



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

June 12, 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
June 12, 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 March 13, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 11**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 21**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 24**
 - E. Motion to Close the Public Hearing
4. Staff Reports
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 - B. Engineer
 - C. Field – Monthly Report – **Page 36**
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 54**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 55**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **804 – Page 58**
5. Financial Reports
 - A. Acceptance of Check Register – **Page 59**
 - B. Acceptance of Unaudited Financials – **Page 63**
6. Supervisors Requests and Audience Comments
7. 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 March 13, 2026 at 10:15 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Raisa Krause
Vanessa Perez

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Michael Pawelczyk
Juliana Duque
Benjamin Quesada

District Manager, GMS
District Counsel
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum we have Teresa Baluja, Raisa Krause, and Vanessa Perez. With us from GMS is Juilana Duque, Ben Quesada, and myself, Jesus Lorenzo.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 14, 2025 Meeting**

Mr. Lorenzo: The next item is approval of the minutes of the November 14, 2025 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 November 14, 2025 Meeting, were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution #2026-02
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Mr. Lorenzo: The next item is consideration of Resolution #2026-02, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Page 10 is the cover sheet then you'll see the table of contents. I'm going to try not to go too in depth unless you guys have any questions and you can stop me at any time. You have the general fund on the next page, which is page 14 of your agenda package. A couple changes to note, you'll see a 6% increase in a couple items; the trustee's fees, the management fees, and website maintenance. There was an increase of 10% for the general liability insurance. Legal advertisement went up to \$3,500 from \$4,500 just to make sure that we have enough for next fiscal year. On the field side there's a 6% increase on the field management, there's a 5% estimated increase in the landscaping maintenance. There's no increase with the landscaping company; it's just something to have as a buffer for the budget. Aside from that, there was a slight increase in lake maintenance, again for the same reasons, just to prepare in case there is an increase in the future. There is no increase on the overall budget. On pages three and four is the budget narratives. The Debt Service Series 2019 Bond, the special assessments, you'll see the table there and the amortization schedule for the Series 2019 Special Assessment Bonds which matures on June 15, 2049. You'll see the comparison at the last page for the single-family townhomes and villas within the Ramblas and same thing at the Paseos, the townhomes and the villas and Vistas as well. The townhome and the villas total 702 units. You'll see the breakdown of the annual maintenance assessments and then the annual debt assessment.

Ms. Baluja: This drainage maintenance line item, is that in line with what our other budget is?

Ms. Duque Hernandez: That is correct.

Mr. Lorenzo: In June you have the 8th advertised as your monthly meeting so we would have to advertise for June 15th if the Board is open.

Ms. Baluja: No, we'll do it on the June 12th with all the other meetings.

Mr. Lorenzo: Got it.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing on June 12, 2026 at 10:30 a.m. at 5505 Waterford District Drive, was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Procedures for Landowners Election Meeting – November 13, 2026

Mr. Lorenzo: Moving forward to the discussion of procedures of the landowner's election meeting set to take place November 13, 2026. There's one seat, Seat #4, which is Vanessa's seat.

B. Procedure for the General Election

Mr. Lorenzo: For the procedures for the general election would be Seat #3 and Seat #5, Raisa and Marc. You'll see the breakdown on the next pages and a sample ballot. The Board seats must be filled by qualified electors. They must be registered voters. The attached documents provide qualifying periods and the ballot placement. The general election will take place November 3, 2026 and the voters registration deadline is Monday, October 26, 2026. The registration opens June 8, 2026 at noon and closes June 12, 2026 at noon.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: Grau & Associates performed the fiscal year audit and it was conducted in compliance and found in accordance with accounting principles and standards. Unless the Board has any questions or concerns, a motion to accept will be in place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

SIXTH ORDER OF BUSINESS

Ratification of:

A. Landscape Maintenance Easement (Hedges) with Las Ramblas at Via Ventura Neighborhood Association, Inc.

Mr. Lorenzo: Item six is ratification of the landscaping maintenance easement agreement for the hedges with Las Ramblas at Via Ventura Neighborhood Association as well as Paseos at Via Ventura Neighborhood Association. You'll find that on pages 61 and 66. The agreements have been signed by the associations and are good to go. A motion to ratify will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Landscape Maintenance Easement (Hedges) with Las Ramblas at Via Ventura Neighborhood Association, Inc., was ratified.

B. Landscape Maintenance Easement (Hedges) with Paseos at Via Ventura Neighborhood Association, Inc.

Mr. Lorenzo:

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Landscape Maintenance Easement (Hedges) with Paseos at Via Ventura Neighborhood Association, Inc., was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Pawelczyk: The only thing I have is our adjustment proposal for a fee increase. We have not increased our fee since 2019. It has been \$290 to \$225 an hour for partners and associates, respectively. We're proposing to increase that to \$325 and \$250 an hour with a start date effective date of October 1, 2026 and with an understanding that we will not look at this again for three additional fiscal years.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Adjustment to District Counsel Fee Structure, was approved.

B. Engineer – Engineers Personnel Billing Rates

Mr. Lorenzo: On page 73 you have a letter from Alvarez Engineering regarding an increase. The current rates are from 2019 and then you have the proposed rates for 2026. Unless the board has any questions a motion will be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineers Personnel Billing Rates, was approved.

C. Field

1) Monthly Report

Mr. Lorenzo: I'm going to go straight to a proposal to revise or replace the hedges at Paseos. You'll see that proposal on page 78. It's \$850. Instead of going with the same gold mound, we are going with Trinettes for \$850. I don't know if the Board wants to suggest something else or if that's okay?

Ms. Baluja: That's fine.

Mr. Lorenzo: They're thinning out.

Ms. Baluja: The only concern I have is that Trinettes typically grow very tall.

Mr. Lorenzo: That's what I was thinking.

Ms. Baluja: It might drown out this back one. So maybe we need to find something different.

Mr. Lorenzo: We're thinking Liriope.

Ms. Baluja: Liriope would be good. I like the Liriope because we've already got a very boxy hedge behind and that way it'll give it some texture.

Mr. Lorenzo: Does the board want to prove a not to exceed?

Ms. Baluja: Sure. Not to exceed \$1,000.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposal to Replace Hedges at Paseo with Liriope NTE \$1,000, was approved.

2) Estimates for Paseos & Las Ramblas Exterior Perimeter

Mr. Lorenzo: You guys know that the agreements were signed, we are just revisiting this. I'm not sure if the Board wants to take any direction on this, but to replace the hedges outside of the exterior, you'll see prices there from Tony's Landscaping as well as Equator. You'll see them alternate. So there's one option which is for Podocarpus and Green Buttonwood. The price from Equator is \$16,710. Tony's landscaping is \$15,570. I was working on a third proposal, but I didn't get it in time. Then you have another option changing to Arbutus.

Ms. Baluja: I'm not ever in favor of replacing anything for Arbutus. We have the money in the budget for this?

Mr. Lorenzo: Yes, we do.

Ms. Baluja: And who's the maintenance company out here?

Mr. Lorenzo: Equator.

Ms. Baluja: As much as I like Tony's price better, maybe we can get Equator to match his price? But I'd rather do Equator so that way they're warranting their own work. See if they're willing to give it to us at Tony's price.

Mr. Lorenzo: No problem.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Equator Landscaping Proposal to Fill in the gaps of hedges with 7-gallon Podocarpus and Green Buttonwood plants (Option #1) contingent upon matching the price provided by Tony's Landscaping in the total amount of \$15,570, was approved.

D. Manager

Mr. Lorenzo: The lift stations are doing well. The annual report was filed and both pump wells were vacuumed last year and in good standing and everything is working okay. You see some pictures there. I have nothing else for the Board.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

San Simeon
Community Development District

Approved Proposed Budget
FY 2027



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San Simeon
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	4/30/26	5 Months	9/30/26	FY 2027

REVENUES:

Special Assessments - On Roll	\$ 312,696	\$ 308,254	\$ 4,442	\$ 312,696	\$ 312,697
Interest income	20,000	16,446	7,054	23,500	17,000
Carry Forward Surplus	44,794	89,950	-	89,950	58,813
TOTAL REVENUES	\$ 377,490	\$ 414,650	\$ 11,496	\$ 426,146	\$ 388,510

EXPENDITURES:

Administrative

Engineering	\$ 10,000	\$ 105	\$ 7,895	\$ 8,000	\$ 10,000
Attorney	15,000	8,526	6,474	15,000	15,000
Annual Audit	3,900	3,900	-	3,900	4,000
Arbitrage Rebate	550	-	550	550	550
Dissemination Agent	2,783	1,623	1,160	2,783	2,950
Trustee Fees	4,434	-	4,434	4,434	4,445
Management Fees	41,470	24,191	17,279	41,470	43,958
Information Technology	418	244	174	418	443
Website Maintenance	1,113	649	464	1,113	1,113
Telephone	50	-	50	50	50
Postage & Delivery	500	109	391	500	500
Insurance General Liability	6,951	6,699	-	6,699	7,369
Printing & Binding	100	11	89	100	100
Legal Advertising	1,400	1,767	1,733	3,500	3,500
Other Current Charges	500	294	206	500	500
Office Supplies	100	1	99	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 89,444	\$ 48,293	\$ 40,999	\$ 89,292	\$ 94,753

San Simeon
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Operations & Maintenance					
<u>Field Expenditures</u>					
Field Maintenance	\$ 15,359	\$ 8,959	\$ 6,400	\$ 15,359	\$ 16,281
Water	250	56	94	150	240
Landscape Maintenance	140,931	78,295	55,925	134,220	140,931
Plant Replacement	15,000	8,500	6,500	15,000	15,000
Tree Trimming	15,000	590	14,410	15,000	15,000
Repairs & Maintenance	9,000	-	9,000	9,000	9,000
Irrigation Repairs/Maintenance	10,200	5,950	9,250	15,200	15,000
Pump Station Maintenance	16,000	8,504	7,496	16,000	16,000
Property Insurance	6,000	-	6,000	6,000	6,000
Lake Maintenance	13,860	7,700	5,500	13,200	13,860
Lake Debris Removal	1,350	-	1,350	1,350	1,350
Janitorial & Porter Services	18,346	10,192	7,280	17,472	18,346
Sidewalk Maintenance	3,750	-	3,750	3,750	3,750
Stormwater Drainage Maintenance	13,000	2,240	6,600	8,840	13,000
Contingency/Permits	10,000	-	7,500	7,500	10,000
TOTAL FIELD EXPENDITURES	\$ 288,046	\$ 130,986	\$ 147,055	\$ 278,041	\$ 293,757
TOTAL EXPENDITURES	\$ 377,490	\$ 179,279	\$ 188,054	\$ 367,333	\$ 388,510
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 235,371	\$ (176,558)	\$ 58,813	\$ -

Product	Assessable Units	Net	Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
<u>Ramblas at Via Ventura</u>							
Single Family	55	\$	24,248.25	\$ 25,524.48	\$ 464.08	\$ 464.08	\$ -
Townhomes	212	\$	93,465.99	\$ 98,385.26	\$ 464.08	\$ 464.08	\$ -
Villas	84	\$	37,033.70	\$ 38,982.84	\$ 464.08	\$ 464.08	\$ -
<u>Paseos at Via Ventura</u>							
Townhomes	133	\$	59,849.65	\$ 62,999.63	\$ 473.68	\$ 473.68	\$ -
Villas	61	\$	27,449.84	\$ 28,894.57	\$ 473.68	\$ 473.68	\$ -
<u>Vistas at Via Ventura</u>							
Townhomes	48	\$	21,599.87	\$ 22,736.71	\$ 473.68	\$ 473.68	\$ -
Villas	109	\$	49,049.71	\$ 51,631.27	\$ 473.68	\$ 473.68	\$ -
TOTAL	702	\$	312,697.01	\$ 329,154.74			

San Simeon
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Interest Income

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

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

San Simeon
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Expenditures - Field

Field Maintenance

The District has contracted with Governmental Management Services-South Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Vendor:	Monthly :	Yearly :
Governmental Mgmt Services S-FL, LLC.	\$1,356.72	\$16,281

Utility - Water

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

Miami-Dade Water & Sewer Department	Amount:	Frequency:	Yearly :
Address: 20796 NE 2ND CT	\$15	bi-monthly	\$90
Address: 21255NE 2ND CT	15	bi-monthly	\$90
Contingency			\$60
			\$240

Landscape Maintenance

The District has contracted with Equator Landscaping company to provide monthly landscaping services including Turt mowing, edging, Debris&Trash, pruning, shrubs, trees, palms and annual fertilization services throughout all common areas of the District at the below rate:

Vendor / Services:	Amount:	Frequency:	Yearly :
Equator Landscaping	\$11,744	monthly	\$140,931

Plant Replacement

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

Tree Trimming

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

Repairs & Maintenance

This fee includes repairs & maintenance as incurred.

Irrigation Repairs / Maintenance

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

Vendor / Services:	Amount:	Frequency:	Yearly :
Equator Landscaping	\$1,250	monthly	\$15,000

Pump Station Maintenance

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

San Simeon
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Field (continued)

Property Insurance

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Lake Maintenance

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

Vendor / Services:	Amount:	Frequency:	Yearly :
Eco Blue Aquatic Services	\$1,155	monthly	\$13,860

Lake Debris Removal

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

Janitorial & Porter Services

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

Vendor / Services:	Amount:	Frequency:	Yearly :
Equator Landscaping	\$1,529	monthly	\$18,346

Sidewalk Maintenance

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

Stormwater Drainage Maintenance

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

Contingency/Permits

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

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	4/30/26	5 Months	9/30/26	FY 2027

REVENUES:

Special Assessments-On Roll	\$ 712,365	\$ 699,763	\$ 12,602	\$ 712,365	\$ 712,365
Interest Earnings	15,000	18,441	5,059	23,500	17,000
Carry Forward Surplus ⁽¹⁾	303,490	284,562	-	284,562	298,115
TOTAL REVENUES	\$ 1,030,855	\$ 1,002,766	\$ 17,662	\$ 1,020,427	\$ 1,027,480

EXPENDITURES:

Interest - 12/15	\$ 221,656	\$ 221,656	\$ -	\$ 221,656	\$ 216,594
Interest - 6/15	221,656	-	221,656	221,656	216,594
Principal - 6/15	270,000	-	270,000	270,000	280,000
TOTAL EXPENDITURES	\$ 713,313	\$ 221,656	\$ 491,656	\$ 713,313	\$ 713,188

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ (7,657)	\$ (1,343)	\$ (9,000)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (7,657)	\$ (1,343)	\$ (9,000)	\$ -
TOTAL EXPENDITURES	\$ 713,313	\$ 229,313	\$ 492,999	\$ 722,313	\$ 713,188
EXCESS REVENUES (EXPENDITURES)	\$ 317,543	\$ 773,453	\$ (475,338)	\$ 298,115	\$ 314,293

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 211,344
	<u>\$ 211,344</u>

Product	Assessable Units	Net	Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
<u>Ramblas at Via Ventura</u>							
<u>Single Family</u>	55	\$	65,137.46	\$ 68,565.75	\$ 1,246.65	\$ 1,246.65	\$ -
<u>Townhomes</u>	212	\$	220,945.87	\$ 232,574.60	\$ 1,097.05	\$ 1,097.05	\$ -
<u>Villas</u>	84	\$	78,591.03	\$ 82,727.40	\$ 984.85	\$ 984.85	\$ -
<u>Paseos at Via Ventura</u>							
<u>Townhomes</u>	133	\$	138,612.27	\$ 145,907.65	\$ 1,097.05	\$ 1,097.05	\$ -
<u>Villas</u>	61	\$	57,072.06	\$ 60,075.85	\$ 984.85	\$ 984.85	\$ -
<u>Vistas at Via Ventura</u>							
<u>Townhomes</u>	48	\$	50,025.48	\$ 52,658.40	\$ 1,097.05	\$ 1,097.05	\$ -
<u>Villas</u>	109	\$	101,981.22	\$ 107,348.65	\$ 984.85	\$ 984.85	\$ -
TOTAL	702	\$	712,365.39	\$ 749,858.30			

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

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

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

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

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

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

SECTION 1. RECITALS

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

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the San Simeon Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

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

SECTION 4. BUDGET AMENDMENTS

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

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

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

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

PASSED AND ADOPTED THIS 12th DAY OF June 2026.

ATTEST:

**SAN SIMEON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

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

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

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

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

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

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

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

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

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

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

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

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

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

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

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

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

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

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

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

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

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

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

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

PASSED AND ADOPTED this 12th day of June 2026.

ATTEST:

**SAN SIMEON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-129-0010	\$464.08	30-1231-131-1130	\$473.68
30-1231-129-0020	\$464.08	30-1231-131-1140	\$473.68
30-1231-129-0030	\$464.08	30-1231-131-1150	\$473.68
30-1231-129-0040	\$464.08	30-1231-131-1160	\$473.68
30-1231-129-0050	\$464.08	30-1231-131-1170	\$473.68
30-1231-129-0060	\$464.08	30-1231-131-1180	\$473.68
30-1231-129-0070	\$464.08	30-1231-131-1190	\$473.68
30-1231-129-0080	\$464.08	30-1231-131-1200	\$473.68
30-1231-129-0090	\$464.08	30-1231-131-1210	\$473.68
30-1231-129-0100	\$464.08	30-1231-131-1220	\$473.68
30-1231-129-0110	\$464.08	30-1231-131-1230	\$473.68
30-1231-129-0120	\$464.08	30-1231-131-1240	\$473.68
30-1231-129-0130	\$464.08	30-1231-131-1250	\$473.68
30-1231-129-0140	\$464.08	30-1231-131-1260	\$473.68
30-1231-129-0150	\$464.08	30-1231-131-1270	\$473.68
30-1231-129-0160	\$464.08	30-1231-131-1280	\$473.68
30-1231-129-0170	\$464.08	30-1231-131-1290	\$473.68
30-1231-129-0180	\$464.08	30-1231-131-1300	\$473.68
30-1231-129-0190	\$464.08	30-1231-131-1310	\$473.68
30-1231-129-0200	\$464.08	30-1231-131-1320	\$473.68
30-1231-129-0210	\$464.08	30-1231-131-1330	\$473.68
30-1231-129-0220	\$464.08	30-1231-131-1340	\$473.68
30-1231-129-0230	\$464.08	30-1231-131-1350	\$473.68
30-1231-129-0240	\$464.08	30-1231-131-1360	\$473.68
30-1231-129-0250	\$464.08	30-1231-131-1370	\$473.68
30-1231-129-0260	\$464.08	30-1231-131-1380	\$473.68
30-1231-129-0270	\$464.08	30-1231-131-1390	\$473.68
30-1231-129-0280	\$464.08	30-1231-131-1400	\$473.68
30-1231-129-0290	\$464.08	30-1231-131-1410	\$473.68
30-1231-129-0300	\$464.08	30-1231-131-1420	\$473.68
30-1231-129-0310	\$464.08	30-1231-131-1430	\$473.68
30-1231-129-0320	\$464.08	30-1231-131-1440	\$473.68
30-1231-129-0330	\$464.08	30-1231-131-1450	\$473.68
30-1231-129-0340	\$464.08	30-1231-131-1460	\$473.68
30-1231-129-0350	\$464.08	30-1231-131-1470	\$473.68
30-1231-129-0360	\$464.08	30-1231-131-1480	\$473.68
30-1231-129-0370	\$464.08	30-1231-131-1490	\$473.68
30-1231-129-0380	\$464.08	30-1231-131-1500	\$473.68
30-1231-129-0390	\$464.08	30-1231-131-1510	\$473.68
30-1231-129-0400	\$464.08	30-1231-131-1520	\$473.68
30-1231-129-0410	\$464.08	30-1231-131-1530	\$473.68
30-1231-129-0420	\$464.08	30-1231-131-1540	\$473.68
30-1231-129-0430	\$464.08	30-1231-131-1550	\$473.68
30-1231-129-0440	\$464.08	30-1231-131-1560	\$473.68
30-1231-129-0450	\$464.08	30-1231-131-1570	\$473.68
30-1231-129-0460	\$464.08	30-1231-131-1580	\$473.68
30-1231-129-0470	\$464.08	30-1231-131-1590	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-129-0480	\$464.08	30-1231-131-1600	\$473.68
30-1231-129-1000	\$464.08	30-1231-131-1610	\$473.68
30-1231-129-1010	\$464.08	30-1231-131-1620	\$473.68
30-1231-129-1020	\$464.08	30-1231-131-1630	\$473.68
30-1231-129-1030	\$464.08	30-1231-131-1640	\$473.68
30-1231-129-1040	\$464.08	30-1231-131-1650	\$473.68
30-1231-129-1050	\$464.08	30-1231-131-1660	\$473.68
30-1231-129-1060	\$464.08	30-1231-131-1670	\$473.68
30-1231-129-1070	\$464.08	30-1231-131-1680	\$473.68
30-1231-129-1080	\$464.08	30-1231-131-1690	\$473.68
30-1231-129-1090	\$464.08	30-1231-131-1700	\$473.68
30-1231-129-1100	\$464.08	30-1231-131-1710	\$473.68
30-1231-129-1110	\$464.08	30-1231-131-1720	\$473.68
30-1231-129-1120	\$464.08	30-1231-131-1730	\$473.68
30-1231-129-1130	\$464.08	30-1231-131-1740	\$473.68
30-1231-129-1140	\$464.08	30-1231-131-1750	\$473.68
30-1231-129-1150	\$464.08	30-1231-131-1760	\$473.68
30-1231-129-1160	\$464.08	30-1231-131-1770	\$473.68
30-1231-129-1170	\$464.08	30-1231-131-1780	\$473.68
30-1231-129-1180	\$464.08	30-1231-131-1790	\$473.68
30-1231-129-1190	\$464.08	30-1231-131-1800	\$473.68
30-1231-129-1200	\$464.08	30-1231-131-1810	\$473.68
30-1231-129-1210	\$464.08	30-1231-131-1820	\$473.68
30-1231-129-1220	\$464.08	30-1231-131-1830	\$473.68
30-1231-129-1230	\$464.08	30-1231-131-1840	\$473.68
30-1231-129-1240	\$464.08	30-1231-131-1850	\$473.68
30-1231-129-1250	\$464.08	30-1231-131-1860	\$473.68
30-1231-129-1260	\$464.08	30-1231-131-1870	\$473.68
30-1231-129-1270	\$464.08	30-1231-131-1880	\$473.68
30-1231-129-1280	\$464.08	30-1231-131-1890	\$473.68
30-1231-129-1290	\$464.08	30-1231-131-1900	\$473.68
30-1231-129-1300	\$464.08	30-1231-131-1910	\$473.68
30-1231-129-1310	\$464.08	30-1231-131-1920	\$473.68
30-1231-129-1320	\$464.08	30-1231-131-1930	\$473.68
30-1231-129-1330	\$464.08	30-1231-131-1940	\$473.68
30-1231-129-1340	\$464.08	30-1231-132-0010	\$473.68
30-1231-129-1350	\$464.08	30-1231-132-0020	\$473.68
30-1231-129-1360	\$464.08	30-1231-132-0030	\$473.68
30-1231-129-1370	\$464.08	30-1231-132-0040	\$473.68
30-1231-129-1380	\$464.08	30-1231-132-0050	\$473.68
30-1231-129-1390	\$464.08	30-1231-132-0060	\$473.68
30-1231-129-1400	\$464.08	30-1231-132-0070	\$473.68
30-1231-129-1410	\$464.08	30-1231-132-0080	\$473.68
30-1231-129-1420	\$464.08	30-1231-132-0090	\$473.68
30-1231-129-1430	\$464.08	30-1231-132-0100	\$473.68
30-1231-129-1440	\$464.08	30-1231-132-0110	\$473.68
30-1231-129-1450	\$464.08	30-1231-132-0120	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-129-1460	\$464.08	30-1231-132-0130	\$473.68
30-1231-129-1470	\$464.08	30-1231-132-0140	\$473.68
30-1231-129-1480	\$464.08	30-1231-132-0150	\$473.68
30-1231-130-0010	\$464.08	30-1231-132-0160	\$473.68
30-1231-130-0020	\$464.08	30-1231-132-0170	\$473.68
30-1231-130-0030	\$464.08	30-1231-132-0180	\$473.68
30-1231-130-0040	\$464.08	30-1231-132-0190	\$473.68
30-1231-130-0050	\$464.08	30-1231-132-0200	\$473.68
30-1231-130-0060	\$464.08	30-1231-132-0210	\$473.68
30-1231-130-0070	\$464.08	30-1231-132-0220	\$473.68
30-1231-130-0080	\$464.08	30-1231-132-0230	\$473.68
30-1231-130-0090	\$464.08	30-1231-132-0240	\$473.68
30-1231-130-0100	\$464.08	30-1231-132-0250	\$473.68
30-1231-130-0110	\$464.08	30-1231-132-0260	\$473.68
30-1231-130-0120	\$464.08	30-1231-132-0270	\$473.68
30-1231-130-0130	\$464.08	30-1231-132-0280	\$473.68
30-1231-130-0140	\$464.08	30-1231-132-0290	\$473.68
30-1231-130-0150	\$464.08	30-1231-132-0300	\$473.68
30-1231-130-0160	\$464.08	30-1231-132-0310	\$473.68
30-1231-130-0170	\$464.08	30-1231-132-0320	\$473.68
30-1231-130-0180	\$464.08	30-1231-132-0330	\$473.68
30-1231-130-0190	\$464.08	30-1231-132-0340	\$473.68
30-1231-130-0200	\$464.08	30-1231-132-0350	\$473.68
30-1231-130-0210	\$464.08	30-1231-132-0360	\$473.68
30-1231-130-0220	\$464.08	30-1231-132-0370	\$473.68
30-1231-130-0230	\$464.08	30-1231-132-0380	\$473.68
30-1231-130-0240	\$464.08	30-1231-132-0390	\$473.68
30-1231-130-0250	\$464.08	30-1231-132-0400	\$473.68
30-1231-130-0260	\$464.08	30-1231-132-0410	\$473.68
30-1231-130-0270	\$464.08	30-1231-132-0420	\$473.68
30-1231-130-0280	\$464.08	30-1231-132-0430	\$473.68
30-1231-130-0290	\$464.08	30-1231-132-0440	\$473.68
30-1231-130-0300	\$464.08	30-1231-132-0450	\$473.68
30-1231-130-0310	\$464.08	30-1231-132-0460	\$473.68
30-1231-130-0320	\$464.08	30-1231-132-0470	\$473.68
30-1231-130-0330	\$464.08	30-1231-132-0480	\$473.68
30-1231-130-0340	\$464.08	30-1231-132-0490	\$473.68
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30-1231-130-0390	\$464.08	30-1231-132-0540	\$473.68
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30-1231-130-0420	\$464.08	30-1231-132-0570	\$473.68
30-1231-130-0430	\$464.08	30-1231-132-0580	\$473.68
30-1231-130-0440	\$464.08	30-1231-132-0590	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-130-0450	\$464.08	30-1231-132-0600	\$473.68
30-1231-130-0460	\$464.08	30-1231-132-0610	\$473.68
30-1231-130-0470	\$464.08	30-1231-132-0620	\$473.68
30-1231-130-0480	\$464.08	30-1231-132-0630	\$473.68
30-1231-130-0490	\$464.08	30-1231-132-0640	\$473.68
30-1231-130-0500	\$464.08	30-1231-132-0650	\$473.68
30-1231-130-0510	\$464.08	30-1231-132-0660	\$473.68
30-1231-130-0520	\$464.08	30-1231-132-0670	\$473.68
30-1231-130-0530	\$464.08	30-1231-132-0680	\$473.68
30-1231-130-0540	\$464.08	30-1231-132-0690	\$473.68
30-1231-130-0550	\$464.08	30-1231-132-0700	\$473.68
30-1231-130-0560	\$464.08	30-1231-132-0710	\$473.68
30-1231-130-0570	\$464.08	30-1231-132-0720	\$473.68
30-1231-130-0580	\$464.08	30-1231-132-0730	\$473.68
30-1231-130-0590	\$464.08	30-1231-132-0740	\$473.68
30-1231-130-0600	\$464.08	30-1231-132-0750	\$473.68
30-1231-130-0610	\$464.08	30-1231-132-0760	\$473.68
30-1231-130-0620	\$464.08	30-1231-132-0770	\$473.68
30-1231-130-0630	\$464.08	30-1231-132-0780	\$473.68
30-1231-130-0640	\$464.08	30-1231-132-0790	\$473.68
30-1231-130-0650	\$464.08	30-1231-132-0800	\$473.68
30-1231-130-0660	\$464.08	30-1231-132-0810	\$473.68
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30-1231-130-0680	\$464.08	30-1231-132-0830	\$473.68
30-1231-130-0690	\$464.08	30-1231-132-0840	\$473.68
30-1231-130-0700	\$464.08	30-1231-132-0850	\$473.68
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30-1231-130-0780	\$464.08	30-1231-132-0930	\$473.68
30-1231-130-0790	\$464.08	30-1231-132-0940	\$473.68
30-1231-130-0800	\$464.08	30-1231-132-0950	\$473.68
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30-1231-130-0880	\$464.08	30-1231-132-1030	\$473.68
30-1231-130-0890	\$464.08	30-1231-132-1040	\$473.68
30-1231-130-0900	\$464.08	30-1231-132-1050	\$473.68
30-1231-130-0910	\$464.08	30-1231-132-1060	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-130-0920	\$464.08	30-1231-132-1070	\$473.68
30-1231-130-0930	\$464.08	30-1231-132-1080	\$473.68
30-1231-130-0940	\$464.08	30-1231-132-1090	\$473.68
30-1231-130-0950	\$464.08	30-1231-132-1100	\$473.68
30-1231-130-0960	\$464.08	30-1231-132-1110	\$473.68
30-1231-130-0970	\$464.08	30-1231-132-1120	\$473.68
30-1231-130-0980	\$464.08	30-1231-132-1130	\$473.68
30-1231-130-0990	\$464.08	30-1231-132-1140	\$473.68
30-1231-130-1000	\$464.08	30-1231-132-1150	\$473.68
30-1231-130-1010	\$464.08	30-1231-132-1160	\$473.68
30-1231-130-1020	\$464.08	30-1231-132-1170	\$473.68
30-1231-130-1030	\$464.08	30-1231-132-1180	\$473.68
30-1231-130-1040	\$464.08	30-1231-132-1190	\$473.68
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30-1231-130-1070	\$464.08	30-1231-132-1220	\$473.68
30-1231-130-1080	\$464.08	30-1231-132-1230	\$473.68
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30-1231-130-1100	\$464.08	30-1231-132-1250	\$473.68
30-1231-130-1110	\$464.08	30-1231-132-1260	\$473.68
30-1231-130-1120	\$464.08	30-1231-132-1270	\$473.68
30-1231-130-1130	\$464.08	30-1231-132-1280	\$473.68
30-1231-130-1140	\$464.08	30-1231-132-1290	\$473.68
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30-1231-130-1360	\$464.08	30-1231-132-1510	\$473.68
30-1231-130-1370	\$464.08	30-1231-132-1520	\$473.68
30-1231-130-1380	\$464.08	30-1231-132-1530	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-130-1390	\$464.08	30-1231-132-1540	\$473.68
30-1231-130-1400	\$464.08	30-1231-132-1550	\$473.68
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30-1231-130-1520	\$464.08	30-1231-133-0100	\$464.08
30-1231-130-1530	\$464.08	30-1231-133-0110	\$464.08
30-1231-130-1540	\$464.08	30-1231-133-0120	\$464.08
30-1231-130-1550	\$464.08	30-1231-133-0130	\$464.08
30-1231-130-1560	\$464.08	30-1231-133-0140	\$464.08
30-1231-130-1570	\$464.08	30-1231-133-0150	\$464.08
30-1231-130-1580	\$464.08	30-1231-133-0160	\$464.08
30-1231-130-1590	\$464.08	30-1231-133-0170	\$464.08
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30-1231-130-1620	\$464.08	30-1231-133-0200	\$464.08
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30-1231-130-1680	\$464.08	30-1231-133-0260	\$464.08
30-1231-130-1690	\$464.08	30-1231-133-0270	\$464.08
30-1231-130-1700	\$464.08	30-1231-133-0280	\$464.08
30-1231-130-1710	\$464.08	30-1231-133-0290	\$464.08
30-1231-130-1720	\$464.08	30-1231-133-0300	\$464.08
30-1231-130-1730	\$464.08	30-1231-133-0310	\$464.08
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30-1231-130-1750	\$464.08	30-1231-133-0330	\$464.08
30-1231-130-1760	\$464.08	30-1231-133-0340	\$464.08
30-1231-130-1770	\$464.08	30-1231-133-0350	\$464.08
30-1231-130-1780	\$464.08	30-1231-133-0360	\$464.08
30-1231-130-1790	\$464.08	30-1231-133-0370	\$464.08
30-1231-130-1800	\$464.08	30-1231-133-0380	\$464.08
30-1231-130-1810	\$464.08	30-1231-133-0390	\$464.08
30-1231-130-1820	\$464.08	30-1231-133-0400	\$464.08
30-1231-130-1830	\$464.08	30-1231-133-0410	\$464.08
30-1231-130-1840	\$464.08	30-1231-133-0420	\$464.08
30-1231-130-1850	\$464.08	30-1231-133-0430	\$464.08

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-130-1860	\$464.08	30-1231-133-0440	\$464.08
30-1231-130-1870	\$464.08	30-1231-133-0450	\$464.08
30-1231-130-1880	\$464.08	30-1231-133-0460	\$464.08
30-1231-130-1890	\$464.08	30-1231-133-0470	\$464.08
30-1231-130-1900	\$464.08	30-1231-133-0480	\$464.08
30-1231-130-1910	\$464.08	30-1231-133-0490	\$464.08
30-1231-130-1920	\$464.08	30-1231-133-0500	\$464.08
30-1231-130-1930	\$464.08	30-1231-133-0510	\$464.08
30-1231-130-1940	\$464.08	30-1231-134-0010	\$473.68
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30-1231-130-2030	\$464.08	30-1231-134-0100	\$473.68
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30-1231-131-0020	\$473.68	30-1231-134-0120	\$473.68
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30-1231-131-0080	\$473.68	30-1231-134-0180	\$473.68
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30-1231-131-0750	\$473.68	30-1231-134-0240	\$473.68
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30-1231-131-0770	\$473.68	30-1231-134-0260	\$473.68
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30-1231-131-0860	\$473.68	30-1231-134-0350	\$473.68
30-1231-131-0870	\$473.68	30-1231-134-0360	\$473.68
30-1231-131-0880	\$473.68	30-1231-134-0370	\$473.68
30-1231-131-0890	\$473.68	30-1231-134-0380	\$473.68
30-1231-131-0900	\$473.68	30-1231-134-0390	\$473.68

San Simeon CDD

Exhibit B

Folio Id#	O&M	Folio ID#	O&M
30-1231-131-0910	\$473.68	30-1231-134-0400	\$473.68
30-1231-131-0920	\$473.68	30-1231-134-0410	\$473.68
30-1231-131-0930	\$473.68	30-1231-134-0420	\$473.68
30-1231-131-0940	\$473.68	30-1231-134-0430	\$473.68
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30-1231-131-0970	\$473.68	30-1231-134-0460	\$473.68
30-1231-131-0980	\$473.68	30-1231-134-0470	\$473.68
30-1231-131-0990	\$473.68	30-1231-134-0480	\$473.68
30-1231-131-1000	\$473.68	30-1231-134-0490	\$473.68
30-1231-131-1010	\$473.68	30-1231-134-0500	\$473.68
30-1231-131-1020	\$473.68	30-1231-134-0510	\$473.68
30-1231-131-1030	\$473.68	30-1231-134-0520	\$473.68
30-1231-131-1040	\$473.68	30-1231-134-0530	\$473.68
30-1231-131-1050	\$473.68	30-1231-134-0540	\$473.68
30-1231-131-1060	\$473.68	30-1231-134-0550	\$473.68
30-1231-131-1070	\$473.68	30-1231-134-0560	\$473.68
30-1231-131-1080	\$473.68	30-1231-134-0570	\$473.68
30-1231-131-1090	\$473.68	30-1231-134-0580	\$473.68
30-1231-131-1100	\$473.68	30-1231-134-0590	\$473.68
30-1231-131-1110	\$473.68	30-1231-134-0600	\$473.68
30-1231-131-1120	\$473.68	30-1231-134-0610	\$473.68
		TOTAL	\$329,153.76

San Simeon CDD



FIELD REPORT



Meeting Date: June 12, 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 April 9th, 18th and 23rd, May 11th and 25th.
- The June landscaping dates are scheduled for the 4th, 17th and 29th.
- The July landscaping dates are scheduled for the 6th, 22nd and 30th. The detailed trimming is scheduled for July 17th.
- EL is continuing to monitor the royal palms at the Paseos entrance.
- EL removed the gold mound plants from the Paseos monument. They will be installing the liriope plants the week of June 8th.
- EL removed the cane grass spots from the Vistas exit-side median. They will be installing the new grass the week of June 8th.
- Awaiting confirmation from the Las Ramblas and Paseos HOA regarding the irrigation repair to commence scheduling the new Podocarpus and Buttonwood hedges installation. Both easement agreements with Paseos and Las Ramblas have been carried out.



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



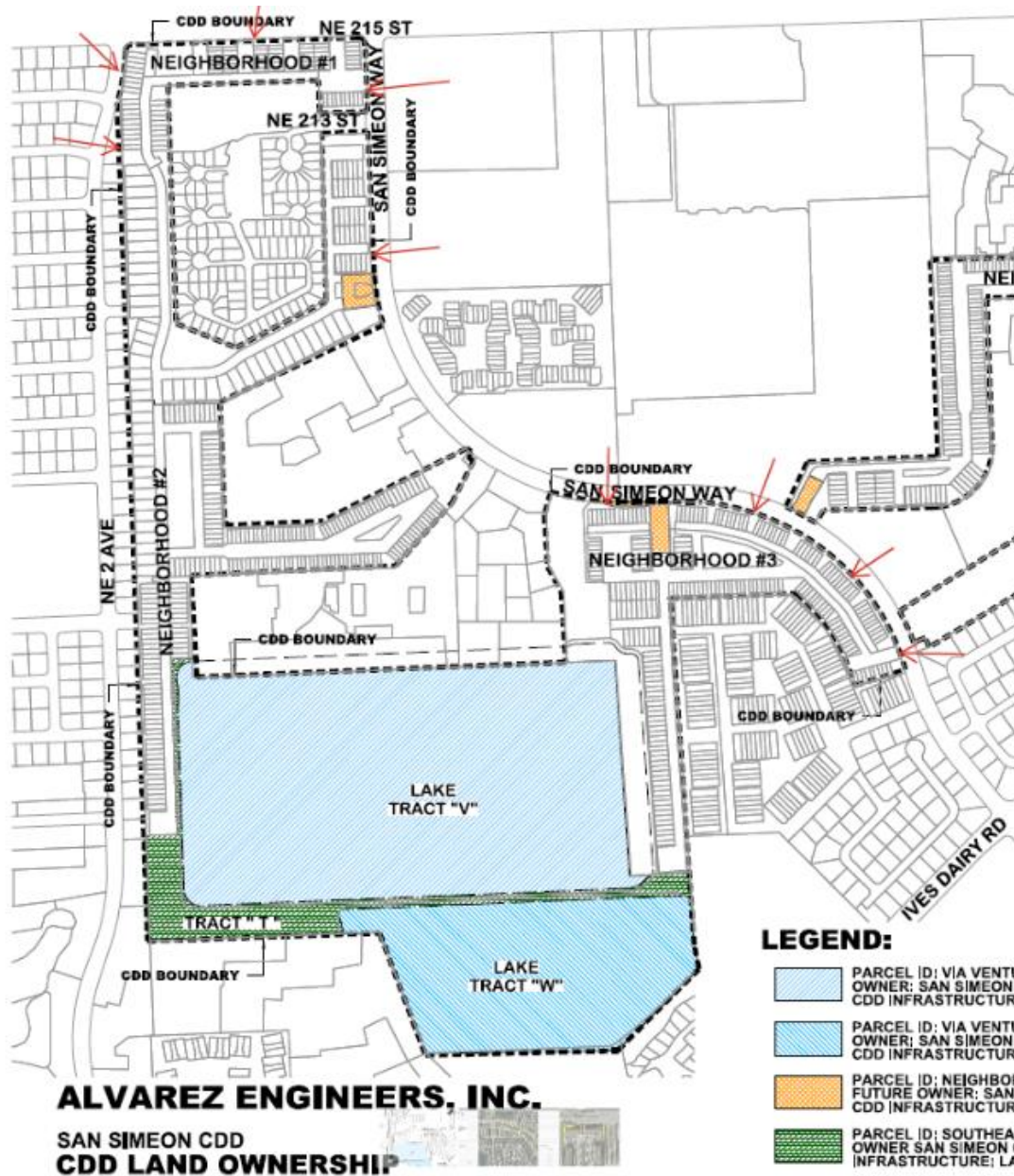
Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

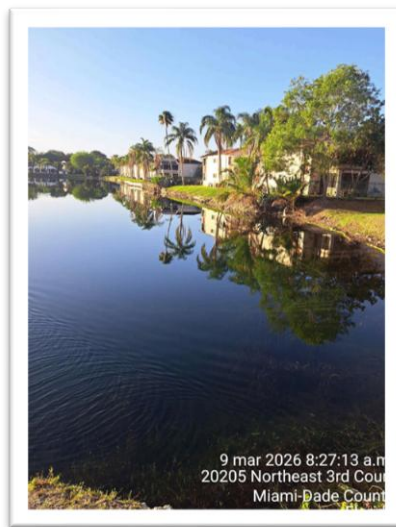


Governmental Management Services-South Florida, LLC

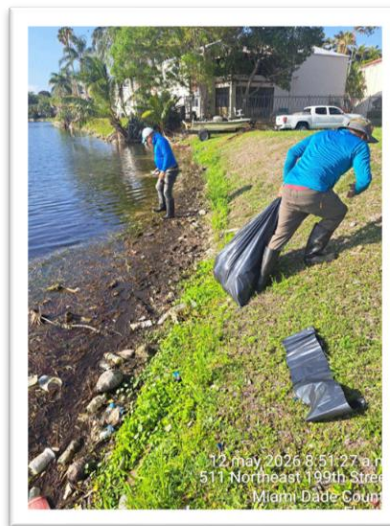
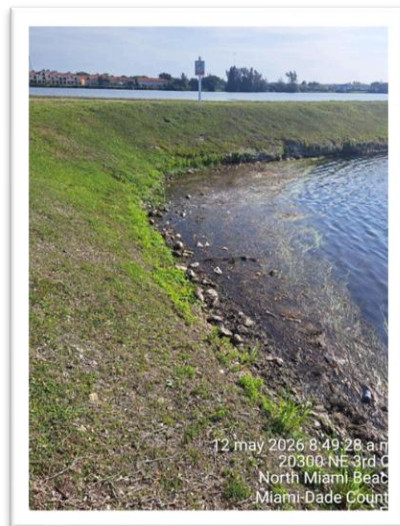
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Lake services provided by Eco Blue Lake Management (EB) on March 9th, April 8th and May 12th. 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 shoreline during the May services.



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.
- Below you will find updates regarding the Miami-Dade County service requests.
 - Ticket # 26-00058209 white mobile home; was removed.
 - Ticket # 26-00058217 street vendors; were removed.
 - Ticket # 26-00058219 downed “No Parking” sign; was reinstalled.



Governmental Management Services-South Florida, LLC

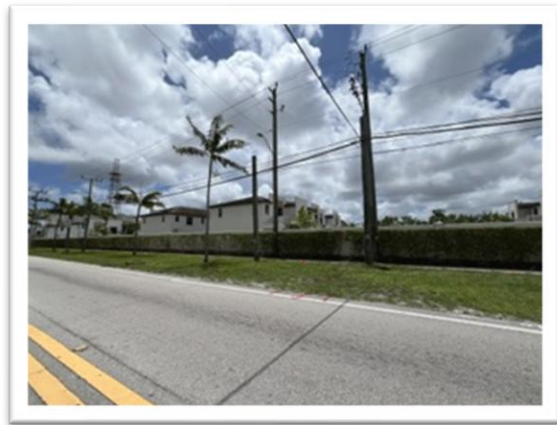
5385 N. Nob Hill Road Sunrise, FL 33351

Before



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

After



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

Exhibits

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



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: **San Simeon**

DATE: 3/9/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>70.7</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	Numbers of lake worked
☒ GRASSES & EMERGENTS	1,2
☒ SUBMERSED AQUATICS	1,2
☒ FLOATING PLANTS	1,2
☒ DEBRIS	1,2

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



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

FISH & WILDLIFE 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: 4/8/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.4</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.6</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☒ ALGAE CONTROL	Numbers of lake worked
☒ GRASSES & EMERGENTS	1,2
☒ SUBMERSED AQUATICS	1,2
☒ FLOATING PLANTS	1,2
☒ DEBRIS	1,2

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ECO-BLUE

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(305) 316-1817



ecoblueaquatic@gmail.com

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FISH: ☒ Bass ☐ Bream ☒ Catfish ☒ Tilapia ☐ Grass carp ☒ Mosquito fish

BIRDS: ☒ Duck ☐ Wood strok ☒ Shorebird ☒ Wading bird ☒ Songbird ☐ Gallinuele

REPTILES: ☐ Alligator ☐ Snake ☒ Turtle ☐ Lizard ☒ Amphibians ☒ Insects

NATIVE PLANTS NOTED

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☐ 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: 5/12/2026

WEATHER CONDITIONS: **Sunny**

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>72.5</u> °F	☐ High	☒ Average	☐ Low
DISSOLVED OXYGEN:	<u>6.5</u>	☐ High	☒ Average	☐ Low
Ph READING:	<u>6.6</u>	☐ High	☒ Average	☐ Low
WATER CLARITY:	<u>Good</u>	☐ High	☒ Average	☐ Low
WATER LEVEL:	<u>Good</u>	☐ High	☒ Average	☐ Low

LAKE MANAGEMENT

☒ ALGAE CONTROL	Numbers of lake worked
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☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.

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 [?] 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

SuborganizationBoard of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/1/2026	View Filings
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings

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Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]			
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	 Form 1 - 4/22/2026	View Filings
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	 Form 1 Not Filed	View Filings
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	 Form 1 Not Filed	View Filings

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

1-5 of 5

Rows per page:

[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **San Simeon Community Development District**, as described in the attached **MAP**, has **804** voters.

Alina Garcia
Supervisor of Elections

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

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

San Simeon
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Mar 26	475 - 480	\$21,291.50
	ACH - Utilities	\$13.85
Apr 26	481 - 484	\$21,528.53
	ACH - Utilities	\$13.85
TOTAL		\$42,847.73

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/17/26	00009	3/03/26 9046 FEB 26	202602 310-51300-31100 - ENGINEERING SVCS	ALVAREZ ENGINEERS, INC.	*	52.50	52.50 000475
3/17/26	00003	2/28/26 197423 FEB 26	202602 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	638.00	638.00 000476
3/17/26	00025	3/01/26 5910 MAR 26	202603 320-53800-46800 - LAKE MAINTENANCE	ECO BLUE AQUATIC SERVICES, INC.	*	1,100.00	1,100.00 000477
3/17/26	00020	3/16/26 342589 MAR 26	202603 320-53800-46200 - LANDSCAPE SVCS		*	11,185.00	
		3/16/26 342589 MAR 26	202603 320-53800-46203 - PORTER SVCS		*	1,456.00	
		3/16/26 342589 MAR 26	202603 320-53800-46500 - IRRIGATION SVCS		*	850.00	
		3/16/26 342589 MAR 26	202603 320-53800-54000 - PEST CONTROL/FER		*	320.00	
			EQUATOR LANDSCAPING				13,811.00 000478
3/17/26	00001	3/01/26 158 MAR 26	202603 320-53800-34000 - FIELD MANAGEMENT		*	1,279.92	
		3/01/26 159 MAR 26	202603 310-51300-34000 - MGMT FEES		*	3,455.83	
		3/01/26 159 MAR 26	202603 310-51300-35100 - COMPUTER TIME		*	34.83	
		3/01/26 159 MAR 26	202603 310-51300-31300 - DISSEMINATION		*	231.92	
		3/01/26 159 MAR 26	202603 310-51300-49500 - WEBSITE ADMIN		*	92.75	
		3/01/26 159 MAR 25	202603 310-51300-42000 - POSTAGE		*	3.70	
		3/01/26 159 MAR 26	202603 310-51300-42500 - COPIES		*	1.05	
			GMS-SF, LLC				5,100.00 000479
3/17/26	00031	3/02/26 67103022 2/26-REMOVED TWO BRANCHES	202602 320-53800-46202	TONY'S NURSERY & GARDEN	*	590.00	590.00 000480
4/07/26	00025	4/01/26 5953 APR 26	202604 320-53800-46800 - LAKE MAINTENANCE	ECO BLUE AQUATIC SERVICES, INC.	*	1,100.00	1,100.00 000481
SANS SAN SIMEON				SNEER00A			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/07/26	00020	4/01/26 342614	202604 320-53800-46200		*	11,185.00	
		APR 26 - LANDSCAPE SVCS					
		4/01/26 342614	202604 320-53800-46203		*	1,456.00	
		APR 26 - PORTER SVCS					
		4/01/26 342614	202604 320-53800-46500		*	850.00	
		APR 26 - IRRIGATION SVCS					
		4/01/26 342614	202604 320-53800-54000		*	320.00	
		APR 26 - PEST CONTROL/FER					
			EQUATOR LANDSCAPING				13,811.00 000482
4/07/26	00001	4/01/26 160	202604 320-53800-34000		*	1,279.92	
		APR 26 - FIELD MANAGEMENT					
		4/01/26 161	202604 310-51300-34000		*	3,455.83	
		APR 26 - MGMT FEES					
		4/01/26 161	202604 310-51300-35100		*	34.83	
		APR 26 - COMPUTER TIME					
		4/01/26 161	202604 310-51300-31300		*	231.92	
		APR 26 - DISSEMINATION					
		4/01/26 161	202604 310-51300-49500		*	92.75	
		APR 26 - WEBSITE ADMIN					
		4/01/26 161	202604 310-51300-42000		*	5.18	
		APR 26 - POSTAGE					
		4/01/26 161	202604 310-51300-42500		*	.60	
		APR 26 - COPIES					
			GMS-SF, LLC				5,101.03 000483
4/28/26	00003	3/31/26 1998068	202603 310-51300-31500		*	1,516.50	
		MAR 26 - GENERAL COUNSE					
			BILLING COCHRAN, P.A.				1,516.50 000484
TOTAL FOR BANK A						42,820.03	
TOTAL FOR REGISTER						42,820.03	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/28/26	00012	2/11/26 41001835 21255NE	202601 320-53800-43100 2ND CT 11/4-02/04	MIAMI-DADE WATER & SEWER DEPT	*	13.85	13.85 008908
4/28/26	00012	4/13/26 70129302 20796 NE	202604 320-53800-43100 2ND CT(1/12-4/8)	MIAMI-DADE WATER & SEWER DEPT	*	13.85	13.85 008909
TOTAL FOR BANK Z						27.70	
TOTAL FOR REGISTER						27.70	

SANS SAN SIMEON SNEER00A

San Simeon
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2019</u>
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
April 30, 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	\$ 44,811	\$ -	\$ -	\$ 44,811
Due from General Fund	-	64,046	-	64,046
<u>Investments:</u>				
State Board of Administration (SBA)	813,774	-	-	813,774
<u>Series 2019</u>				
Reserve	-	356,183	-	356,183
Revenue	-	731,288	-	731,288
Construction	-	-	55,238	55,238
Prepaid Expenses	6,000	-	-	6,000
Total Assets	\$ 864,585	\$ 1,151,517	\$ 55,238	\$ 2,071,340
Liabilities:				
Accounts Payable	\$ 560	\$ -	\$ -	\$ 560
Due to Debt Service	64,046	-	-	64,046
Total Liabilities	\$ 64,606	\$ -	\$ -	\$ 64,606
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,000	\$ -	\$ -	\$ 6,000
Restricted for:				
Debt Service	-	1,151,517	-	1,151,517
Capital Project	-	-	55,238	55,238
Unassigned	793,979	-	-	793,979
Total Fund Balances	\$ 799,979	\$ 1,151,517	\$ 55,238	\$ 2,006,734
Total Liabilities & Fund Balance	\$ 864,585	\$ 1,151,517	\$ 55,238	\$ 2,071,340

San Simeon
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 312,696	\$ 312,696	\$ 308,254	\$ (4,442)
Interest Income	20,000	11,667	16,446	4,779

Total Revenues	\$ 332,696	\$ 324,363	\$ 324,700	\$ 338
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Expenditures:

General & Administrative:

Engineering	\$ 10,000	\$ 5,833	\$ 105	\$ 5,728
Attorney	15,000	8,750	8,526	224
Annual Audit	3,900	3,900	3,900	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,783	1,623	1,623	(0)
Trustee Fees	4,434	-	-	-
Management Fees	41,470	24,191	24,191	0
Information Technology	418	244	244	(0)
Website Maintenance	1,113	649	649	-
Telephone	50	29	-	29
Postage & Delivery	500	292	109	183
Insurance General Liability	6,951	6,951	6,699	252
Printing & Binding	100	58	11	48
Legal Advertising	1,400	817	1,767	(950)
Other Current Charges	500	292	294	(2)
Office Supplies	100	58	1	58
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 89,444	\$ 53,862	\$ 48,293	\$ 5,569
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San Simeon
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Maintenance	\$ 15,359	\$ 8,960	\$ 8,959	\$ 0
Water	250	146	56	90
Landscape Maintenance	140,931	82,210	78,295	3,915
Plant Replacement	15,000	8,750	8,500	250
Tree Trimming	15,000	8,750	590	8,160
Repairs & Maintenance	9,000	5,250	-	5,250
Irrigation Repairs/Maintenance	10,200	5,950	5,950	-
Pump Station Maintenance	16,000	9,333	8,504	829
Property Insurance	6,000	-	-	-
Lake Maintenance	13,860	8,085	7,700	385
Lake Debris Removal	1,350	788	-	788
Janitorial & Porter Services	18,346	10,702	10,192	510
Sidewalk Maintenance	3,750	2,188	-	2,188
Stormwater Drainage Maintenance	13,000	7,583	2,240	5,343
Contingency/Permits	10,000	5,833	-	5,833
Subtotal Field Expenditures	\$ 288,046	\$ 164,527	\$ 130,986	\$ 33,541
Total Expenditures	\$ 377,490	\$ 218,389	\$ 179,279	\$ 39,110
Excess (Deficiency) of Revenues over Expenditure	\$ (44,794)	\$ 105,974	\$ 145,421	\$ 39,447
Net Change in Fund Balance	\$ (44,794)	\$ 105,974	\$ 145,421	\$ 39,447
Fund Balance - Beginning	\$ 44,794		\$ 654,558	
Fund Balance - Ending	\$ -		\$ 799,979	

San Simeon
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 712,365	\$ 712,365	\$ 699,763	\$ (12,602)
Interest Income	15,000	8,750	18,441	9,691
Total Revenues	\$ 727,365	\$ 721,115	\$ 718,204	\$ (2,912)
<u>Expenditures:</u>				
Interest - 12/15	\$ 221,656	\$ 221,656	\$ 221,656	\$ -
Interest - 6/15	221,656	-	-	-
Principal - 6/15	270,000	-	-	-
Total Expenditures	\$ 713,313	\$ 221,656	\$ 221,656	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 14,053	\$ 499,459	\$ 496,548	\$ (2,912)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,657)	\$ (7,657)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,657)	\$ (7,657)
Net Change in Fund Balance	\$ 14,053	\$ 499,459	\$ 488,891	\$ (10,569)
Fund Balance - Beginning	\$ 303,490		\$ 662,626	
Fund Balance - Ending	\$ 317,543		\$ 1,151,517	

San Simeon
Community Development District
Capital Projects Fund Series
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,078	\$ 1,078
Total Revenues	\$ -	\$ -	\$ 1,078	\$ 1,078
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 1,078	\$ 1,078
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,657	\$ 7,657
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,657	\$ 7,657
Net Change in Fund Balance	\$ -	\$ -	\$ 8,735	\$ 8,735
Fund Balance - Beginning	\$ -		\$ 46,504	
Fund Balance - Ending	\$ -		\$ 55,238	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,254
Interest Income	2,143	1,873	2,221	2,651	2,372	2,627	2,559	-	-	-	-	-	16,446
Total Revenues	\$ 2,143	\$ 49,243	\$ 240,252	\$ 8,565	\$ 7,302	\$ 7,108	\$ 10,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,700

Expenditures:

General & Administrative:

Engineering	\$ -	\$ -	\$ -	\$ 53	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Attorney	1,798	1,885	1,566	623	638	1,517	500	-	-	-	-	-	8,526
Annual Audit	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	232	232	232	232	232	232	232	-	-	-	-	-	1,623
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,456	3,456	3,456	3,456	3,456	3,456	3,456	-	-	-	-	-	24,191
Information Technology	35	35	35	35	35	35	35	-	-	-	-	-	244
Website Maintenance	93	93	93	93	93	93	93	-	-	-	-	-	649
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	74	13	3	8	2	4	5	-	-	-	-	-	109
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	5	4	-	-	-	1	1	-	-	-	-	-	11
Legal Advertising	1,767	-	-	-	-	-	-	-	-	-	-	-	1,767
Other Current Charges	35	58	13	-	40	44	105	-	-	-	-	-	294
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,293

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	\$ -	\$ -	\$ -	\$ -	\$ -	8,959
Water	-	14	-	28	-	-	14	-	-	-	-	-	56
Landscape Maintenance	11,185	11,185	11,185	11,185	11,185	11,185	11,185	-	-	-	-	-	78,295
Plant Replacement	-	8,500	-	-	-	-	-	-	-	-	-	-	8,500
Tree Trimming	-	-	-	-	590	-	-	-	-	-	-	-	590
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs/Maintenance	850	850	850	850	850	850	850	-	-	-	-	-	5,950
Pump Station Maintenance	4,944	-	3,060	500	-	-	-	-	-	-	-	-	8,504
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	-	-	7,700
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial & Porter Services	1,456	1,456	1,456	1,456	1,456	1,456	1,456	-	-	-	-	-	10,192
Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	320	320	320	320	320	320	320	-	-	-	-	-	2,240
Contingency/Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 21,135	\$ 24,704	\$ 19,251	\$ 16,719	\$ 16,781	\$ 16,191	\$ 16,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,986
Total Expenditures	\$ 35,503	\$ 30,480	\$ 24,648	\$ 25,118	\$ 21,329	\$ 21,572	\$ 20,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,279
Excess (Deficiency) of Revenues over Exper	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,553)	\$ (14,026)	\$ (14,464)	\$ (10,543)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,421
Net Change in Fund Balance	\$ (33,360)	\$ 18,763	\$ 215,604	\$ (16,553)	\$ (14,026)	\$ (14,464)	\$ (10,543)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,421

San Simeon
Community Development District

Long Term Debt Report

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

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

ON ROLL ASSESSMENTS

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

						allocation in %	31%	69%	100%
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2019 Service</i>	<i>Debt</i>	<i>Total</i>
11/12/25	\$ 1,711	\$ 68	\$ 16	\$ -	\$ 1,626	\$ 496	\$ 1,130	\$ 1,626	
11/17/25	49,334	1,973	474	-	46,887	14,303	32,584	46,887	
11/25/25	4,665	248	44	-	4,373	1,334	3,039	4,373	
11/28/25	107,745	4,310	1,034	-	102,401	31,237	71,163	102,401	
12/05/25	799,118	31,965	7,672	-	759,482	231,681	527,801	759,482	
12/24/25	21,773	747	210	-	20,816	6,350	14,466	20,816	
01/09/26	16,750	476	167	-	16,107	4,913	11,193	16,107	
01/26/26	-	-	-	1,001	1,001	1,001	-	1,001	
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	
TOTAL	\$ 1,057,389	\$ 40,286	\$ 10,175	\$ 1,090	\$ 1,008,018	\$ 308,254	\$ 699,763	\$ 1,008,018	

98%	Percent Collected
\$ 21,623	Balance Remaining to Collect