



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

September 11, 2026



San Simeon

Community Development District

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
September 11, 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 June 12, 2026 Meeting – **Page 3**
3. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 8**
4. Ratification of Small Project (Storm Drain Maintenance) with Raptor Vac-Systems, Inc. – **Page 13**
5. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 33**
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 39**
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 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 65**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 66**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 69**
 - 5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 73**
 - 6) Hurricane Contingency Plan with Equator Landscaping – **Page 78**
6. Financial Reports
 - A. Acceptance of Check Register – **Page 89**
 - B. Acceptance of Unaudited Financials – **Page 95**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <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 June 12, 2026 at 3:38 p.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager, GMS
Michael Pawelczyk <i>by Teams</i>	District Counsel
Juliana Duque <i>by Teams</i>	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum we have Teresa Baluja, Vanessa Perez, and Marc Szasz.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 13, 2026 Meeting

Mr. Lorenzo: The next item is approval of the minutes of the March 13, 2026 meeting. 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 March 13, 2026 Meeting, were approved.
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THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: I'll need a motion from the Board to go ahead and 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 Period

Mr. Lorenzo: We don't have any residents present; there is nobody here present at the office.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to consideration of Resolution 2026-03, the annual appropriation resolution for the San Simeon Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 and as mentioned at the proposed budget meeting back in April, there's no increase to this budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to Resolution 2026-04 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to the Miami-Dade County Tax Department. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: Is there 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.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing additional to report.

B. Engineer

Mr. Lorenzo: I have nothing to report from the engineer.

C. Field – Monthly Report

Mr. Lorenzo: I'm going to save you from the details, but the Board approved the reinstallation of the hedges on the outer perimeter. We are waiting on confirmation from both Paseos and Las Ramblas that the irrigation is working. I'm waiting on their wet check reports, if not at least an email that it is working before we proceed so that they don't die and they survive. I'm not going to bore you with the rest of the details; it is just landscaping items and some other items that were taken care of as well as trash removed from the lakes. To give you guys an update, there was a clean out required from one of the lift stations which is being completed hopefully sometime next week. I should have an update at the next meeting. I passed out an email from Raptor Vac with a report regarding the storm drain assessment last year, it is significantly more than what is being proposed for this year. There are only 12 storm drains. The email says 10 but the proposal says 12. There are 12 total storm drains and to clean them it is \$1,500. There's an additional 10 storm drains that are at 10 inches, another one that's at 12 and then a couple others that are 10, 20, 18. He says those are a lot larger pipes so nothing urgent. As you can see in his email, he would charge \$175 per basin and that's 10 of them total, totaling \$1,750 for this term. He could schedule that in a couple months from now.

Ms. Baluja: Okay.

Mr. Lorenzo: The problem is the larger pipelines have sediment accumulation, it's pretty much full of water. Unless the Board has any questions, if I can get a motion to approve the \$3,250 with Raptor VAC to clean the storm drains.

Mr. Pawelczyk: Is that proposal being approved today or do we need an agreement? It's not in the agenda package.

Mr. Lorenzo: I just received it yesterday.

Mr. Pawelczyk: You can approve it and we'll prepare the agreement the same as we will for the prior District, Kingman Gate.

Ms. Baluja: Okay, perfect.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Raptor Vac Proposal Indicating the Cleaning of Twelve (12) Storm Drain Structures in the amount of \$3,250 and Authorizing the Attorney to Draft a Small Project Agreement, was approved.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: You have the proposed meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: That is correct.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Lorenzo: The Form 1 financial disclosure is due July 1, 2026. Some of you have already filed and it has already been confirmed.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Lorenzo: Reminder to complete the four hour annual ethics training due by December 31, 2026.

4) Number of Registered Voters in the District

Mr. Lorenzo: The number of registered voters in the District is 804 per the Supervisor of Elections.

FIFTH 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.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

SEVENTH 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.

Secretary /Assistant Secretary

Chairman / Vice Chairman



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

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

We are pleased to confirm our understanding of the services we are to provide San Simeon Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of San Simeon Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$4,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

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

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of San Simeon Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

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

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

**SMALL PROJECT AGREEMENT
(Storm Drain Maintenance)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 12th day of June, 2026 (the "Agreement"), by and between:

SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

RAPTOR VAC-SYSTEMS, INC., a Florida corporation, having as its business and mailing address at 4122 NE 22 Court, Homestead, Florida 33033 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has determined that it is necessary to provide certain vacuum, clearing, cleaning, and disposal services with respect to the drainage structures and pipes that constitute an essential part of the stormwater management system of the District, by providing a vac con combination sewer cleaner to clean twelve (12) storm drains and to vacuum ten (10) other storm drains connected to large-diameter pipelines in accordance with plans provided by the District Manager of the District, including the video footage of the cleaned areas (the "Work" or the "Project"), which Project is more particularly described in the Proposal and in Section 2 of this Agreement, as later defined herein;

WHEREAS, the District desires to hire a service provider to complete the Project, all as more particularly detailed in Contractor's Proposal dated June 11, 2026 (the "Proposal"), which Proposal is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Board of Supervisors of the District at its meeting of June 12, 2026, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Project as described in the Proposal; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibit A attached hereto and incorporated herein. In addition to the Work described in the Proposal, Contractor shall vacuum the ten (10) additional storm drains that are connected to large-diameter pipelines and identified in Exhibit A with a red line line to remove as much material as possible ("Supplemental Work"). The costs of this Supplemental Work is \$175.00 per basin for a total of \$1,750.00.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his or her own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

K. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

L. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor in the total lump sum amount not to exceed **THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$3,250.00) DOLLARS** upon completion of the Work in accordance with the Agreement. This cost includes the Work described in the Proposal and the Supplemental Work described in Section 2.A above.

It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, the City/County, and any other applicable permitting agencies, and after the District has been reimbursed by the Contractor for any damages incurred by the District caused by the Contractor, its subcontractors, agents, and employees. If the District has not been reimbursed by the Contractor for such damages after fifteen (15) days notice of such damages, the District is authorized to withhold the damage amount from the Final Payment to Contractor. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule. This provision supersedes any payment schedule or plan set forth in the Proposal.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies,

rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than the date of this Agreement, and be completed by Contractor by August 30, 2026 ("Scheduled Completion Date"), subject to the provisions of Section 13 herein. The parties agree that the Supplemental Work will be scheduled after the Work described in the Proposal is completed, but that such Supplemental Work shall be completed on or before August 30, 2026. The Contractor understands and acknowledges that the Work, including the Supplemental Work, as each is defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statutes, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of

sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. INTENTIONALLY OMITTED.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **San Simeon Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required

insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 14. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by U.S. Certified

Mail, Return Receipt Requested, postage prepaid, or by overnight delivery service, to the parties, as follows:

A. If to the District: **San Simeon Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: **Billing Cochran, P.A.**
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

B. If to Contractor: **Raptor Vac-Systems, Inc.**
4122 NE 22 Court
Homestead, Florida 33033
Attention: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM**

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 24. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the

subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 25. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 26. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the

conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 27. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 28. EXAMINATION OF SITE. Contractor agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project and has satisfied itself from personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the compensation set forth herein.

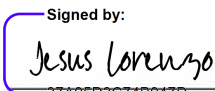
SECTION 29. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

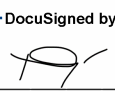
SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

**SAN SIMEON COMMUNITY
DEVELOPMENT DISTRICT**

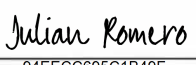
Signed by:

37A93D3C74B947D...
Jesus Lorenzo, Assistant Secretary

DocuSigned by:

By: 94784E94D2FE4EE...
Teresa Baluja, Chair
Board of Supervisors

17 day of June, 2026

CONTRACTOR:

**RAPTOR VAC-SYSTEMS, INC.,
a Florida corporation**

Signed by:

94EECC695C1B49F...

Print name: Julian Romero

Title: President

25 day of june, 2026

EXHIBIT A

Proposal



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: San Simeon CDD % GMSSF, LLC	PROJECT NAME: Las Ramblas
BUSINESS ADDRESS: 5385 N Nob Hill Road, Sunrise, FL	PROJECT LOCATION: 21301 San Simeon Way, Miami, FL 33179
CONTACT: Management	DATE: June 11, 2024 ⁶

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner to clean twelve (12) storm drain structures at Las Ramblas.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$1,500.00

One Thousand Five Hundred Dollars and 00/100 Cents

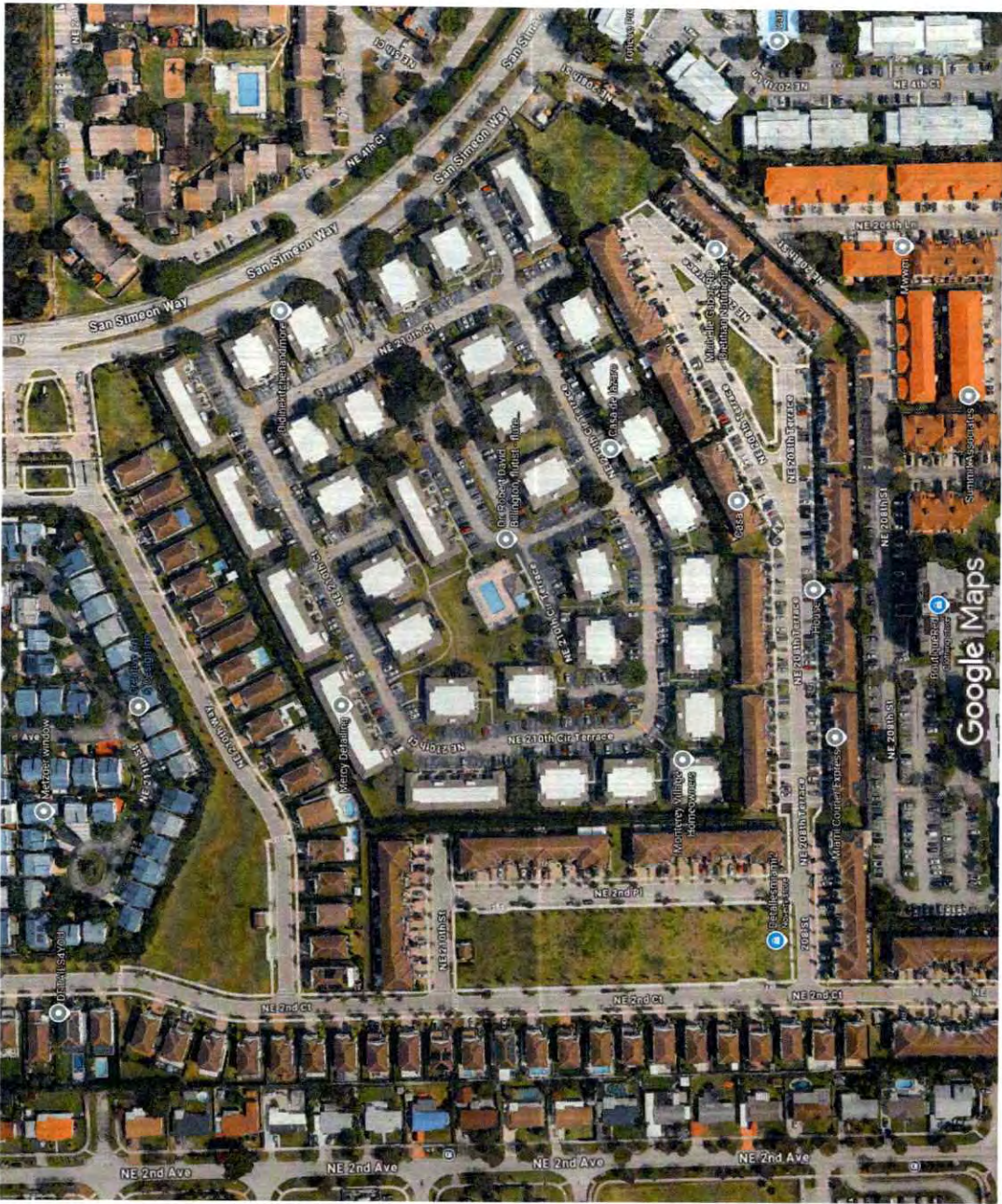
TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



Certificate Of Completion

Envelope Id: 69308281-050A-8DE0-8251-F998809131B3
 Subject: San Simeon: Complete with Docusign: SS- Small Project Agmt.pdf
 Source Envelope:
 Document Pages: 18
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

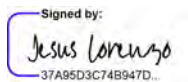
Record Tracking

Status: Original
 6/16/2026 7:52:24 AM
 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Jesus Lorenzo
 jllorenzo@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 37A95D3C74B947D...

Signature Adoption: Pre-selected Style
 Using IP Address: 134.199.102.221

Timestamp

Sent: 6/16/2026 8:00:41 AM
 Viewed: 6/16/2026 8:02:23 AM
 Signed: 6/16/2026 8:02:33 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Julian Romero
 operations@raptorvac.com
 President
 Security Level: Email, Account Authentication
 (None)

Signed by:

 94EECC695C1B49F...

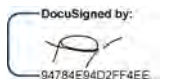
Signature Adoption: Pre-selected Style
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 Resent: 6/23/2026 8:25:44 AM
 Viewed: 6/25/2026 12:28:25 PM
 Signed: 6/25/2026 12:31:33 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja
 teresa.baluja@lennar.com
 Chair/ Vice Chair
 Lennar Homes LLC
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

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Signature Adoption: Uploaded Signature Image
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Sent: 6/16/2026 8:00:40 AM
 Viewed: 6/17/2026 2:42:20 PM
 Signed: 6/17/2026 2:42:42 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/16/2026 8:00:41 AM
Certified Delivered	Security Checked	6/17/2026 2:42:20 PM
Signing Complete	Security Checked	6/17/2026 2:42:42 PM
Completed	Security Checked	6/25/2026 12:31:33 PM

Payment Events	Status	Timestamps
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MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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

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

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

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

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

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

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

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

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

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

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

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

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

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

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

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

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

June 16, 2026

Mr. Jesus Lorenzo
District Manager
San Simeon Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: San Simeon Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2019.**

Via email only: JLorenzo@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between San Simeon Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated June 1, 2019, as it relates to the Special Assessment Bonds Series 2019.

- (i) As of the date of this statement, the land tracts and easements shown in exhibits 2 and 3 attached to this statement, and the completed public infrastructure within the tracts and easement areas, i.e., the roads, drainage improvements, sanitary sewers and landscaping, have been conveyed to the District for ownership and maintenance.
- (ii) Based on review of District documents and periodic visits and inspections of the public infrastructure currently owned by the District, we find that such public infrastructure is maintained in good working order and condition, and that for Fiscal Year 2027, the District's proposed amounts budgeted for field maintenance are sufficient to properly maintain, repair and operate such public infrastructure. (Refer to [Audit/Budgets | San Simeon](#) for the FY 2027 Proposed Budget).
 - a. General: We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the approximately 218 drainage structures and 25,410 Linear Feet of pipes in the District. It is also estimated that 6 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4 for a map of the recommended phases.

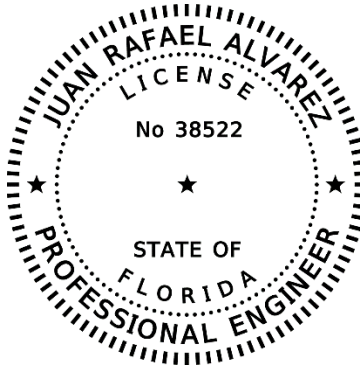
5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
2026 (Y1)	Structures Cleaning	EA	32	230.00	7,360
	Baffle Detachment	EA	8	50.00	400
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	4,162	6.75	28,094
	Cost				37,054
2027 (Y2)	Structures Cleaning	EA	47	236.00	11,092
	Baffle Detachment	EA	28	51.00	1,428
	Baffle Replacement	EA	7	615.00	4,305
	Pipe Cleaning and CCTV	LF	5,312	6.92	36,759
	Cost				53,584
2028 (Y3)	Structures Cleaning	EA	47	242.00	11,374
	Baffle Detachment	EA	28	53.00	1,484
	Baffle Replacement	EA	7	630.00	4,410
	Pipe Cleaning and CCTV	LF	5,312	7.09	37,662
	Cost				54,930
2029 (Y4)	Structures Cleaning	EA	47	248.00	11,656
	Baffle Detachment	EA	28	54.00	1,512
	Baffle Replacement	EA	7	646.00	4,522
	Pipe Cleaning and CCTV	LF	5,312	7.27	38,618
	Cost				56,308
2030 (Y5)	Structures Cleaning	EA	45	254.00	11,430
	Baffle Detachment	EA	26	55.00	1,430
	Baffle Replacement	EA	7	662.00	4,634
	Pipe Cleaning and CCTV	LF	5,312	7.45	39,574
	Cost				57,068
Total	Total Structures Cleaning	EA	218		
	Total Baffle Detachment	EA	118		
	Total Baffle Replacement	EA	30		
	Total Pipe Cleaning and CCTV	LF	25,410		
	Total Cost				258,944.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

(iii) The District carries general liability, hired non-owned auto, employment practices liability and public officials liability insurance under Agreement No. 100125406 with Florida Insurance Alliance, and has budgeted sufficient funds for its \$6,699 renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

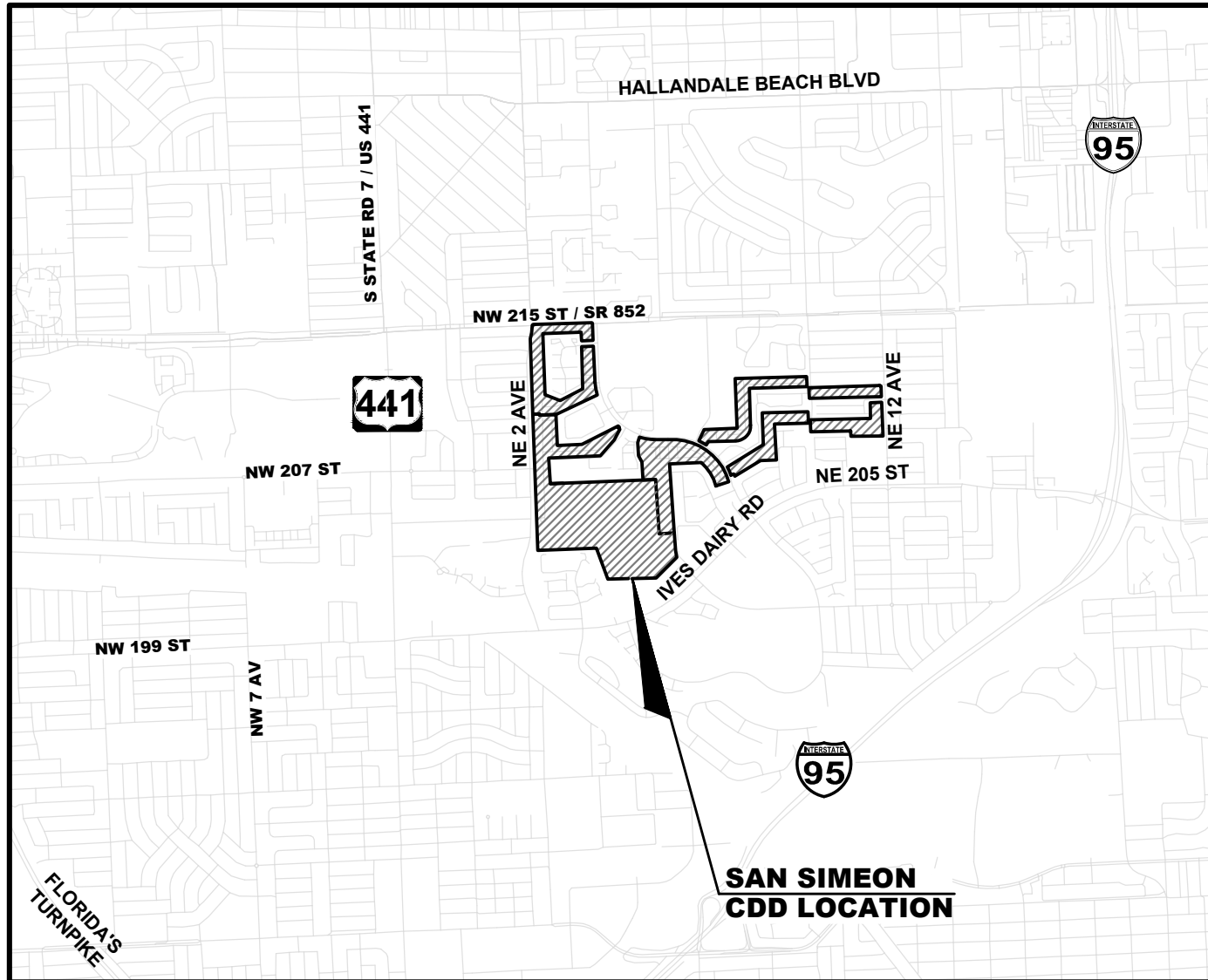
Juan R. Alvarez, PE
District Engineer
Date: June 16, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

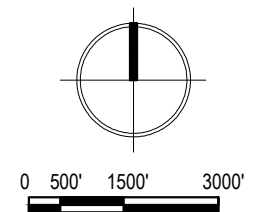
Signature must be verified on any electronic copies.

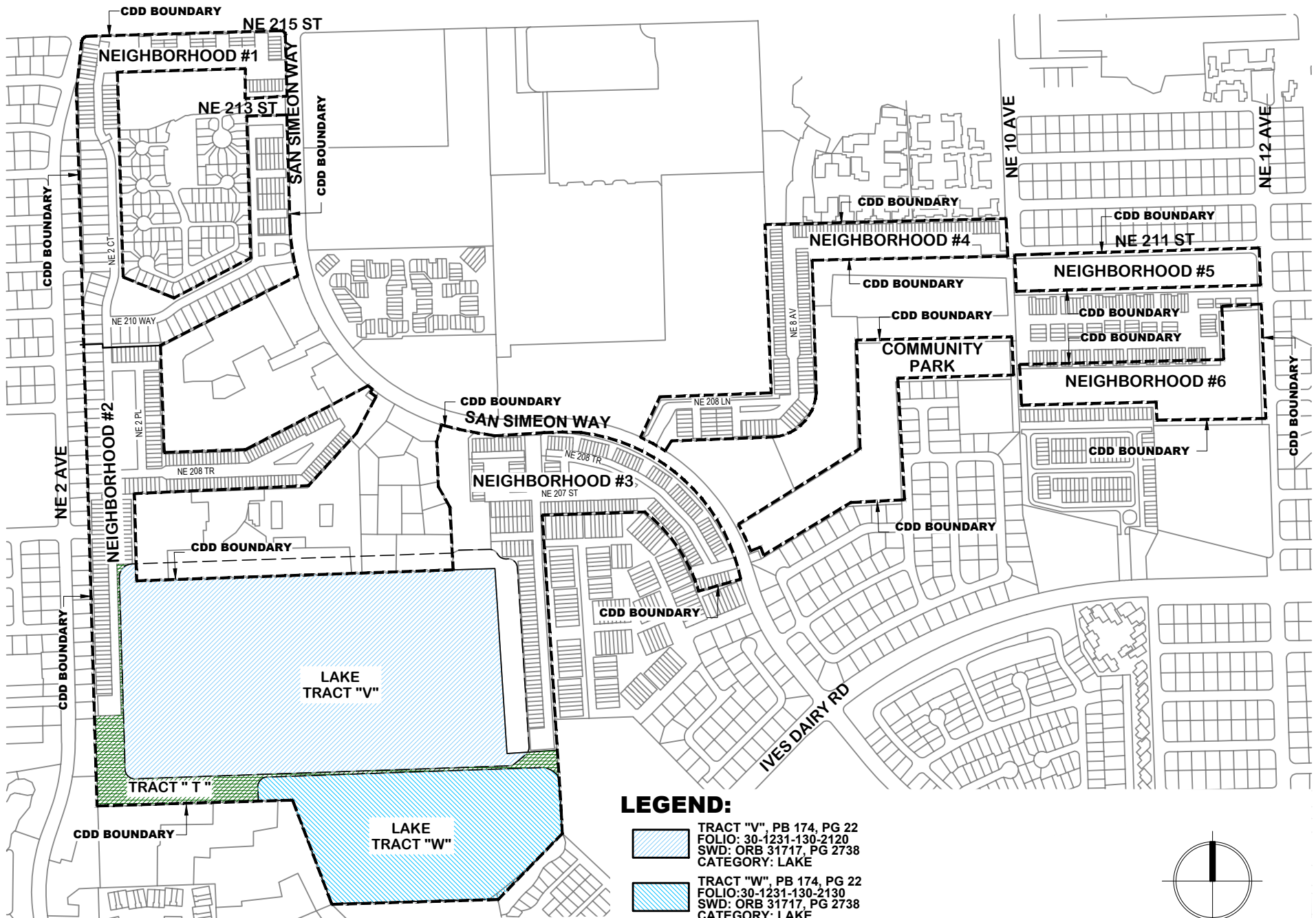
Cc Michael Pawelczyk, District Counsel mjp@bclmr.com
Austing Hackney, Ahackney@gmstnn.com



ALVAREZ ENGINEERS, INC.

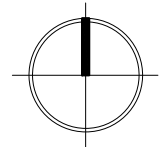
**SAN SIMEON CDD
LOCATION MAP**





LEGEND:

-  TRACT "V", PB 174, PG 22
FOLIO: 30-1231-130-2120
SWD: ORB 31717, PG 2738
CATEGORY: LAKE
-  TRACT "W", PB 174, PG 22
FOLIO: 30-1231-130-2130
SWD: ORB 31717, PG 2738
CATEGORY: LAKE
-  SOUTHEAST PORTION OF TRACT "T"
FOLIO: 30-1231-130-2105
QCD: ORB 32879, PG 532
CATEGORY: LAKE ACCESS

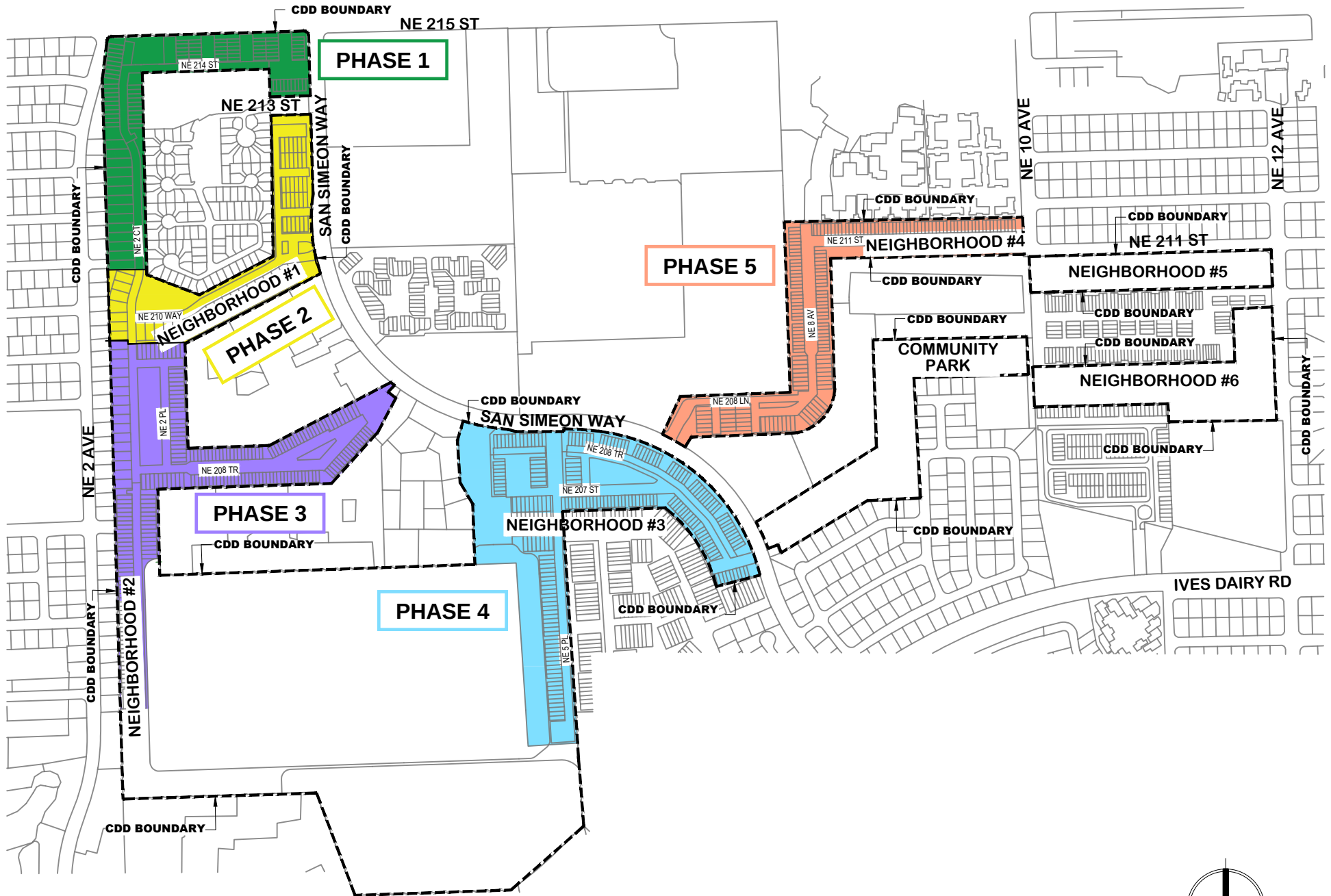


0 100' 400' 700'

ALVAREZ ENGINEERS, INC.

**SAN SIMEON CDD
CDD LAND OWNERSHIP**

EXHIBIT 2



ALVAREZ ENGINEERS, INC.

**SAN SIMEON CDD
DRAINAGE SYSTEM MAINTENANCE**

EXHIBIT 4

San Simeon CDD



FIELD REPORT



Meeting Date: September 11, 2026

**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 June 4th, 17th and 29th, July 6th, 22nd and 30th and August 7th, 20th and 31st.
- The September landscaping dates were not available at the time of this report.
- EL is continuing to monitor the royal palms at the Paseos entrance.
- EL removed the gold mound plants from the Paseos monument and installed new liriope plants and grass.
- EL installed new grass at the Vistas exit-side median.
- The Ramblas HOA trimmed the Clusia hedges at the NE 208th Terrace and 2nd Court lift station.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Governmental Management Services-South Florida, LLC

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- The Paseos HOA has requested the installation of new trees along the lake pedestrian walkway.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- The Quatraine Condominium would like the District to prune the intruding tree roots.



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

- Awaiting confirmation from Las Ramblas regarding the irrigation system to schedule the new Podocarpus and Buttonwood hedges installation. The Paseos HOA has confirmed that their perimeter irrigation system is functioning properly. Working with the landscaping teams to complete a wet check prior to commencement.

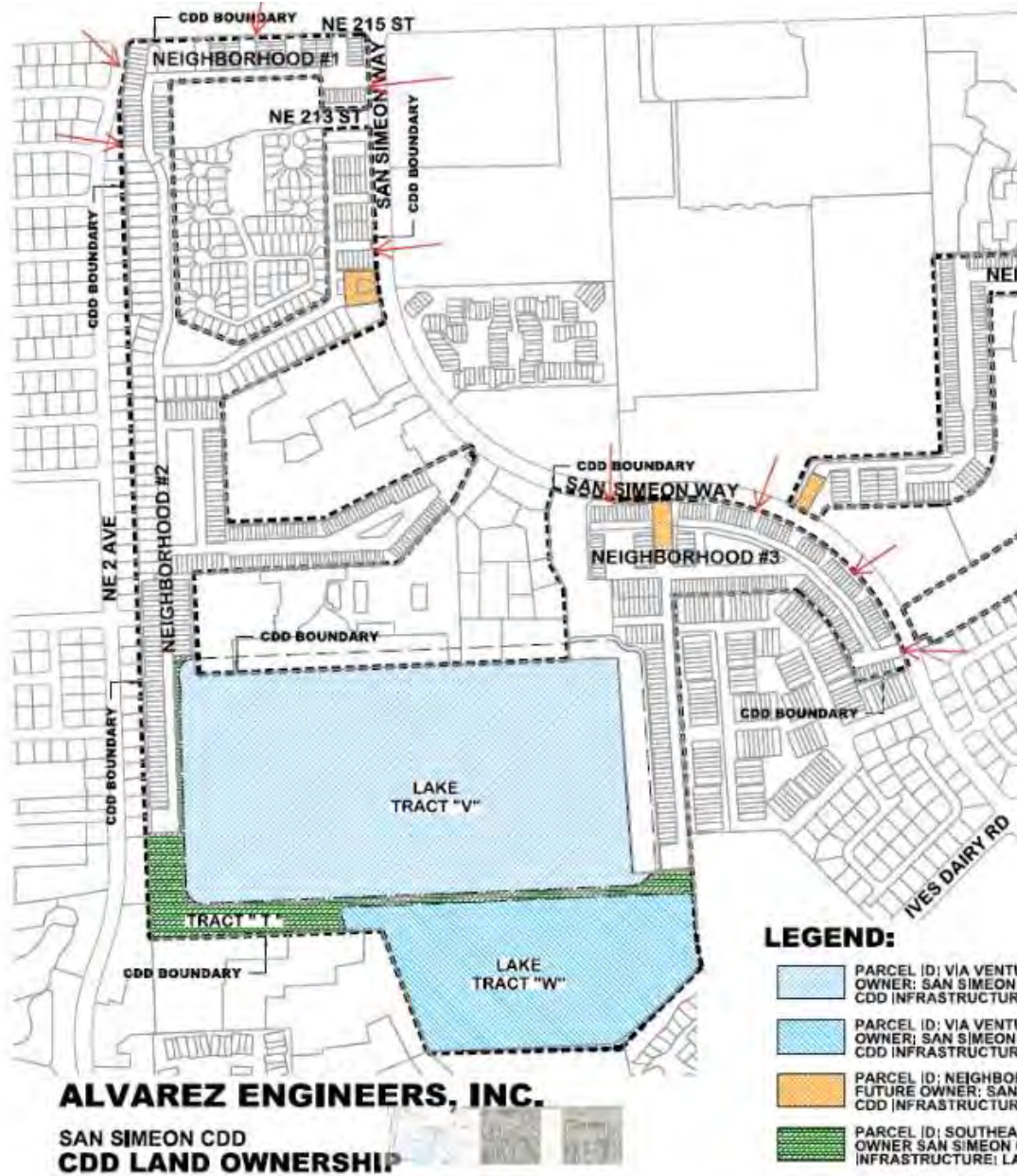


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5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Lake services provided by Eco Blue Lake Management (EB) on July 29th and August 11th. Included were treatment of algae, border grass, invasive plant, debris removal and aquatic weed control. Please refer to Exhibit A for more information.
- EB completed a special debris removal along the shorelines.



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 service reports for more information.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Exhibits



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: **San Simeon**

DATE: 7/29/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.5</u>	☐ High	☒ Average	☐ Low
PH READING:	<u>6.5</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☒ ALGAE CONTROL	1
☒ GRASSES & EMERGENTS	1
☒ SUBMERSED AQUATICS	1
☒ FLOATING PLANTS	1
☒ DEBRIS	1

We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the corners. 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 ORSERVATIONM

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: 8/11/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>73.4</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.5</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.5</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☒ ALGAE CONTROL	1
☒ GRASSES & EMERGENTS	1
☒ SUBMERSED AQUATICS	1
☒ FLOATING PLANTS	1
☒ DEBRIS	1

We applied a treatment to eliminate weeds in the perimeter of the lakes, and we removed the garbage in the corners. 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 ORSERVATIONM

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.



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: Jul 29, 2026

AES Rep: Javar Edwards

Service Agreement #: 541

Service Level: 1-RTU

RTU Serial Number: [3412572503](#)

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:	1185.74	P-2:	1284.33	P-1:	13	P-2:	13
TOTAL HOURS RUN THIS PERIOD: P-1:							
P-1:	24.27	P-2:	22.66				

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

NEEDS ATTENTION / ADDITIONAL WORK REQUIRED:		
☐ Needs Vac-Out	☐ Pulled/Unclogged Pumps	☐ Replaced Start / Run Capacitors
☐ Replaced Float(s)	☐ Replaced Odor Scrubber	☐ Other (See Email For Notes)



2244 4th Avenue North
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[\(561\) 547-8080](tel:(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: Jul 29, 2026

AES Rep: Javar Edwards

Service Agreement #: 570

Service Level: 1-RTU

RTU Serial Number: [3412572543](#)

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:	1654.57	P-2:	1499.39	P-1:	14	P-2:	14
TOTAL HOURS RUN THIS PERIOD: P-1:							
P-1:	30.73	P-2:	28.72				

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

NEEDS ATTENTION / ADDITIONAL WORK REQUIRED:		
☐ Needs Vac-Out	☐ Pulled/Unclogged Pumps	☐ Replaced Start / Run Capacitors
☐ Replaced Float(s)	☐ Replaced Odor Scrubber	☐ Other (See Email For Notes)

BOARD OF SUPERVISORS MEETING DATES
SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the San Simeon Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at [10:15 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the second Friday](#) of each month as follows:

[October 9, 2026](#)

[November 13, 2026 Regular and Landowners Meeting](#)

[December 11, 2026](#)

[January 08, 2027](#)

[February 12, 2027](#)

[March 12, 2027](#)

[April 9, 2027](#)

[May 14, 2027](#)

[June 11, 2027](#)

[July 09, 2027](#)

[August 13, 2027](#)

[September 10, 2027](#)

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

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

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

Jesus Lorenzo, Manager

Public Search Results

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

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

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

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

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

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

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

To: Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

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

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

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

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

Jesus Lorenzo
District Manager
GMS-SF

SAN SIMEON
COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meeting Dates:

October 10, 2025 – Cancelled
November 14, 2025 – Held
December 12, 2025 – Cancelled
January 9, 2026 – Cancelled
February 13, 2026 – Cancelled
March 13, 2026 – Held
April 10, 2026 – Cancelled
May 8, 2026 – Cancelled
June 12, 2026 – Held
July 10, 2026 – Cancelled
August 14, 2026 – Cancelled
September 11, 2026 – Held
Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report. The annual storm drain cleaning project was approved and has been scheduled.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit was completed by Grau and Associates, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

Overall Determination

The San Simeon Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

San Simeon Community Development District

District Manager: _____

Date: _____

Print Name: _____

San Simeon Community Development District

Jesus Lorenzo
District Manager
GMS-SF



Memorandum

To: San Simeon Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Jesus Lorenzo
District Manager
GMS-SF

SAN SIMEON COMMUNITY DEVELOPMENT DISTRICT 2026-2027 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

San Simeon Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

San Simeon Community Development District

District Manager: _____

Date: _____

Print Name: _____

San Simeon Community Development District

Jesus Lorenzo
District Manager
GMS-SF



Hurricane Contingency Plan

Prepared By
EQUATOR LANDSDCAPING



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Hurricanes

The 74- to 160- mile per hour winds of a hurricane can extend inland for hundreds of miles. Hurricanes can spawn tornados, which add to the destructiveness of the storm and flash floods generated by torrential rains also cause damage and lo sod life. Following a hurricane, inland streams and rivers can flood and trigger landslides.

When a hurricane watch is issued, the best response is to protect your property by boarding up window, bringing in outside items, and being prepared to evacuate the area as soon as officials advise.

Even more dangerous than the high winds of a hurricane is the storm surge - a dome of ocean water that can be 20 feet at its peak and 50 to miles wide. The surge can devastate coastal communities as it sweep ashore. Nine out 10 hurricane fatalities are attributable to the storm surge.

Danger Zones

Areas in the United States vulnerable to hurricane include the Atlantic and Gulf coasts from Texas to Maine, the territories in the Caribbean, and tropical areas of the western Pacific, including Hawaii, Guam, American Samoa and Saipan.

As we all have come to know, Florida has experienced various major hurricanes in the past years and reports from various professional sources have indicated that hurricane season weather pattern will continue for the future.

What is a Hurricane?

A hurricane is a tropical storm with winds that have reached a constant speed of 74 miles per hour or more. Hurricane winds blow in large spiral around a relatively calm center known as the "eye." The eye is generally 20 to 30 miles wide, and the storm may extend outward 400 miles. As a hurricane approaches, the skies will begin to darken and winds will grow in strength. Near land, a hurricane can bring torrential rains, high winds. And storm surges. A single hurricane can last for more than 2 weeks over open waters and can run a path across the entire length of the eastern seaboard. August and September are peak months during the hurricane season, from June 1 through November 30.¹

¹ Hurricane statistics and date in this plan has been obtained from The Disaster Handbook 1998 National Edition
Institute of Food and Agricultural Sciences University of Florida

How Can We Help?

Equator Landscaping Provides a wide variety of specialized services to its clientele; The following plan was developed using information collected during site work, knowledge of industry and past experience.

Pre-Storm Preparedness

The time to prepare or plan for a hurricane is before the event. It is important not to wait until 'the last minute' to begin to protect property and landscape from possible hurricane-force winds. We will provide labor, vehicles and all equipment needed for the following preparations:

- Initial property evaluation
- Clean drains, gutters and downspouts
- Secure all loose objects
- Install shutters, panels and/or plywood to protect glass frontage and windows
(Shutters, panel and/or plywood to be provided by customer)
- Provide tree and palm trimming prior to season *

*It is a known fact that tree trimming enhances a tree's natural shape and beauty as well as the quality of your surroundings. Trimming your trees also raises your property value and adds charm and beauty to your neighborhood. Proper trimming will improve the general health of your trees, extend their lives and allow them to flourish.

Tree trimming is done to train younger plants, rejuvenate older plants, improve overall appearance, control size and create special forms. Trimming is also performed to prevent personal injury and property damage by providing clearance between roofs, walls, telephone lines, utility lines and any other buildings or structures. Preventative seasonal trimming can minimize tree and property damage during tropical storms and hurricanes. Trees should be inspected as far in advance as possible during or before the hurricane season. Key areas to look for are big, rotten spots or holes on the tree trunk and broken or damaged limbs that could potentially fall over power lines or cause damage to your property. Hiring tree care specialist who can perform a professional consultation and plan of action for making your vegetation as secure as possible for the hurricane season is a must. Equator Landscaping. Has an ISA-certified arborist that will evaluate the property and make knowledgeable suggestions for pre-season and year-round trimming

Post-Storm Phases

From Phase I clean up to Phase IV beautification, Equator Landscaping. will provide quality service in a pre-planned response package.

Phase I - First Response

When a hurricane or tropical depression strikes, affected communities need to recover as quickly as possible. Blocked roadways and property entrances and excessive debris will delay reconstruction processes, employees returning to work and may prevent emergency & utility vehicles from arriving in a timely manner. Equator Landscaping will respond within (12) twelve hours after a storm as winds have died to below 35 MPH or as soon as weather conditions permit. The following scope of work is considered Phase I post-storm services:

- Remove large debris to clear roadways and entranceways to allow for safe vehicular and pedestrian movement (includes visibility triangles).
- At this phase, all debris will be left on site at a inconspicuous area of the property (owner or manager to coordinate with us prior to trigger)
- Labor, vehicles and miscellaneous tools such as chainsaws will be used for this phase as well as heavy equipment as deemed necessary

Phase II - Save the Trees

After a major storm, a community is instantly changed. Buildings may be damaged or destroyed, power lines down, and trees broken and torn. In the wake of this loss, neighborhoods and entire cities may experience a sense of devastation they have never known before.

“Because trees are such a large part of a city's visual landscape, damage to them from a severe storm can be a major shock to residents,” says John Rosenow, president of The National Arbor Day Foundation, an organization that helps people plant and care for trees. “Seeing a favorite tree down or badly damaged can be a traumatic experience almost like losing an old friend.”²

At this phase, our certified arborist will evaluate damages to the trees and palms throughout the property and crews will be dispatched to:

- Reset and brace trees that do not have structural damage and are determined to be salvageable
- Provide corrective pruning of palms and trees to promote future health
- Remove or grind stumps left by fallen or removed trees
- Most debris at this phase will be chipped and will not add to waste already at the property

² The National Arbor Day Foundation, <http://www.arborday.org>

Phase III - Off-Site Debris Hauling

This phase will concentrate all efforts on removing debris left at the property at the inconspicuous location. Debris hauling has intentionally been left for this phase due to the extensive amount of time that must be invested in this task -it is more significant to remove potentially dangerous situations from the property instead of focusing on cosmetics. Debris will be removed using grapple trucks, 100-yard trash trucks or by any other means deemed necessary. When the last of the large debris has been removed, smaller bits of debris will be swept or blown and removed from property. Our company, in connection with the local waste management facilities, will determine the least expensive, but most eco-friendly method of disposal according to state, county and municipal laws.

Phase IV - Beautification

Landscapes damaged by storms often require new plantings of trees, shrubs, ground cover and flowers to restore natural beauty. Proper planting techniques combined with good biological treatments can significantly reduce transplant shock and improve planting success, thereby reducing establishment time. Trees that are undergoing stress or which have been partially damaged can often be rejuvenated with proper treatment.

At this phase, our focus is set upon working with you to bring the property back to its full landscape luster. We will, at this phase:

- Provide suggestions and pricing for replacements
- Provide nutritional programs for salvageable plant materials
- Repair irrigation systems for proper coverage

What Will This Cost Me?

Pre-Storm Preparation Pricing

The first step in creating a pre-storm preparation scope of work is an initial evaluation of the property. This evaluation will be done by our team comprised of our certified arborist, and certified landscape contractor at no charge.

For pre-storm preparations, a proposal will be issued to the customer based on the initial inspection of the property and a mutual agreement with the customer on the scope of work. Work will be scheduled upon receipt of approved proposals. This pricing will be re-evaluated on a yearly basis and may change depending on labor, vehicle, fuel and other costs.

Phase I & II Pricing

As all Floridians know, calculating the exact effect a hurricane will have prior to landfall is difficult, if not impossible. Therefore, Equator Landscaping has implemented an Emergency Services Rates Sheet that is included in this package. As you will notice, these rates are 'per hour'. Billing will begin as soon as the vehicle and/or laborers have started traveling to your property and end as soon as they leave your property for that day. Our company monitors all vehicle and employee movement on a 'real-time' basis. Arrival, departure and break times are recorded immediately. You, the customer will be invoiced according to these records.

Phase III Pricing

Debris removed from your property will be calculated using a waste manifest report. Our trucks are registered with local waste management facilities and weight or yardage is determined every time they 'dump' trash. Waste manifest reports are filed at our office and will be used to create invoicing for debris off-site hauling.

Phase IV Pricing

A proposal will be issued to the customer based on a post-storm inspection of the property and a mutual agreement with the customer on the scope of work. Work will be scheduled upon receipt of approved proposal.

Emergency Services Rates Sheet

DESCRIPTION	REGULAR HOURLY RATE	OVERTIME RATE
Tree Trimming Crew Bucket truck, bucket truck operator, climber, ground man, chipper	275.00	337.50
Certified Arborist John Cross ISA License # FL-5316A	185.00	277.00
Emergency Cleanup Crew - 4 -men Truck, crew foreman, 3 skilled laborers, chainsaws, blowers, miscellaneous tools (6-hour minimum)	308.00	462.00
Emergency Cleanup Crew - 5-men Truck, crew foreman, 4 skilled laborers, chainsaws, blowers, miscellaneous tools (6-hour minimum)	385.00	577.50
Grapple truck & operator (3-hour minimum. This does not include trash hauling)	165.00	247.5
Front Loader & operator (4-hour minimum, including travel time. This does not include trash hauling)	137.50	206.25
Backhoe & operator (4-hour minimum, including travel time. This does not include trash hauling)	105.00	157.50
Chipper truck & operator (4-hour minimum, including travel time. This does not include trash hauling)	165.00	247.5
Skid Steer Loader & operator (4-hour minimum, including travel time. This does not include trash hauling)	87.50	116.25
Stump Grinder & operator (4-hour minimum, including travel time. This does not include trash hauling)	105.00	157.50
Debris disposal - Chipped (per Cubic Yard)	25.00	NA
Debris disposal - Bulk (per Cubic Yard)	45.00	NA

Notes:

1. Regular Rate constitutes rates Monday - Friday from 7:00 AM to 3:00 PM
2. Overtime Rate constitutes rates Monday - Friday from 3:01 PM to 7:29 AM, along with rates for Saturdays, Sundays and Holidays
3. Emergency response will not occur until winds are at a sustained velocity below 35 MPH and safe travel conditions exist. This assumes there is accessibility to the property.
4. Emergency response includes only emergency work, not cosmetic work or trash removal

5. These rates are effective September 2023

Sign Me Up!

As with any other plan, our company needs to know who will need our services so that we may allocate our resources correctly. In order to start benefiting from this program all this is required is for you to fill out the attached form and mail, e-mail or fax to:

Equator Landscaping

PO Box 820716

Pembroke Pines FL, 33082

E- mail:info@equatorlandscaping.com

Ph: (888) 407-5556

Fax: (954) 416-6276

When we receive your request will dispatch our team of professionals to conduct the initial property evaluation. This may be scheduled to include any members of your company as well. You will receive a report and/or proposal for property storm preparations. Our office will also keep record of this evaluation in order to determine Phase IV replacements in the future.

Triggering the First Response

In order to let us know that you will require our first response assistance, an authorized representative from your company, must call, fax, or e-mail our office within 48 hours of landfall or at least when a hurricane watch has been issued. Visit the National Oceanic & Atmospheric Administration web site for information.

<http://hurricanes.noaa.gov/>

Our customers and their properties safety during the hurricane season is our concern. Please take precautions for yourself, your family and your place of business during this time. As your local 'full-service' landscape contractor we are here to answer any questions and help with these disasters. We will discuss your particular needs and customize a hurricane contingency plan that is appropriate for your property.

HURRICANE PREPARATION INITIAL EVALUATION
& FIRST RESPONSE ACTIVATION FORM

Company Name: _____

Primary Contact: _____ Office: _____

Fax: _____

E-mail: _____

Authorized Agent (s):

Emergency Telephone: _____

DESCRIPTION									
This agreement authorizes Equator Landscaping Services to conduct a site visit and initial hurricane preparation evaluation. This evaluation will be conducted by our team of professionals. Also, this agreement will place the property (s) listed below on our 'first response' customers list. In the event of a threatening storm, the authorized agent must contact our office via telephone, fax, or e-mail in order to trigger a response. Failure to contact our office will result in removal from our 'first response' customer list. This contract authorizes us to begin emergency cleanup services listed below. The scope of the work will only be emergency cleanup. <u>No cosmetic work will be performed and no trash will be hauled from the property during the initial part of the total clean up.</u> The MINIMUM crew size will be a 3-man emergency clean up crew for a MINIMUM of six (6) hours (See Emergency Services Rate Sheet). The pricing will include the time that our crew was at the property along with travel time to this property. Please write the property (s) that you would like to receive these services: <table><tbody><tr><td>1. _____</td><td>2. _____</td></tr><tr><td>3. _____</td><td>4. _____</td></tr><tr><td>5. _____</td><td>6. _____</td></tr><tr><td>7. _____</td><td>8. _____</td></tr></tbody></table>		1. _____	2. _____	3. _____	4. _____	5. _____	6. _____	7. _____	8. _____
1. _____	2. _____								
3. _____	4. _____								
5. _____	6. _____								
7. _____	8. _____								

Payment Terms: Payment is due upon completion of job. All invoices are due upon receipt. Past due accounts will acquire a six percent (6%) interest per month. Should collection activities be warranted, the client shall be responsible for any related expenses including but not limited to attorney's fees and court costs. There is a fifty-dollar (\$50.00) fee for each check returned for non-sufficient funds. Any alterations made to this document, will make it void.

ACCEPTANCE OF PROPOSAL

WHEREFORE, Contractor and Owner, or Owner's Agent, have accepted the scope and terms of this proposal Owner or Owner's Agent gives express permission to Contractor to enter said property and confirms that it is clear from any hidden danger or defects.

Owner or Owner's Agent

By: _____

Name: _____

Title: _____

Date: _____

Contractor:

Equator Landscaping

By: _____

Name: _____

Title: _____

Date: _____

San Simeon
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #'s:</i>	<i>Amount:</i>
May 26	485 - 490	\$68,466.83
Jun 26	491 - 496 ACH - Utilities	\$43,576.04 \$1,132.93
Jul 26	497 - 501 ACH - Utilities	\$32,232.36 \$14.45
TOTAL		\$145,422.61

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/14/26	00013	5/13/26 TAX REC	202605 300-20700-10000		*	47,099.10	
		TRANSFER OF TAX RECEIPTS		SAN SIMEON CDD			47,099.10 000485
5/20/26	00003	4/30/26 198635	202604 310-51300-31500		*	500.00	
		APR 26 - GENERAL COUNSEL		BILLING COCHRAN, P.A.			500.00 000486
5/20/26	00025	5/01/26 5993	202605 320-53800-46800		*	1,100.00	
		MAY 26 - LAKE MAINTENANCE					
		5/13/26 6002	202605 320-53800-46850		*	800.00	
		LAKE - SPECIAL CLEAN UP		ECO BLUE AQUATIC SERVICES, INC.			1,900.00 000487
5/20/26	00020	5/16/26 342634	202605 320-53800-46200		*	11,185.00	
		MAY 26 - LANDSCAPE SVCS					
		5/16/26 342634	202605 320-53800-46203		*	1,456.00	
		MAY 26 - PORTER SVCS					
		5/16/26 342634	202605 320-53800-46500		*	850.00	
		MAY 26 - IRRIGATION SVCS					
		5/16/26 342634	202605 320-53800-54000		*	320.00	
		MAY 26 - PEST CONTROL/FER		EQUATOR LANDSCAPING			13,811.00 000488
5/20/26	00001	5/01/26 162	202605 320-53800-34000		*	1,279.92	
		MAY 26 - FIELD MANAGEMENT					
		5/01/26 163	202605 310-51300-34000		*	3,455.83	
		MAY 26 - MGMT FEES					
		5/01/26 163	202605 310-51300-35100		*	34.83	
		MAY 26 - COMPUTER TIME					
		5/01/26 163	202605 310-51300-31300		*	231.92	
		MAY 26 - DISSEMINATION					
		5/01/26 163	202605 310-51300-49500		*	92.75	
		MAY 26 - WEBSITE ADMIN					
		5/01/26 163	202605 310-51300-42000		*	1.48	
		MAY 26 - POSTAGE		GMS-SF, LLC			5,096.73 000489
5/20/26	00008	4/29/26 # REG VO	202604 310-51300-49000		*	60.00	
		FY26 - # OF REGIST.VOTERS		MIAMI-DADE COUNTY ELECTIONS DEPT			60.00 000490
TOTAL FOR BANK A						68,466.83	
TOTAL FOR REGISTER						68,466.83	
SANS SAN SIMEON				SNEER00A			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/08/26	00025	6/01/26 6042 JUN 26	202606 320-53800-46800 - LAKE MAINTENANCE	ECO BLUE AQUATIC SERVICES, INC.	*	1,100.00	1,100.00 000491
6/08/26	00020	6/01/26 342659 JUN 26	202606 320-53800-46200 - LANDSCAPE SVCS		*	11,185.00	
		6/01/26 342659 JUN 26	202606 320-53800-46203 - PORTER SVCS		*	1,456.00	
		6/01/26 342659 JUN 26	202606 320-53800-46500 - IRRIGATION SVCS		*	850.00	
		6/01/26 342659 JUN 26	202606 320-53800-54000 - PEST CONTROL/FER		*	320.00	
			EQUATOR LANDSCAPING				13,811.00 000492
6/08/26	00001	6/01/26 164 JUN 26	202606 320-53800-34000 - FIELD MANAGEMENT		*	1,279.92	
		6/01/26 165 JUN 26	202606 310-51300-34000 - MGMT FEES		*	3,455.83	
		6/01/26 165 JUN 26	202606 310-51300-35100 - COMPUTER TIME		*	34.83	
		6/01/26 165 JUN 26	202606 310-51300-31300 - DISSEMINATION		*	231.92	
		6/01/26 165 JUN 26	202606 310-51300-49500 - WEBSITE ADMIN		*	92.75	
		6/01/26 165 JUN 26	202606 310-51300-42000 - POSTAGE		*	2.96	
			GMS-SF, LLC				5,098.21 000493
6/24/26	00014	6/16/26 23392 VAC TRUCK SVC WELL V.EST1	202606 320-53800-46500	ATLANTIC ENVIRONMENTAL SERVICES INC	*	1,655.00	1,655.00 000494
6/24/26	00003	5/31/26 199066 MAY 26	202605 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	500.00	500.00 000495
6/24/26	00013	6/23/26 TAX REC TRANSFER OF TAX RECEIPTS	202606 300-20700-10000	SAN SIMEON CDD	*	21,411.83	21,411.83 000496
TOTAL FOR BANK A						43,576.04	
TOTAL FOR REGISTER						43,576.04	

SANS SAN SIMEON SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00026	5/31/26	IN155007 202605 310-51300-48000 LEGALS & PUB NOT 05/20&27		*	708.04	
		5/31/26	IN155008 202605 310-51300-48000 LEGALS & PUB NOT 05/20/26		*	410.44	
MCCLATCHY COMPANY LLC							1,118.48 008910
6/30/26	00012	5/12/26	41001835 202605 320-53800-43100 21255NE 2ND CT 02/4-05/04		*	14.45	
MIAMI-DADE WATER & SEWER DEPT							14.45 008911
TOTAL FOR BANK Z						1,132.93	
TOTAL FOR REGISTER						1,132.93	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/31/26	00020	7/01/26 342678	202607 320-53800-46200		*	11,185.00	
		JUL 26 -	LANDSCAPE SVCS				
		7/01/26 342678	202607 320-53800-46203		*	1,456.00	
		JUL 26 -	PORTER SVCS				
		7/01/26 342678	202607 320-53800-46500		*	850.00	
		JUL 26 -	IRRIGATION SVCS				
		7/01/26 342678	202607 320-53800-54000		*	320.00	
		JUL 26 -	PEST CONTROL/FER				
			EQUATOR LANDSCAPING				13,811.00 000497
7/31/26	00003	6/30/26 199442	202606 310-51300-31500		*	1,279.00	
		JUN 26 -	GENERAL COUNSEL				
			BILLING COCHRAN, P.A.				1,279.00 000498
7/31/26	00025	7/01/26 6085	202607 320-53800-46800		*	1,100.00	
		JUL 26 -	LAKE MAINTENANCE				
			ECO BLUE AQUATIC SERVICES, INC.				1,100.00 000499
7/31/26	00001	7/01/26 166	202607 320-53800-34000		*	1,279.92	
		JUL 26 -	FIELD MANAGEMENT				
		7/01/26 167	202607 310-51300-34000		*	3,455.83	
		JUL 26 -	MGMT FEES				
		7/01/26 167	202607 310-51300-35100		*	34.83	
		JUL 26 -	COMPUTER TIME				
		7/01/26 167	202607 310-51300-31300		*	231.92	
		JUL 26 -	DISSEMINATION				
		7/01/26 167	202607 310-51300-49500		*	92.75	
		JUL 26 -	WEBSITE ADMIN				
		7/01/26 167	202607 310-51300-42000		*	.74	
		JUL 26 -	POSTAGE				
		7/01/26 167	202607 310-51300-42500		*	.30	
		JUL 26 -	COPIES				
			GMS-SF, LLC				5,096.29 000500
7/31/26	00013	7/31/26 TAX REC	202607 300-20700-10000		*	10,946.07	
		TRANSFER OF TAX RECEIPTS					
			SAN SIMEON CDD				10,946.07 000501
TOTAL FOR BANK A						32,232.36	
TOTAL FOR REGISTER						32,232.36	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/31/26	00012	7/14/26 70129302	202607 320-53800-43100		*	14.45	
		20796 NE 2ND CT-(4/8-7/9)		MIAMI-DADE WATER & SEWER DEPT			14.45 008912

TOTAL FOR BANK Z						14.45	
TOTAL FOR REGISTER						14.45	

San Simeon
Community Development District

Unaudited Financial Reporting
July 31, 2026



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5	<u>Capital Project Fund Series 2019</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

San Simeon
Community Development District
Combined Balance Sheet
July 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	\$ 61,415	\$ -	\$ -	\$ 61,415
Due from General Fund	-	10,946	-	10,946
<u>Investments:</u>				
State Board of Administration (SBA)	680,578	-	-	680,578
<u>Series 2019</u>				
Reserve	-	356,183	-	356,183
Revenue	-	313,978	-	313,978
Construction	-	-	58,835	58,835
Prepaid Expenses	6,000	-	-	6,000
Total Assets	\$ 747,993	\$ 681,107	\$ 58,835	\$ 1,487,935
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,000	\$ -	\$ -	\$ 6,000
Restricted for:				
Debt Service	-	681,107	-	681,107
Capital Project	-	-	58,835	58,835
Unassigned	741,993	-	-	741,993
Total Fund Balances	\$ 747,993	\$ 681,107	\$ 58,835	\$ 1,487,935
Total Liabilities & Fund Balance	\$ 747,993	\$ 681,107	\$ 58,835	\$ 1,487,935

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 312,696	\$ 312,696	\$ 315,019	\$ 2,323
Interest Income	20,000	16,667	23,250	6,583
Total Revenues	\$ 332,696	\$ 329,363	\$ 338,269	\$ 8,907

Expenditures:

General & Administrative:

Engineering	\$ 10,000	\$ 8,333	\$ 105	\$ 8,228
Attorney	15,000	12,500	10,305	2,195
Annual Audit	3,900	3,900	3,900	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,783	2,319	2,319	(0)
Trustee Fees	4,434	-	-	-
Management Fees	41,470	34,559	34,558	0
Information Technology	418	348	348	(0)
Website Maintenance	1,113	928	928	-
Telephone	50	42	-	42
Postage & Delivery	500	417	114	303
Insurance General Liability	6,951	6,951	6,699	252
Printing & Binding	100	83	11	72
Legal Advertising	1,400	1,167	2,885	(1,719)
Other Current Charges	500	417	443	(26)
Office Supplies	100	83	1	83
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 89,444	\$ 72,220	\$ 62,791	\$ 9,429

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Maintenance	\$ 15,359	\$ 12,800	\$ 12,799	\$ 0
Water	250	209	85	124
Landscape Maintenance	140,931	117,443	111,850	5,593
Plant Replacement	15,000	12,500	8,500	4,000
Tree Trimming	15,000	12,500	590	11,910
Repairs & Maintenance	9,000	7,500	-	7,500
Irrigation Repairs/Maintenance	10,200	8,500	8,500	-
Pump Station Maintenance	16,000	13,333	10,159	3,174
Property Insurance	6,000	-	-	-
Lake Maintenance	13,860	11,550	11,000	550
Lake Debris Removal	1,350	1,125	800	325
Janitorial & Porter Services	18,346	15,288	14,560	728
Sidewalk Maintenance	3,750	3,125	-	3,125
Stormwater Drainage Maintenance	13,000	10,833	3,200	7,633
Contingency/Permits	10,000	8,333	-	8,333
Subtotal Field Expenditures	\$ 288,046	\$ 235,039	\$ 182,043	\$ 52,996
Total Expenditures	\$ 377,490	\$ 307,259	\$ 244,834	\$ 62,425
Excess (Deficiency) of Revenues over Expenditures	\$ (44,794)	\$ 22,104	\$ 93,435	\$ 71,332
Net Change in Fund Balance	\$ (44,794)	\$ 22,104	\$ 93,435	\$ 71,332
Fund Balance - Beginning	\$ 44,794		\$ 654,558	
Fund Balance - Ending	\$ -		\$ 747,993	

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 712,365	\$ 712,365	\$ 715,174	\$ 2,809
Interest Income	15,000	12,500	27,381	14,881
Total Revenues	\$ 727,365	\$ 724,865	\$ 742,555	\$ 17,690
<u>Expenditures:</u>				
Interest - 12/15	\$ 221,656	\$ 221,656	\$ 221,656	\$ -
Interest - 6/15	221,656	221,656	221,656	-
Principal - 6/15	270,000	270,000	270,000	-
Total Expenditures	\$ 713,313	\$ 713,313	\$ 713,313	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,053	\$ 11,553	\$ 29,243	\$ 17,690
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (10,762)	\$ (10,762)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (10,762)	\$ (10,762)
Net Change in Fund Balance	\$ 14,053	\$ 11,553	\$ 18,481	\$ 6,928
Fund Balance - Beginning	\$ 303,490		\$ 662,626	
Fund Balance - Ending	\$ 317,543		\$ 681,107	

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,569	\$ 1,569
Total Revenues	\$ -	\$ -	\$ 1,569	\$ 1,569
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,569	\$ 1,569
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 10,762	\$ 10,762
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,762	\$ 10,762
Net Change in Fund Balance	\$ -	\$ -	\$ 12,331	\$ 12,331
Fund Balance - Beginning	\$ -		\$ 46,504	
Fund Balance - Ending	\$ -		\$ 58,835	

San Simeon
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 47,370	\$ 238,031	\$ 5,914	\$ 4,931	\$ 4,481	\$ 7,528	\$ 1,960	\$ 4,805	\$ -	\$ -	\$ -	\$ 315,019
Interest Income	2,143	1,873	2,221	2,651	2,372	2,627	2,559	2,464	2,129	2,211	-	-	23,250
Total Revenues	\$ 2,143	\$ 49,243	\$ 240,252	\$ 8,565	\$ 7,302	\$ 7,108	\$ 10,087	\$ 4,424	\$ 6,934	\$ 2,211	\$ -	\$ -	\$ 338,269

Expenditures:

General & Administrative:

Engineering	\$ -	\$ -	\$ -	\$ 53	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Attorney	1,798	1,885	1,566	623	638	1,517	500	500	1,279	-	-	-	10,305
Annual Audit	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	232	232	232	232	232	232	232	232	232	232	-	-	2,319
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	-	-	34,558
Information Technology	35	35	35	35	35	35	35	35	35	35	-	-	348
Website Maintenance	93	93	93	93	93	93	93	93	93	93	-	-	928
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	74	13	3	8	2	4	5	1	3	1	-	-	114
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	5	4	-	-	-	1	1	-	-	0	-	-	11
Legal Advertising	1,767	-	-	-	-	-	-	1,118	-	-	-	-	2,885
Other Current Charges	35	58	13	-	40	44	105	58	67	25	-	-	443
Office Supplies	0	0	-	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,368	\$ 5,776	\$ 5,397	\$ 8,398	\$ 4,548	\$ 5,381	\$ 4,426	\$ 5,493	\$ 5,164	\$ 3,841	\$ -	\$ -	\$ 62,791

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	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ -	\$ -	\$ 12,799
Water	-	14	-	28	-	-	14	14	-	14	-	-	85
Landscape Maintenance	11,185	11,185	11,185	11,185	11,185	11,185	11,185	11,185	11,185	11,185	-	-	111,850
Plant Replacement	-	8,500	-	-	-	-	-	-	-	-	-	-	8,500
Tree Trimming	-	-	-	-	590	-	-	-	-	-	-	-	590
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs/Maintenance	850	850	850	850	850	850	850	850	850	850	-	-	8,500
Pump Station Maintenance	4,944	-	3,060	500	-	-	-	-	1,655	-	-	-	10,159
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	11,000
Lake Debris Removal	-	-	-	-	-	-	-	800	-	-	-	-	800
Janitorial & Porter Services	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	-	-	14,560
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	320	320	320	320	320	320	320	320	320	320	-	-	3,200
Contingency/Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 21,135	\$ 24,704	\$ 19,251	\$ 16,719	\$ 16,781	\$ 16,191	\$ 16,205	\$ 17,005	\$ 17,846	\$ 16,205	\$ -	\$ -	\$ 182,043
Total Expenditures	\$ 35,503	\$ 30,480	\$ 24,648	\$ 25,118	\$ 21,329	\$ 21,572	\$ 20,630	\$ 22,498	\$ 23,010	\$ 20,046	\$ -	\$ -	\$ 244,834
Excess (Deficiency) of Revenues over Expenditures	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,553)	\$ (14,026)	\$ (14,464)	\$ (10,543)	\$ (18,074)	\$ (16,076)	\$ (17,836)	\$ -	\$ -	\$ 93,435
Net Change in Fund Balance	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,553)	\$ (14,026)	\$ (14,464)	\$ (10,543)	\$ (18,074)	\$ (16,076)	\$ (17,836)	\$ -	\$ -	\$ 93,435

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)
Less: Principal Payment - 6/15/26		(\$270,000)
Current Bonds Outstanding		\$10,685,000

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 Debt Service</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	
02/11/26	16,659	333	163	-	16,163	4,931	11,232	16,163	
03/11/26	14,986	150	148	-	14,688	4,481	10,207	14,688	
04/17/26	24,647	16	246	-	24,385	7,439	16,947	24,385	
04/24/26	-	-	-	89	89	89	-	89	
05/15/26	6,301	(189)	65	-	6,425	1,960	4,465	6,425	
06/17/26	6,769	(203)	70	-	6,903	2,106	4,797	6,903	
06/29/26	8,553	(385)	89	-	8,848	2,699	6,149	8,848	
TOTAL	\$ 1,079,012	\$ 39,509	\$ 10,399	\$ 1,090	\$ 1,030,194	\$ 315,019	\$ 715,174	\$ 1,030,194	

100%	Percent Collected
\$ -	Balance Remaining to Collect