u>(10,825,872)</u>

Net position of governmental activities		<u>\$ 1,883,032</u>
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See notes to the financial statements

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 315,327	\$ 715,192	\$ -	\$ 1,030,519
Investment earnings	29,181	35,381	1,623	66,185
Total revenues	<u>344,508</u>	<u>750,573</u>	<u>1,623</u>	<u>1,096,704</u>
EXPENDITURES				
Current:				
General government	81,144	-	-	81,144
Maintenance and operations	233,309	-	-	233,309
Debt service:				
Principal	-	260,000	-	260,000
Interest	-	453,063	-	453,063
Total expenditures	<u>314,453</u>	<u>713,063</u>	<u>-</u>	<u>1,027,516</u>
Excess (deficiency) of revenues over (under) expenditures	30,055	37,510	1,623	69,188
OTHER FINANCING SOURCES (USES)				
Interfund transfers in	-	-	15,629	15,629
Interfund transfers out	-	(15,629)	-	(15,629)
Total other financing sources (uses)	<u>-</u>	<u>(15,629)</u>	<u>15,629</u>	<u>-</u>
Net change in fund balances	30,055	21,881	17,252	69,188
Fund balances - beginning	<u>624,503</u>	<u>640,745</u>	<u>29,252</u>	<u>1,294,500</u>
Fund balances - ending	<u>\$ 654,558</u>	<u>\$ 662,626</u>	<u>\$ 46,504</u>	<u>\$ 1,363,688</u>

See notes to the financial statements

**SAN SIMEON 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 FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	69,188
Amounts reported for governmental activities in the statement of activities are different because:		
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		260,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.		2,844
Amortization of the Bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(1,618)</u>
Change in net position of governmental activities	\$	<u>330,414</u>

See notes to the financial statements

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

San Simeon Community Development District ("District") was created on December 18, 2018, by Ordinance 18-149 of the Miami-Dade County, Florida, 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 by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all the Board members were affiliated with Lennar (the "Developer").

The Board has the responsibility for, among other responsibilities:

1. Assessing 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 benefitted property within the District. Operating and Maintenance Assessments are based upon 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 (Chapter 197.3632, 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 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 funds:

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.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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 Inter-local 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.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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 (amount not rounded) 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.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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.

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 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

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.

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) A public hearing is 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, subject to the District's appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash and cash equivalent balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Florida Prime	\$ 627,328	S&P AAAM	Weighted average of the fund portfolio:47 days
U.S. Bank Money Market	709,130	N/A	N/A
Total Investments	<u>\$ 1,336,458</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfers in	Transfers out
Debt service	\$ -	\$ 15,629
Capital projects	15,629	-
Total	\$ 15,629	\$ 15,629

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 9,300,000	\$ -	\$ -	\$ 9,300,000
Infrastructure under construction	2,045,216	-	-	2,045,216
Total capital assets, not being depreciated	11,345,216	-	-	11,345,216
Governmental activities capital assets, net	\$ 11,345,216	\$ -	\$ -	\$ 11,345,216

The infrastructure intended to serve the District has been estimated to cost approximately \$21,559,719. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2019

On June 26, 2019, the District issued \$12,180,000 of Special Assessment Bonds, Series 2019, consisting of Term Bonds with due dates ranging from June 15, 2024, to June 15, 2049, and fixed interest rates from 3.375% to 4.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2020, through June 15, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 10,995,000	\$ -	\$ 260,000	\$ 10,735,000	\$ 270,000
Less: Original issuance discount	40,045	-	1,618	38,427	-
Total	<u>\$ 10,954,955</u>	<u>\$ -</u>	<u>\$ 258,382</u>	<u>\$ 10,696,573</u>	<u>\$ 270,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 270,000	\$ 443,312	\$ 713,312
2027	280,000	433,188	713,188
2028	295,000	422,688	717,688
2029	305,000	411,626	716,626
2030	315,000	400,188	715,188
2031-2035	1,780,000	1,805,752	3,585,752
2036-2040	2,185,000	1,408,306	3,593,306
2041-2045	2,695,000	907,802	3,602,802
2046-2049	2,610,000	283,264	2,893,264
Total	<u>\$ 10,735,000</u>	<u>\$ 6,516,126</u>	<u>\$ 17,251,126</u>

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting 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 10 – 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 during the past three years.

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 312,696	\$ 315,327	\$ 2,631
Interest	15,000	29,181	14,181
Total revenues	327,696	344,508	16,812
EXPENDITURES			
Current:			
General government	86,388	81,144	5,244
Maintenance and operations	278,976	233,309	45,667
Total expenditures	365,364	314,453	50,911
Excess (deficiency) of revenues over (under) expenditures	(37,668)	30,055	67,723
OTHER FINANCING SOURCES (USES)			
Carryforward	37,668	-	(37,668)
Total other financing sources (uses)	37,668	-	(37,668)
Net change in fund balance	\$ -	30,055	\$ 30,055
Fund balance - beginning		624,503	
Fund balance - ending		\$ 654,558	

See notes to required supplementary information

**SAN SIMEON 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 fiscal year ended September 30, 2025.

**SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
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.	6
Employee compensation	\$0
Independent contractor compensation	\$1,245,537
Construction projects to begin on or after October 1; (>\$65K)	
Series 2019 Construction Account Balance	\$46,504
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 - \$464.08 - \$473.68 Debt service - \$984.85 - \$1,246.65
Special assessments collected	\$1,030,519
Outstanding Bonds:	
Series 2019, due June 15, 2049	\$10,735,000



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

To the Board of Supervisors
San Simeon 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 each major fund of San Simeon Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended 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 December 5, 2025.

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.

December 5, 2025



**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
San Simeon Community Development District
Miami-Dade County, Florida

We have examined San Simeon 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 fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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 fiscal year ended 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 Board of Supervisors of San Simeon 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.

December 5, 2025



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

To the Board of Supervisors
San Simeon Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of San Simeon Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 5, 2025.

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 *Government 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 Accountant'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 December 5, 2025, 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 the District and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank San Simeon 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.

December 5, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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 fiscal year ended 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 fiscal year ended 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 as of September 30, 2025. 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 24.

Instrument Prepared By and Return to:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Ft. Lauderdale, Florida 33301

Folio Nos. 30-1231-129-1510, 30-1231-133-0570,
30-1231-133-0580, 30-1231-129,1540, and 30-1231-
129-1550

**LANDSCAPE MAINTENANCE EASEMENT
(Hedges)**

THIS LANDSCAPE MAINTENANCE EASEMENT (the “Easement”), made this 10th day of December, 2025, between **LAS RAMBLAS AT VIA VENTURA NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o First Service Residential, Inc., 1601 SW 80th Terrace, Suite 300, Plantation, Florida 33324 (the “Grantor”) and **SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“CDD” or “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of real property situate in unincorporated Miami-Dade County, Florida, which property is referred to herein as the “Grantor Property” and is more particularly described as:

Tract C, VIA VENTURA NEIGHBORHOOD 1, according to the Plat thereof, as recorded at Plat Book 174, Page 11 of the Public Records of Miami-Dade County, Florida, less that portion lying within the boundaries of the VIA VENTURA NEIGHBORHOOD 1 NORTH Plat, as recorded in Plat Book 175, Page 15 of the Public Records of Miami-Dade County, Florida; and

Tract F, VIA VENTURA NEIGHBORHOOD 1 NORTH, according to the Plat thereof, as recorded at Plat Book 175, Page 15 of the Public Records of Miami-Dade County, Florida; and

Tract G, VIA VENTURA NEIGHBORHOOD 1 NORTH, according to the Plat thereof, as recorded at Plat Book 175, Page 15 of the Public Records of Miami-Dade County, Florida; and

Tract F, VIA VENTURA NEIGHBORHOOD 1, according to the Plat thereof, as recorded at Plat Book 174, Page 11 of the Public Records of Miami-Dade County, Florida; and

Tract G, VIA VENTURA NEIGHBORHOOD 1, according to the Plat thereof, as recorded at Plat Book 174, Page 11 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, Grantor desires to grant to CDD a Landscape Maintenance Easement over the Grantor Property consisting of the Grantor Property located within the boundaries of the CDD (the “Easement Land”); and

WHEREAS, the Easement Land is over the Grantor Property constituting that landscape buffer parcel located within the boundaries of the San Simeon Community Development District; and

WHEREAS, Grantor is willing to grant such Easement for purposes of installation, replacement, repair and maintenance of landscaping, including, but not limited to, the perimeter hedges and the sod/grass situated outside the perimeter fence located within the Easement Land upon and subject to the terms and conditions hereof;

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and other good and valuable considerations:

1. Grantor does hereby grant unto the CDD an easement, on, over, under, across, and through the Easement Land to, at CDD’s discretion, cost and expense, install, replace, repair and maintain landscaping, including, but not limited to, perimeter hedges and the sod/grass situated outside the perimeter fence (hereinafter the “Improvements”), with full right of ingress thereto and egress therefrom.
2. CDD shall ensure that any and all installation, replacement, repairs, maintenance, improvements and work associated directly or indirectly with the Improvements shall, when undertaken by CDD in its discretion, be completed as quickly as possible to minimize any inconvenience to residents, landowners, and the general public.

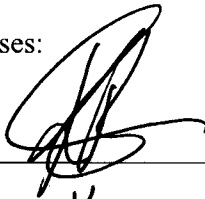
3. Upon execution of this Easement, CDD shall be responsible to maintain the Improvements within the Easement Land at its sole cost and expense in a manner consistent with its maintenance of landscaping improvements throughout the CDD. The Grantor is owner of and shall be fully responsible for the operation, maintenance, and repair of any and all irrigation facilities servicing the Easement Land and the hedges and sod/grass thereon. Grantor shall be responsible to replace or pay for, in the CDD's discretion, any and all Improvements damaged as a result of Grantor's failure to regularly maintain and timely said irrigation facilities.
4. CDD shall have the authority, in its full and sole discretion, to modify, change, add to, replace or remove any Improvements within the Easement Land, provided such action is not inconsistent with the intent of this Easement for the District to maintain and have control over the Easement Land for landscaping purposes.
5. Grantor states that this Easement shall be and constitute a covenant running with the land, fully binding upon Owner, its successors, successors-in-title, and assigns hereof. CDD states that the obligations, covenants and restrictions shall constitute covenants that run with the land, and shall be binding upon all successors, successors-in-title, and assigns of CDD.
6. This Easement may be terminated in whole or in part by the CDD or its successors upon executing and recording a Release of Easement. This Easement may be amended as to land area, but only effected by a written amendment to this Easement executed by the Grantor and the CDD, or their successors, successors-in-title, and assigns.
7. Each of Grantor and CDD does hereby warrant that this document has been duly executed.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]


IN WITNESS WHEREOF, the parties hereto execute this Landscape Easement and further agree that it shall take effect as of the date first above written.

**LAS RAMBLAS AT VIA VENTURA
NEIGHBORHOOD ASSOCIATION,
INC., a Florida not-for-profit corporation**

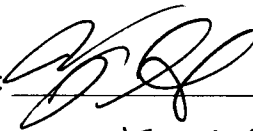
Witnesses:



Print Name Kimoy Beharie
Address 1601 SW 80th Terrace
Plantation, FL 33324



Print Name Victoria Nuñez
Address 1601 SW 80th Terr
Plantation, FL 33324

By: 

Print name: Frank Galletti
Title: President

(CORPORATE SEAL)

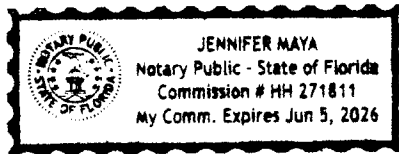
STATE OF FLORIDA }

COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of December, 2025, by Frank Galletti, as President of LAS RAMBLAS AT VIA VENTURA NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.


Notary Public

Jennifer Maya
Print Name



Commission Expires: June 5, 2026

SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Witnesses:

[Signature]
Print Name Vanessa Perez
Address 5605 Wakeford District Dr.
Miami, FL 33126

[Signature]
Print Name Raisa Krause
Address 5501 Wakeford District Dr.
Miami, FL 33126

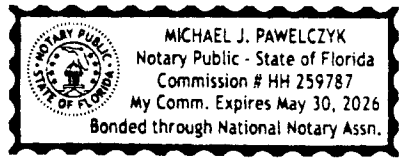
By: [Signature]
Print name: Teresa Baluja
Title: Supervisor

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Teresa Baluja, as Chairperson/Vice Chairperson of the Board of Supervisors of the **SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. He/she is personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this 19th day of December, 2025.



[Signature]
Notary Public
Michael J. Pawelczyk
Print Name

Commission Expires: May 30, 2026

Instrument Prepared By and Return to:

Michael J. Pawelczyk, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Ft. Lauderdale, Florida 33301

Folio Nos. 30-1231-134-0640 and 30-1231-134-0650

**LANDSCAPE MAINTENANCE EASEMENT
(Hedges)**

THIS LANDSCAPE MAINTENANCE EASEMENT (the “Easement”), made this 13th day of November 2025, between **PASEOS AT VIA VENTURA NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Piassa & Davydoa Property Management, LLC, 1801 NE 123rd Street, Suite 314, North Miami, Florida 33181 (the “Grantor”) and **SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“CDD” or “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of real property situate in unincorporated Miami-Dade County, Florida, which property is referred to herein as the “Grantor Property” and is more particularly described as:

Tract C, VIA VENTURA NEIGHBORHOOD 3 NORTH, according to the Plat thereof, as recorded at Plat Book 175, Page 21 of the Public Records of Miami-Dade County, Florida; and

Tract D, VIA VENTURA NEIGHBORHOOD 3 NORTH, according to the Plat thereof, as recorded at Plat Book 175, Page 21 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, Grantor desires to grant to CDD a Landscape Maintenance Easement over the Grantor Property consisting of the Grantor Property located within the boundaries of the CDD (the “Easement Land”); and

WHEREAS, the Easement Land is over the Grantor Property constituting that landscape buffer parcel located within the boundaries of the San Simeon Community Development District; and

WHEREAS, Grantor is willing to grant such Easement for purposes of installation, replacement, repair and maintenance of landscaping, including, but not limited to, the perimeter hedges located within the Easement Land upon and subject to the terms and conditions hereof;

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and other good and valuable considerations:

1. Grantor does hereby grant unto the CDD an easement, on, over, under, across, and through the Easement Land to, at CDD's discretion, cost and expense, install, replace, repair and maintain landscaping, including, but not limited to, perimeter hedges and the sod/grass outside the perimeter fence (hereinafter the "Improvements"), with full right of ingress thereto and egress therefrom.
2. CDD shall ensure that any and all installation, replacement, repairs, maintenance, improvements and work associated directly or indirectly with the Improvements shall, when undertaken by CDD in its discretion, be completed as quickly as possible to minimize any inconvenience to residents, landowners, and the general public.
3. Upon execution of this Easement, CDD shall be responsible to maintain the Improvements within the Easement Land at its sole cost and expense in a manner consistent with its maintenance of landscaping improvements throughout the CDD. The Grantor is the owner of and shall be fully responsible for the operation, maintenance, and repair of any and all irrigation facilities servicing the Easement Land and the hedges and sod/grass thereon. Grantor shall be responsible to replace or pay for, in the CDD's discretion, any and all Improvements damaged as a result of Grantor's failure to regularly maintain and and timely repair said irrigation facilities.
4. CDD shall have the authority, in its full and sole discretion, to modify, change, add to, replace or remove any Improvements within the Easement Land, provided such action is not inconsistent with the intent of this Easement for the District to maintain and have control over the Easement Land for landscaping purposes.
5. Grantor states that this Easement shall be and constitute a covenant running with the land, fully binding upon Owner, its successors, successors-in-title, and assigns hereof. CDD states that the obligations, covenants and restrictions shall constitute covenants that run with the land, and shall be binding upon all successors, successors-in-title, and assigns of CDD.
6. This Easement may be terminated in whole or in part by the CDD or its successors upon executing and recording a Release of Easement. This Easement may be amended as to land area, but only effected by a written

amendment to this Easement executed by the Grantor and the CDD, or their successors, successors-in-title, and assigns.

7. Each of Grantor and CDD does hereby warrant that this document has been duly executed.

IN WITNESS WHEREOF, the parties hereto execute this Landscape Easement and further agree that it shall take effect as of the date first above written.

**PASEOS AT VIA VENTURA
NEIGHBORHOOD ASSOCIATION,
INC., a Florida not-for-profit corporation**

Witnesses:

[Signature]
Print Name Josye Piassa
Address 20842 NE 7th Pl
Miami, FL 33179

By: [Signature]
Print name: Hilario Vargas
Title: President

[Signature]
Print Name Yudeera Batista
Address 500 San Simondon Way
Mesa Lakes, FL 33179

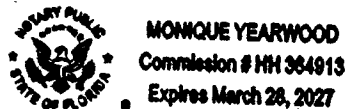
(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of November, 2025, by HILARIO VARGAS, as President of PASEOS AT VIA VENTURA NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known and/or produced D/L as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.

[Signature]
Notary Public
Monique Stacy Yearwood
Print Name



Commission Expires: March 28, 2027

SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Witnesses:

[Signature]
Print Name Vanessa Perez
Address 5505 Waterford District Dr.
Miami FL 33126

[Signature]
Print Name Raisa Krause
Address 5505 Waterford District Dr.
Miami FL 33126

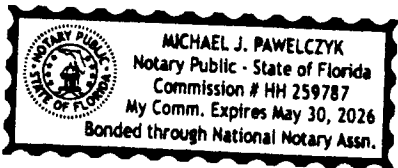
By: [Signature]
Print name: Teresa Baluja
Title: Superuser

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Teresa Baluja, as Chairperson/Vice Chairperson of the Board of Supervisors of the **SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. He/she is personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this 19th day of December, 2025.



[Signature]
Notary Public
Michael J Pawelczyk
Print Name

Commission Expires: May 30, 2026

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 3, 2026

VIA E-MAIL ONLY – JLorenzo@gmssf.com

Mr. Jesus Lorenzo
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
San Simeon Community Development District
Our File: 1034.19007**

Dear Jesus:

This firm's current fee structure has been in place since 2019. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jesus Lorenzo
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
San Simeon Community Development District
Attn: District Manager Jesus Lorenzo
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: San Simeon Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: JLorenzo@gmsf.com


Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated April 12, 2019, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:

91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
 Tel (305) 640-1345
 Email Alvarez@AlvarezEng.com
 Website www.alvarezeng.com

San Simeon CDD			
Current 2019 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
Engineer	\$ 130.00	Electrical Engineer	\$ 155.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	Engineer Intern	\$ 140.00
Engineering Technician	\$ 88.00	Senior Designer	\$ 120.00
Senior Administrative	\$ 86.00	CADD/Computer Technician	\$ 105.00
Administrative	\$ 52.00	Senior Engineering Technician	\$ 110.00
		Engineering Technician	\$ 100.00
		Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification	Definition
Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

San Simeon CDD



FIELD REPORT



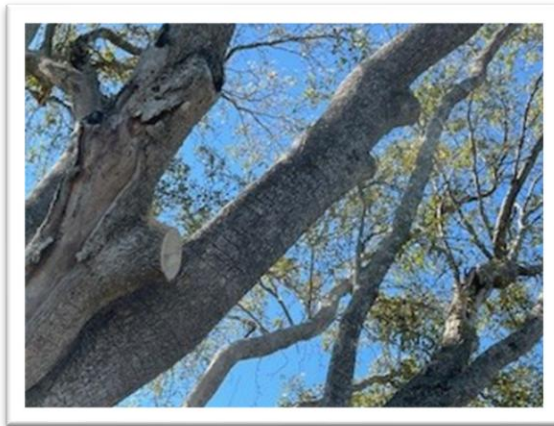
Meeting Date: March 13, 2025

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

LANDSCAPING

- Equator Landscaping (EL) indicated they provided lawn, hedge and weed control to the district on December 4th and 19th, January 5th and 22nd and February 6th and 20th.
- The March landscaping dates are scheduled for the 9th and 25th.
- The mulch project was completed in time for the holidays.
- EL is continuing to monitor the palms at the Paseos entrance.
- Tony's Landscaping trimmed two dead branches from Tract T.
- Please see attached proposal to replace the Gold Mound plants at the Paseos entrance.
- Please see attached proposals to replace the Podocarpus and Buttonwood hedges. Both easement agreements with Paseos and Las Ramblas were executed.





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

ESTIMATE

EQUATOR LANDSCAPING
PO Box 820716
PEMBROKE PINES, FL 33082

info@equatorlandscaping.com
+1 (888) 407-5558
www.equatorlandscaping.com



Bill to
San Simeon CDD

Ship to
San Simeon CDD

Estimate details

Estimate no.: 1583
Estimate date: 03/06/2026

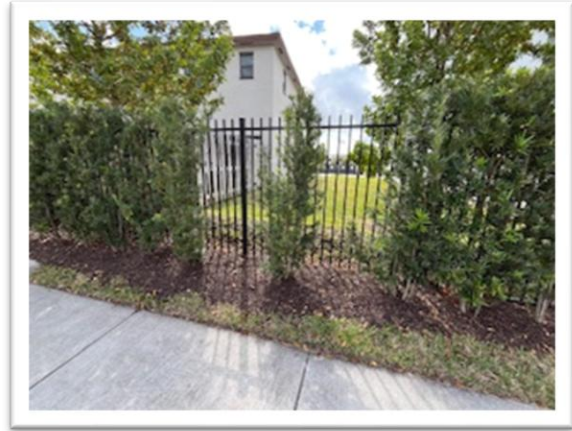
#	Product or service	Description	Qty	Rate	Amount
1.	L1004	Furnish and Install 48 3 Gallon Schefflera arboricola Trinette varigated along the Los Paseos monument to replace existing damaged Gold mound.	1	\$795.00	\$795.00
2.	L1004	Removal and disposal of existing damaged material	1	\$55.00	\$55.00
				Total	\$850.00

Accepted date

Accepted by



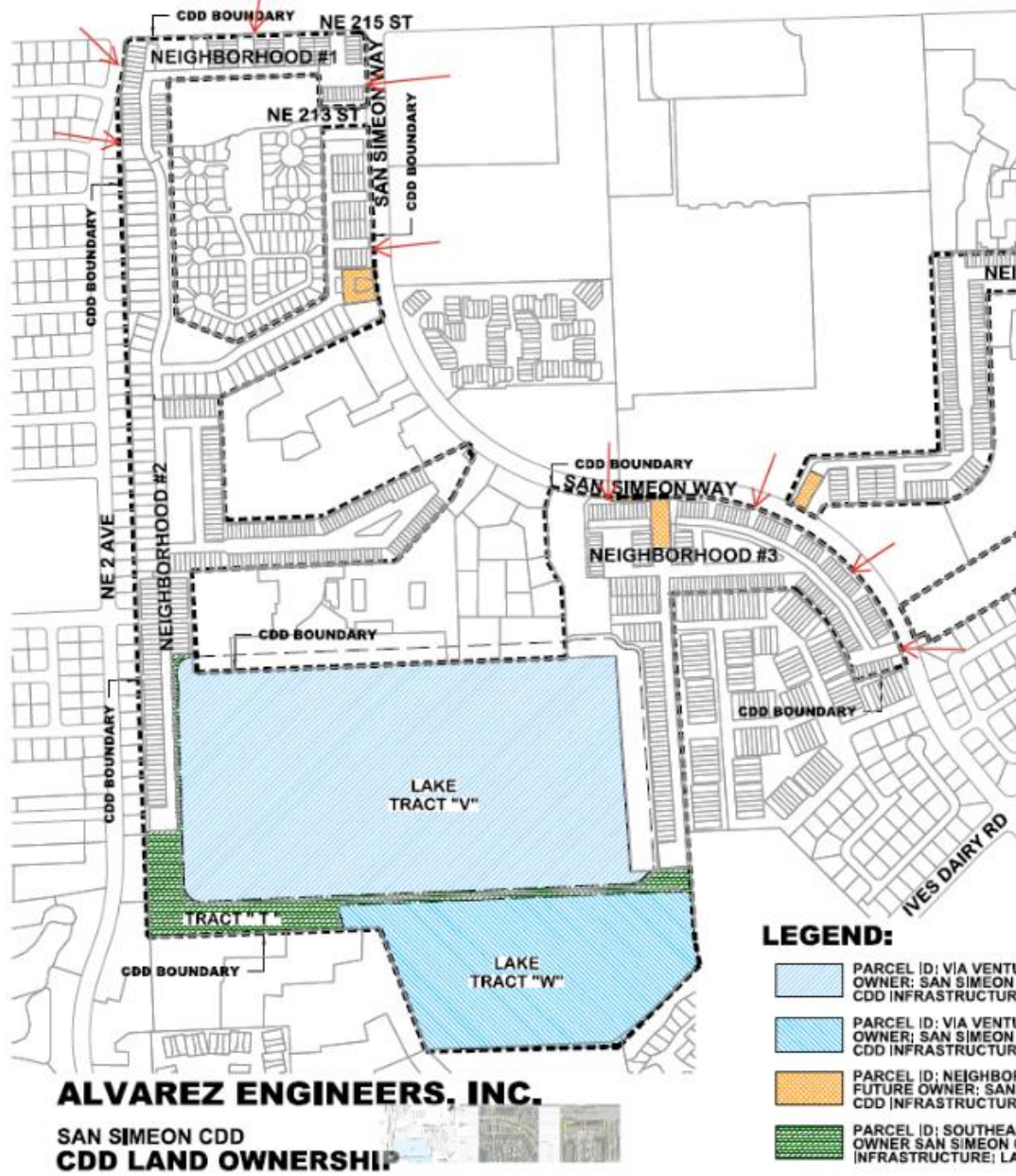
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



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



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

ESTIMATE

EQUATOR LANDSCAPING

PO Box 820716

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www.equatorlandscaping.com



EQUATOR

LANDSCAPING

"BECAUSE GREENER IS BETTER"

Bill to

San Simeon CDD

Ship to

San Simeon CDD

Estimate details

Estimate no.: 1499

Estimate date: 02/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	L1004	Landscape Installation complete Furnish and install 268 7 Gallon Podocarpus maki along perimeter fence at Los Paseos, removal and disposal of existing diseased plant material included.	1	\$12,910.00	\$12,910.00
2.	L1004	Landscape Installation complete Furnish and install 78 7 Gallon green buttonwood along perimeter wall by Las Ramblas, removal and disposal of existing diseased plant material included.	1	\$3,800.00	\$3,800.00
				Total	\$16,710.00

Accepted date

Accepted by



Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonyslawn@bellsouth.net

PROPOSAL

March 2, 2026

Customer Name: **San Simeon CDD**
 5385 N. Nob Hill Road
 Sunrise, Fl 33351
 c/o Jesus Lorenzo

Qty	Description	Price
78	Green Button Wood 7 Gal @ \$45 ea.	\$3,510.00
268	Podocarpus 7 Gal @ \$45 ea.	\$12,060.00
	TOTAL	\$15,570.00

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Payment terms are 50% deposit upon approval of this proposal, and 50% balance upon completion of the work. Work will be done once we have received this signed proposal and the deposit.

Approved: _____ Date: _____

ESTIMATE

EQUATOR LANDSCAPING

PO Box 820716

PEMBROKE PINES, FL 33082

info@equatorlandscaping.com

+1 (888) 407-5558

www.equatorlandscaping.com



Bill to
San Simeon CDD

Ship to
San Simeon CDD

Estimate details

Estimate no.: 1582

Estimate date: 03/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	L1004	Landscape Installation complete Furnish and install 268 7 Gallon Podocarpus maki along perimeter fence at Los Paseos, removal and disposal of existing diseased plant material included.	1	\$12,910.00	\$12,910.00
2.	L1004	Landscape Installation complete Furnish and install 78 7 Gallon Green Arboicola along the perimeter wall by Las Ramblas, removal and disposal of existing diseased plant material included.	1	\$3,925.00	\$3,925.00
				Total	\$16,835.00

Accepted date

Accepted by



Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonyslawn@bellsouth.net



PROPOSAL

March 2, 2026

Customer Name: **San Simeon CDD**
 5385 N. Nob Hill Road
 Sunrise, Fl 33351
 c/o Jesus Lorenzo

Qty	Description	Price
78	Green Arbcolas 7 Gal @ \$45 ea.	\$3,510.00
	TOTAL	\$3,510.00

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Payment terms are 50% deposit upon approval of this proposal, and 50% balance upon completion of the work. Work will be done once we have received this signed proposal and the deposit.

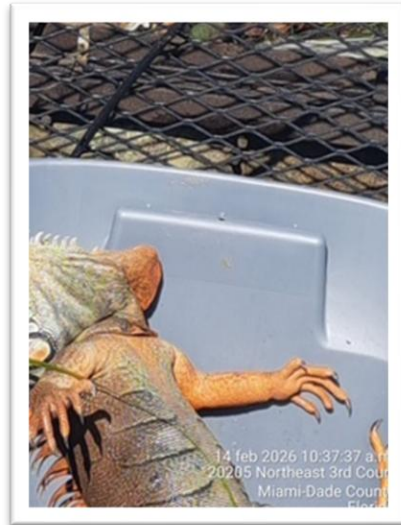
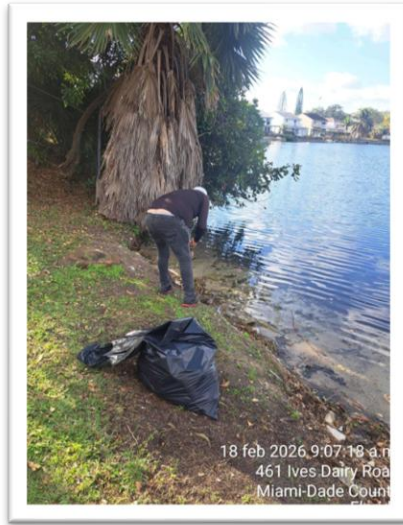
Approved: _____ Date: _____

LAKES

- Lake services provided by Eco Blue Lake Management (EB) on December 8th and 15th, January 15th and February 18th. Included were treatment of algae, border grass, invasive plant, debris removal and aquatic weed control. Please refer to Exhibit A for more information.
- Some dead fish and iguanas were removed from the lakes.



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



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

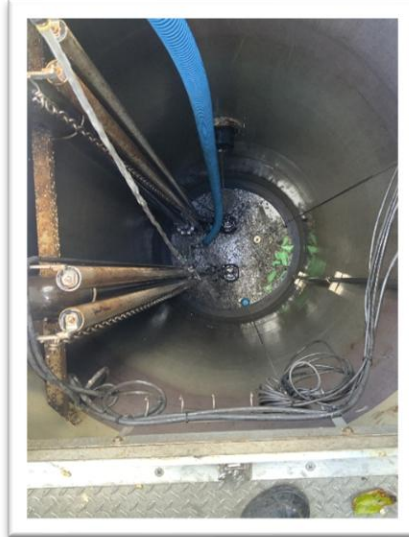
FIELD MAINTENANCE

- Both pump stations are in good working order and condition. Please refer to the attached reports for more information from Atlantic Environmental Systems (AES).
 - AES vacuumed both pump wells.
 - AES filed the annual reports for each station and were submitted to DERM.
- Below you will find issues reported to Miami-Dade County.
 - Ticket # 26-00058209 – white mobile home.
 - Ticket # 26-00058217 – street vendors.
 - Ticket # 26-00058219 – downed “No Parking” sign.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



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

Exhibits


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: San Simeon

DATE: 12/8/2025

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>70.7</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


<input checked="" type="checkbox"/> ALGAE CONTROL	Numbers of lake worked
<input checked="" type="checkbox"/> GRASSES & EMERGENTS	1,2
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	1,2
<input checked="" type="checkbox"/> FLOATING PLANTS	1,2
<input checked="" type="checkbox"/> DEBRIS	1,2

We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the cones. The lake looks good, and all parameters are favorable for the growth of native species.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedograss

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts


Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: San Simeon

DATE: 12/15/2025

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>67.1</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


<input checked="" type="checkbox"/> ALGAE CONTROL	Numbers of lake worked
<input checked="" type="checkbox"/> GRASSES & EMERGENTS	1,2
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<input checked="" type="checkbox"/> FLOATING PLANTS	1,2
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 ecoblueaquatic@gmail.com

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FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

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Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

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Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedograss

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts


Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: San Simeon

DATE: 1/15/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>67.1</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


<input checked="" type="checkbox"/> ALGAE CONTROL	Numbers of lake worked
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Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts


Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

CUSTOMER: San Simeon

DATE: 2/18/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>68.9</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


<input checked="" type="checkbox"/> ALGAE CONTROL	Numbers of lake worked
<input checked="" type="checkbox"/> GRASSES & EMERGENTS	1,2
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	1,2
<input checked="" type="checkbox"/> FLOATING PLANTS	1,2
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Brazilian peper Earleaf acacia Climbing fern Torpedogross

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts

Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



2244 4th Avenue North
 Lake Worth, Florida 33461
 (561) 547-8080 tel
 www.emops.com

AES PUMP STATION FIELD SERVICE REPORT

San Simeon CDD
5385 N Nob Hill Rd.
Sunrise, FL 33351

Date of Service: Nov 21, 2025

AES Rep: Desmond Moore

Service Agreement #: 570

Service Level: 1-RTU

RTU Serial Number: 19MIS24270

Service Name: Via Ventura Estates I
Address: 20898 San Simeon Way
Service City: Miami ST: FL Zip: 33179

ETM READINGS:				MOTOR CIRCUIT PROTECTOR SETTINGS:			
P-1:	1476.48	P-2:	1335.95	P-1:	14	P-2:	14
TOTAL HOURS RUN THIS PERIOD: P-1:							
P-1:	71.99	P-2:	67.33				

ITEMS CHECKED DURING INSPECTION:		
<input checked="" type="checkbox"/> Electrical Conduits Sealed	<input checked="" type="checkbox"/> Alarm Silence	<input checked="" type="checkbox"/> Bypass Cap
<input checked="" type="checkbox"/> Check Station for Debris	<input checked="" type="checkbox"/> Door Drawings	<input checked="" type="checkbox"/> AES Signs
<input checked="" type="checkbox"/> Voltage / Phase Monitor	<input checked="" type="checkbox"/> Grass / Cut / Trim	<input checked="" type="checkbox"/> Padlocks/Keys Lubricate
<input checked="" type="checkbox"/> Float Operation	<input checked="" type="checkbox"/> Check Scrubber	<input checked="" type="checkbox"/> HOA Operation
<input checked="" type="checkbox"/> Float Elevations	<input checked="" type="checkbox"/> Pumps Running	<input checked="" type="checkbox"/> Indicator Lights
<input checked="" type="checkbox"/> Maintenance ID Sign	<input checked="" type="checkbox"/> Pumps Seated	<input checked="" type="checkbox"/> RPZ
<input checked="" type="checkbox"/> Grease / Amount	<input checked="" type="checkbox"/> Valves Open	<input checked="" type="checkbox"/> Hose Bibb
<input checked="" type="checkbox"/> Alarm Light	<input checked="" type="checkbox"/> Valve Box Gravel	<input checked="" type="checkbox"/> Exercise and Lubricate All Valves
<input checked="" type="checkbox"/> Alarm Horn	<input checked="" type="checkbox"/> Check for Leaks	<input type="checkbox"/> Other

NEEDS ATTENTION / ADDITIONAL WORK REQUIRED:		
<input type="checkbox"/> Needs Vac-Out	<input type="checkbox"/> Pulled/Unclogged Pumps	<input type="checkbox"/> Replaced Start / Run Capacitors
<input type="checkbox"/> Replaced Float(s)	<input type="checkbox"/> Replaced Odor Scrubber	<input type="checkbox"/> Other (See Email For Notes)



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 Lake Worth, Florida 33461
 (561) 547-8080 tel
 www.emops.com

AES PUMP STATION FIELD SERVICE REPORT

San Simeon CDD
5385 N Nob Hill Rd.
Sunrise FL 33351

Date of Service: Nov 21, 2025

AES Rep:

Service Agreement #: 541

Service Level: 1-RTU

RTU Serial Number: 19MIS24271

Service Name: Via Ventura Estates II
Address: 20796 NE 2nd Ct.
Service City: Miami ST: FL Zip: 33179

ETM READINGS:				MOTOR CIRCUIT PROTECTOR SETTINGS:			
P-1:	1061.98	P-2:	1164.81	P-1:	13	P-2:	13
TOTAL HOURS RUN THIS PERIOD: P-1:							
P-1:	48.62	P-2:	45.92				

ITEMS CHECKED DURING INSPECTION:		
<input checked="" type="checkbox"/> Electrical Conduits Sealed	<input checked="" type="checkbox"/> Alarm Silence	<input checked="" type="checkbox"/> Bypass Cap
<input checked="" type="checkbox"/> Check Station for Debris	<input checked="" type="checkbox"/> Door Drawings	<input checked="" type="checkbox"/> AES Signs
<input checked="" type="checkbox"/> Voltage / Phase Monitor	<input checked="" type="checkbox"/> Grass / Cut / Trim	<input checked="" type="checkbox"/> Padlocks/Keys Lubricate
<input checked="" type="checkbox"/> Float Operation	<input checked="" type="checkbox"/> Check Scrubber	<input checked="" type="checkbox"/> HOA Operation
<input checked="" type="checkbox"/> Float Elevations	<input checked="" type="checkbox"/> Pumps Running	<input checked="" type="checkbox"/> Indicator Lights
<input checked="" type="checkbox"/> Maintenance ID Sign	<input checked="" type="checkbox"/> Pumps Seated	<input checked="" type="checkbox"/> RPZ
<input checked="" type="checkbox"/> Grease / Amount	<input checked="" type="checkbox"/> Valves Open	<input checked="" type="checkbox"/> Hose Bibb
<input checked="" type="checkbox"/> Alarm Light	<input checked="" type="checkbox"/> Valve Box Gravel	<input checked="" type="checkbox"/> Exercise and Lubricate All Valves
<input checked="" type="checkbox"/> Alarm Horn	<input checked="" type="checkbox"/> Check for Leaks	<input type="checkbox"/> Other

NEEDS ATTENTION / ADDITIONAL WORK REQUIRED:		
<input checked="" type="checkbox"/> Needs Vac-Out	<input type="checkbox"/> Pulled/Unclogged Pumps	<input type="checkbox"/> Replaced Start / Run Capacitors
<input type="checkbox"/> Replaced Float(s)	<input type="checkbox"/> Replaced Odor Scrubber	<input type="checkbox"/> Other (See Email For Notes)

San Simeon

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Oct 2025	448 - 453 ACH	\$28,733.13 \$499.56
Nov 2025	454 - 457 ACH	\$30,321.79 \$1,456.85
Dec 2025	458 - 464 ACH	\$912,686.65 \$55.27
Jan 2026	465 - 468	\$23,465.12
TOTAL		\$997,218.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/25	00009	9/30/25	8780	202509	310-51300-31100			ALVAREZ ENGINEERS, INC.	*	526.50	526.50	000448
10/22/25	00014	9/22/25	22167	202510	320-53800-46700			ATLANTIC ENVIRONMENTAL SERVICES INC	*	2,472.00	4,944.00	000449
		9/22/25	22168	202510	320-53800-46700				*	2,472.00		
10/22/25	00003	9/30/25	195425	202509	310-51300-31500			BILLING COCHRAN, P.A.	*	3,219.00	3,219.00	000450
10/22/25	00025	10/01/25	5706	202510	320-53800-46800			ECO BLUE AQUATIC SERVICES, INC.	*	1,100.00	1,100.00	000451
10/22/25	00020	10/01/25	342478	202510	320-53800-46200			EQUATOR LANDSCAPING	*	11,185.00	13,811.00	000452
		10/01/25	342478	202510	320-53800-46203				*	1,456.00		
		10/01/25	342478	202510	320-53800-46500				*	850.00		
		10/01/25	342478	202510	320-53800-54000				*	320.00		
10/22/25	00001	10/01/25	146	202510	310-51300-34000			GMS-SF, LLC	*	3,455.83	5,132.63	000453
		10/01/25	146	202510	310-51300-35100				*	34.83		
		10/01/25	146	202510	310-51300-31300				*	231.92		
		10/01/25	146	202510	310-51300-49500				*	92.75		
		10/01/25	146	202510	310-51300-51000				*	.15		
		10/01/25	146	202510	310-51300-42000				*	32.13		
		10/01/25	146	202510	310-51300-42500				*	5.10		
		10/01/25	147	202510	320-53800-34000				*	1,279.92		
TOTAL FOR BANK A										28,733.13		
SANS SAN SIMEON SNEEROOA												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/22/25	00012	10/10/25 70129302 20796NE 2ND CT 7/10-10/09	202509 320-53800-43100	MIAMI-DADE WATER & SEWER DEPT	*	14.59	14.59 008901
10/29/25	00005	10/01/25 93424 FY26-SPECIAL DISTRICT FEE	202510 310-51300-54000	DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00 008902
10/29/25	00026	9/30/25 IN59407 LEGALS-FY26 BOS MTG DATES	202509 310-51300-48000	MCCLATCHY COMPANY LLC	*	309.97	309.97 008903
TOTAL FOR BANK Z						499.56	
TOTAL FOR REGISTER						499.56	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/24/25	00003	10/31/25 195895	202510 310-51300-31500	BILLING COCHRAN, P.A.	*	1,798.00	1,798.00 000454
11/24/25	00025	11/01/25 5748	202511 320-53800-46800	ECO BLUE AQUATIC SERVICES, INC.	*	1,100.00	1,100.00 000455
11/24/25	00020	11/01/25 342502	202511 320-53800-46200	EQUATOR LANDSCAPING	*	11,185.00	22,311.00 000456
		11/01/25 342502	202511 320-53800-46203		*	1,456.00	
		11/01/25 342502	202511 320-53800-46500		*	850.00	
		11/01/25 342502	202511 320-53800-54000		*	320.00	
		11/06/25 342505	202511 320-53800-46201		*	8,500.00	
11/24/25	00001	11/01/25 150	202511 320-53800-34000	GMS-SF, LLC	*	1,279.92	5,112.79 000457
		11/01/25 151	202511 310-51300-34000		*	3,455.83	
		11/01/25 151	202511 310-51300-35100		*	34.83	
		11/01/25 151	202511 310-51300-31300		*	231.92	
		11/01/25 151	202511 310-51300-49500		*	92.75	
		11/01/25 151	202511 310-51300-51000		*	.30	
		11/01/25 151	202511 310-51300-42000		*	13.19	
		11/01/25 151	202511 310-51300-42500		*	4.05	
TOTAL FOR BANK A						30,321.79	
TOTAL FOR REGISTER						30,321.79	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/25	00026	11/02/25	IN84387 202510 310-51300-48000	MCCLATCHY COMPANY LLC	*	628.71	
			LEGALS & PUB NOT 10/08/25				
		11/02/25	IN84388 202510 310-51300-48000		*	828.14	
			LEGALS & PUB NOT 10/15/25				
							1,456.85 008904
TOTAL FOR BANK Z						1,456.85	
TOTAL FOR REGISTER						1,456.85	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00014	12/02/25	22447	202512	320-53800-46500			VAC TRUCK SVC WELL V.EST1	*	1,405.00		
		12/02/25	22448	202512	320-53800-46500			VAC TRUCK SVC WELL V.EST2	*	1,655.00		
ATLANTIC ENVIRONMENTAL SERVICES INC											3,060.00	000458
12/08/25	00025	12/01/25	5789	202512	320-53800-46800			DEC 25 - LAKE MAINTENANCE	*	1,100.00		
ECO BLUE AQUATIC SERVICES, INC.											1,100.00	000459
12/08/25	00020	12/01/25	342526	202512	320-53800-46200			DEC 25 - LANDSCAPE SVCS	*	11,185.00		
		12/01/25	342526	202512	320-53800-46203			DEC 25 - PORTER SVCS	*	1,456.00		
		12/01/25	342526	202512	320-53800-46500			DEC 25 - IRRIGATION SVCS	*	850.00		
		12/01/25	342526	202512	320-53800-54000			DEC 25 - PEST CONTROL/FER	*	320.00		
EQUATOR LANDSCAPING											13,811.00	000460
12/08/25	00001	12/01/25	152	202512	320-53800-34000			DEC 25 - FIELD SERVICES	*	1,279.92		
		12/01/25	153	202512	310-51300-34000			DEC 25 - MGMT FEES	*	3,455.83		
		12/01/25	153	202512	310-51300-35100			DEC 25 - COMPUTER TIME	*	34.83		
		12/01/25	153	202512	310-51300-31300			DEC 25 - DISSEMINATION	*	231.92		
		12/01/25	153	202512	310-51300-49500			DEC 25 - WEBSITE ADMIN	*	92.75		
		12/01/25	153	202512	310-51300-42000			DEC 25 - POSTAGE	*	2.96		
GMS-SF, LLC											5,098.21	000461
12/08/25	00027	12/01/25	28339	202512	310-51300-32200			AUDIT SVCS FYE 9/30/2025	*	3,900.00		
GRAU & ASSOCIATES											3,900.00	000462
12/08/25	00013	12/08/25	TAX REC	202512	300-20700-10000			TRANSFER OF TAX RECEIPTS	*	635,717.44		
SAN SIMEON CDD											635,717.44	000463
12/08/25	00019	12/08/25	SURPLUS	202512	300-15100-10000			XFR EXCESS FUNDS TO SBA	*	250,000.00		
STATE BOARD OF ADMINISTRATION											250,000.00	000464
TOTAL FOR BANK A										912,686.65		
SANS SAN SIMEON SNEEROOA												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/25	00007	10/28/25 9-046-41	202510 310-51300-42000	DELIVERIES THRU 03/17/25	*	41.70	
				FEDEX			41.70 008905
12/31/25	00012	11/08/25 41001835	202511 320-53800-43100	21255NE 2ND CT08/07-11/02	*	13.57	
				MIAMI-DADE WATER & SEWER DEPT			13.57 008906
TOTAL FOR BANK Z						55.27	
TOTAL FOR REGISTER						55.27	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/26	00003	11/30/25	196368	202511 310-51300-31500			*	1,885.00		
		NOV 25		- GENERAL COUNSEL						
		12/31/25	196724	202512 310-51300-31500			*	1,566.00		
		DEC 25		- GENERAL COUNSEL						
BILLING COCHRAN, P.A.									3,451.00	000465
1/16/26	00025	1/01/26	5825	202601 320-53800-46800			*	1,100.00		
		JAN 26		- LAKE MAINTENANCE						
ECO BLUE AQUATIC SERVICES, INC.									1,100.00	000466
1/16/26	00020	1/01/26	342550	202601 320-53800-46200			*	11,185.00		
		JAN 26		- LANDSCAPE SVCS						
		1/01/26	342550	202601 320-53800-46203			*	1,456.00		
		JAN 26		- PORTER SVCS						
		1/01/26	342550	202601 320-53800-46500			*	850.00		
		JAN 26		- IRRIGATION SVCS						
		1/01/26	342550	202601 320-53800-54000			*	320.00		
		JAN 26		- PEST CONTROL/FER						
EQUATOR LANDSCAPING									13,811.00	000467
1/16/26	00001	1/01/26	154	202601 320-53800-34000			*	1,279.92		
		JAN 26		- FIELD SERVICES						
		1/01/26	155	202601 310-51300-34000			*	3,455.83		
		JAN 26		- MGMT FEES						
		1/01/26	155	202601 310-51300-35100			*	34.83		
		JAN 26		- COMPUTER TIME						
		1/01/26	155	202601 310-51300-31300			*	231.92		
		JAN 26		- DISSEMINATION						
		1/01/26	155	202601 310-51300-49500			*	92.75		
		JAN 26		- WEBSITE ADMIN						
		1/01/26	155	202601 310-51300-51000			*	.15		
		JAN 26		- OFFICE SUPPLIES						
		1/01/26	155	202601 310-51300-42000			*	7.72		
		JAN 25		- POSTAGE						
GMS-SF, LLC									5,103.12	000468
TOTAL FOR BANK A									23,465.12	
TOTAL FOR REGISTER									23,465.12	

San Simeon
Community Development District

Unaudited Financial Reporting
January 31, 2026



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6-7	<hr/>	<u>Month to Month</u>
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9	<hr/>	<u>Assessment Receipt Schedule</u>

San Simeon
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 53,659	\$ -	\$ -	\$ 53,659
Due from General Fund	-	25,659	-	25,659
<u>Investments:</u>				
State Board of Administration (SBA)	806,216	-	-	806,216
<u>Series 2019</u>				
Reserve	-	356,183	-	356,183
Revenue	-	723,528	-	723,528
Construction	-	-	50,477	50,477
Prepaid Expenses	6,000	-	-	6,000
Total Assets	\$ 865,875	\$ 1,105,371	\$ 50,477	\$ 2,021,723
Liabilities:				
Accounts Payable	\$ 1,175	\$ -	\$ -	\$ 1,175
Due to Debt Service	25,659	-	-	25,659
Total Liabilities	\$ 26,835	\$ -	\$ -	\$ 26,835
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,000	\$ -	\$ -	\$ 6,000
Restricted for:				
Debt Service	-	1,105,371	-	1,105,371
Capital Project	-	-	50,477	50,477
Unassigned	833,041	-	-	833,041
Total Fund Balances	\$ 839,041	\$ 1,105,371	\$ 50,477	\$ 1,994,888
Total Liabilities & Fund Balance	\$ 865,875	\$ 1,105,371	\$ 50,477	\$ 2,021,723

San Simeon
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 312,696	\$ 291,315	\$ 291,315	\$ -
Interest Income	20,000	6,667	8,888	2,221
Total Revenues	\$ 332,696	\$ 297,982	\$ 300,203	\$ 2,221
Expenditures:				
General & Administrative:				
Engineering	\$ 10,000	\$ 3,333	\$ 53	\$ 3,281
Attorney	15,000	5,000	5,872	(872)
Annual Audit	3,900	3,900	3,900	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,783	928	928	(0)
Trustee Fees	4,434	-	-	-
Management Fees	41,470	13,823	13,823	0
Information Technology	418	139	139	(0)
Website Maintenance	1,113	371	371	-
Telephone	50	17	-	17
Postage & Delivery	500	167	98	69
Insurance General Liability	6,951	6,951	6,699	252
Printing & Binding	100	33	9	24
Legal Advertising	1,400	467	1,767	(1,300)
Other Current Charges	500	167	105	61
Office Supplies	100	33	1	33
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 89,444	\$ 35,504	\$ 33,939	\$ 1,565

San Simeon

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Maintenance	\$ 15,359	\$ 5,120	\$ 5,120	\$ 0
Water	250	83	14	70
Landscape Maintenance	140,931	46,977	44,740	2,237
Plant Replacement	15,000	5,000	8,500	(3,500)
Tree Trimming	15,000	5,000	-	5,000
Repairs & Maintenance	9,000	3,000	-	3,000
Irrigation Repairs/Maintenance	10,200	3,400	6,960	(3,560)
Pump Station Maintenance	16,000	5,333	4,944	389
Property Insurance	6,000	-	-	-
Lake Maintenance	13,860	4,620	4,400	220
Lake Debris Removal	1,350	450	-	450
Janitorial & Porter Services	18,346	6,115	5,824	291
Sidewalk Maintenance	3,750	1,250	-	1,250
Stormwater Drainage Maintenance	13,000	4,333	1,280	3,053
Contingency/Permits	10,000	3,333	-	3,333
Subtotal Field Expenditures	\$ 288,046	\$ 94,015	\$ 81,781	\$ 12,234
Total Expenditures	\$ 377,490	\$ 129,519	\$ 115,720	\$ 13,799
Excess (Deficiency) of Revenues over Expenditure	\$ (44,794)	\$ 168,463	\$ 184,483	\$ 16,020
Net Change in Fund Balance	\$ (44,794)	\$ 168,463	\$ 184,483	\$ 16,020
Fund Balance - Beginning	\$ 44,794		\$ 654,558	
Fund Balance - Ending	\$ -		\$ 839,041	

San Simeon
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 712,365	\$ 661,377	\$ 661,377	\$ -
Interest Income	15,000	5,000	6,528	1,528
Total Revenues	\$ 727,365	\$ 666,377	\$ 667,905	\$ 1,528
<u>Expenditures:</u>				
Interest - 12/15	\$ 221,656	\$ 221,656	\$ 221,656	\$ -
Interest - 6/15	221,656	-	-	-
Principal - 6/15	270,000	-	-	-
Total Expenditures	\$ 713,313	\$ 221,656	\$ 221,656	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 14,053	\$ 444,721	\$ 446,248	\$ 1,528
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,504)	\$ (3,504)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,504)	\$ (3,504)
Net Change in Fund Balance	\$ 14,053	\$ 444,721	\$ 442,744	\$ (1,976)
Fund Balance - Beginning	\$ 303,490		\$ 662,626	
Fund Balance - Ending	\$ 317,543		\$ 1,105,371	

San Simeon
Community Development District
Capital Projects Fund Series
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 470	\$ 470
Total Revenues	\$ -	\$ -	\$ 470	\$ 470
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 470	\$ 470
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,504	\$ 3,504
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,504	\$ 3,504
Net Change in Fund Balance	\$ -	\$ -	\$ 3,974	\$ 3,974
Fund Balance - Beginning	\$ -		\$ 46,504	
Fund Balance - Ending	\$ -		\$ 50,477	

San Simeon
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 47,370	\$ 238,031	\$ 5,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,315
Interest Income	2,143	1,873	2,221	2,651	-	-	-	-	-	-	-	-	8,888
Total Revenues	\$ 2,143	\$ 49,243	\$ 240,252	\$ 8,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,203
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53
Attorney	1,798	1,885	1,566	623	-	-	-	-	-	-	-	-	5,872
Annual Audit	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	232	232	232	232	-	-	-	-	-	-	-	-	928
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,456	3,456	3,456	3,456	-	-	-	-	-	-	-	-	13,823
Information Technology	35	35	35	35	-	-	-	-	-	-	-	-	139
Website Maintenance	93	93	93	93	-	-	-	-	-	-	-	-	371
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	74	13	3	8	-	-	-	-	-	-	-	-	98
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	5	4	-	-	-	-	-	-	-	-	-	-	9
Legal Advertising	1,767	-	-	-	-	-	-	-	-	-	-	-	1,767
Other Current Charges	35	58	13	-	-	-	-	-	-	-	-	-	105
Office Supplies	0	0	-	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,368	\$ 5,776	\$ 5,397	\$ 8,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,939

San Simeon
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Maintenance	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,120
Water	-	14	-	-	-	-	-	-	-	-	-	-	14
Landscape Maintenance	11,185	11,185	11,185	11,185	-	-	-	-	-	-	-	-	44,740
Plant Replacement	-	8,500	-	-	-	-	-	-	-	-	-	-	8,500
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs/Maintenance	850	850	3,910	1,350	-	-	-	-	-	-	-	-	6,960
Pump Station Maintenance	4,944	-	-	-	-	-	-	-	-	-	-	-	4,944
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,100	1,100	1,100	1,100	-	-	-	-	-	-	-	-	4,400
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial & Porter Services	1,456	1,456	1,456	1,456	-	-	-	-	-	-	-	-	5,824
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	320	320	320	320	-	-	-	-	-	-	-	-	1,280
Contingency/Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 21,135	\$ 24,704	\$ 19,251	\$ 16,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,781
Total Expenditures	\$ 35,503	\$ 30,480	\$ 24,648	\$ 25,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,720
Excess (Deficiency) of Revenues over Exper	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,524)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,483
Net Change in Fund Balance	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,524)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,483

San Simeon
Community Development District

Long Term Debt Report

Special Assessment Bonds		
Series 2019		
Bond Issue Amount:		\$12,180,000
Term 1:	\$1,185,000	
Interest Rate:	3.38%	
Maturity Date:	June 15, 2024	
Term 2:	\$2,055,000	
Interest Rate:	3.75%	
Maturity Date:	June 15, 2031	
Term 3:	\$3,160,000	
Interest Rate:	4.15%	
Maturity Date:	June 15, 2039	
Term 24:	\$5,780,000	
Interest Rate:	4.30%	
Maturity Date:	June 15, 2049	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$356,183	
Reserve Fund Balance	\$356,183	
Bonds Outstanding - 6/30/2019		\$12,180,000
Less: Principal Payment - 6/15/21		(\$230,000)
Less: Principal Payment - 6/15/22		(\$235,000)
Less: Principal Payment - 6/15/23		(\$245,000)
Less: Principal Payment - 6/15/24		(\$255,000)
Less: Principal Payment - 6/15/25		(\$260,000)
Current Bonds Outstanding		\$10,955,000

San Simeon
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 329,154 \$ 749,858 \$ 1,079,012
 Net Assessments \$ 312,696 \$ 712,365 \$ 1,025,061

allocation in % 31% 69% 100%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2019 Service</i>	<i>Debt</i>	<i>Total</i>
11/12/25	\$ 1,711	\$ 68	\$ 16	\$ -	\$ 1,626	\$ 496	\$ 1,130	\$ 1,626	
11/17/25	49,334	1,973	474	-	46,887	14,303	32,584	46,887	
11/25/25	4,665	248	44	-	4,373	1,334	3,039	4,373	
11/28/25	107,745	4,310	1,034	-	102,401	31,237	71,163	102,401	
12/05/25	799,118	31,965	7,672	-	759,482	231,681	527,801	759,482	
12/24/25	21,773	747	210	-	20,816	6,350	14,466	20,816	
01/09/26	16,750	476	167	-	16,107	4,913	11,193	16,107	
01/26/26	-	-	-	1,001	1,001	1,001	-	1,001	
TOTAL	\$ 1,001,096	\$ 39,788	\$ 9,617	\$ 1,001	\$ 952,692	\$ 291,315	\$ 661,377	\$ 952,692	

93%	Percent Collected
\$ 77,916	Balance Remaining to Collect