Princeton Commons
Community Development District
June 26, 2026

Princeton Commons

Community Development District

(Avalon Square/Korge)

Agenda

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

Friday
June 26, 2026
10:00 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Microsoft Teams
Meeting ID: 256 682 355 984 03 and Passcode: Ts2p3Ni2
1 872-240-4685 and Phone Conference ID: 618 183 376#

1. Roll Call

2. Approval of Minutes of the March 20, 2026 Meeting **– Page 4**

3. Public Hearing to Adopt the Parking Rules and Regulations
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-05** Adopting the Rules **– Page 9**

   D. Motion to Close the Public Hearing

4. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 16**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-06** Annual Appropriation Resolution **– Page 24**

   D. Consideration of **Resolution #2026-07** Levy of Non Ad Valorem Assessments **– Page 27**

   E. Motion to Close the Public Hearing

5. Authorization to Open an Account with State Board of Administration

6. Staff Reports
   A. Attorney – Memorandum – Legislative Update **– Page 33**

   B. Engineer

   C. Manager
      1) District Updates **– Page 39**

      2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 41**

      3) Form 1 Financial Disclosure Due July 1, 2026 ***– everyone has filed*** **– Page 42**

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

5) Numbers of Registered Voters in the District – **92** – **Page 45**

7. Financial Reports
   A. Approval of Funding Requests **– Page 46**

   B. Approval of Unaudited Financials **– Page 49**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://princetoncommonscdd.com

MINUTES OF MEETING
PRINCETON COMMONS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Princeton Commons Community Development District was held on March 20, 2026, at 10:00 a.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
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS — Oath of Office for Newly Elected Supervisors Elected at the Landowners Meeting – Seat #3, Seat #4, and Seat #5

Ms. Duque: For the record, I have already taken the oath of office of Marc Szasz. At this time I will administer the oath of office to Raise Krause and Vanessa Perez.

SECOND ORDER OF BUSINESS — Roll Call

Ms. Duque called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS — Organizational Matters

A. Consideration of Resolution 2026-02 Canvassing and Certifying the Results of Landowners Election

Ms. Duque: The next item is the organizational matters, which is consideration of Resolution 2026-02, canvassing and certifying the results of the landowner’s elections.

This resolution formally certifies that Vanessa Perez and Marc Szasz were elected for four-year terms and Raisa was elected for a two-year term, consistent with the votes cast at the landowners meeting.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-02 Canvassing and Certifying the Results of Landowners Election, was approved.

B. Consideration of Resolution 2026-03 Electing Officers

Ms. Duque: Resolution 2026-03 elects officers. Currently we have Teresa as the Chair. Carmen is the Vice Chair. Vanessa, Marc, and Raisa serve as Assistant Secretary. From GMS you have Patti Powers as your Treasurer, Sharyn Henning as your Assistant Treasurer, Paul Winkeljohn as your Secretary, and Juliana Duque as an Assistant Secretary. Unless there are any changes to that slate of officers, I'll need a motion from the Board to provide me with a direction.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS — Approval of Minutes of the October 17, 2025 Meeting

Ms. Duque: You have the minutes of the October 17, 2025 meeting in your agenda package. Are there any comments, corrections, or changes to those? If there are no changes I would ask for a motion to approve the minutes.

> On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, the Minutes of the October 17, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS — Consideration of Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: The next item is consideration of Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting the public hearing. The proposed Fiscal Year 2027 budget totals $70,675 in revenues and expenditures, funded by on-roll assessments and a small carry-forward amount, with the per-unit assessment for the 87 single-family units remaining unchanged. There are no revisions to this budget. The Board must adopt the proposed budget and transmit it to the Clerk of the Miami-Dade County Board of County Commissioners by June 15. Based on the 60-day requirement from today to hold the public hearing, my recommendation is that the Board schedule the hearing for June 26, 2026, which aligns with our currently scheduled meeting date unless the Board provides different directions.

> On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing on June 26, 2026 at 10:00 a.m. at 5505 Waterford District Drive, Miami, Florida, was approved.

SIXTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: Let's move to the acceptance of the audit for fiscal year ending September 30, 2025. The independent auditor has completed the Fiscal Year 2025 audit for the District’s financials. The report confirms that the statements are fairly presented and there are no material adverse findings noted for the District.

> 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.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: I don't have anything further.

B. Engineer

There being no report, the next item followed.

C. Manager – Discussion of Opening an Investment Account with the State Board to Earn Interest on Surplus Funds

Ms. Duque: Under the manager's report we have the discussion of opening an investment account with the State Board to earn interest on surplus funds. This will allow us to place excess operating cash in an interest-bearing government run investment pool while maintaining safety and liquidity.

> On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Opening an Investment Account with the State Board to Earn Interest on Surplus Funds, was approved.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Requests

B. Acceptance of Unaudited Financials

Ms. Duque: You have the funding requests and unaudited financials in your agenda package for Board review. Unless there are any questions I would ask for a motion to approve.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving the Funding Requests and Accepting 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

Ms. Duque: Is there a motion to adjourn?

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

Secretary /Assistant Secretary	Chairman / Vice Chairman

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT ENACTING PARKING RULES AND REGULATIONS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Princeton Commons Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 23-2; and

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parking areas, and facilities within the boundaries of the District; and

WHEREAS, the District Board of Supervisors (the "Board") desires to protect the integrity, operation, safety, and aesthetics associated with the District, owned rights-of-way, and lands located within the boundaries of the District, and has determined that it is necessary to establish and adopt rules and regulations governing parking on said District owned properties; and

WHEREAS, the District advertised a public hearing before the Board for June 26, 2026, in order to hear and receive comments on the proposed Princeton Commons Community Development District Parking Rules and Regulations, Rule No. 2026-01 (the "Parking Rules") pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt the Parking Rules.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. The Parking Rules, which are attached hereto and made a part hereof as Exhibit A, are hereby enacted.

Section 3. The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Parking Rules on the District's website, and to generally make copies of such Parking Rules available for inspection or copying by members of the general public pursuant to Florida's Public Records Law.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF JUNE, 2026.

ATTEST:	**PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT**
____________________________	____________________________________
Print name: ________________	Print name: ________________________
Secretary/Assistant Secretary	**Chairman/Vice-Chairman**

EXHIBIT A

PARKING RULES

PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES AND REGULATIONS

1. The rules and regulations herein shall be referred to as the "Princeton Commons Community Development District Parking Rules and Regulations" or the "Parking Rules."
2. No vehicles of any nature shall be parked on any portion of the Princeton Commons Community Development District (the "District")-owned property except on the surfaced parking areas specifically designated for parking.
3. Vehicles may not be double-parked in marked parking spaces. All vehicles must fit within the footprint of a parking space, and no portion of the vehicle may extend beyond the boundaries of the parking space.
4. Overnight parking in District-owned, designated parking spaces is prohibited. For purposes of this rule, overnight parking means parking between the hours of ___________________ and ___________.
5. Vehicles may not be parked on curbs in any District-owned property.
6. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
7. Except as otherwise provided herein or by resolution of the District's Board of Supervisors, on-street parking is prohibited twenty-four (24) hours per day, seven (7) days per week on all District streets, roadways, thoroughfares, and rights-of-way.
8. No vehicles shall be parked within or adjacent to District-owned property in a manner that damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, irrigation facilities and structures, fire hydrants, or other public utilities.
9. No vehicles shall be parked within or adjacent to District-owned property in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9) feet of clearance for traffic; in a manner that impedes or prevents law enforcement, emergency,

public utilities, moving, or commercial delivery vehicles from accessing such roads or rights-of-way; or in a manner that blocks a sidewalk or obstructs access to a driveway.

10. No vehicles used in business for the purpose of transporting or delivering goods, equipment, and the like, shall be parked within or upon District-owned property, except during the period of delivery.
11. No vehicle that cannot operate on its own power shall remain within the District-owned property for more than twenty-four (24) hours.
12. No vehicle repairs or maintenance, except emergency repairs (e.g., battery replacement, flat tire repair or replacement), shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
13. No car washing or other cleaning of vehicles shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
14. No vehicles shall be stored on blocks or lifted on jacks within the District-owned property.
15. No vehicles with flat, rotted, or missing tires or vehicles that are otherwise inoperable for any reason (for example, a totaled vehicle or a vehicle without a windshield) shall remain within the District-owned property for more than twenty-four (24) hours.
16. No commercial vehicle, limousine, boat, trailer—including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description—or camper, may be kept within District-owned property. For purposes of this rule, the term "commercial vehicle" does not include marked law enforcement vehicles or recreational or personal sports utility vehicles (SUVs) or clean non-work vehicles such as pick-up trucks, vans, or cars if they are used by the owner daily for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to construction vehicles being used in connection with construction, improvements, installations, or repairs by the District at or in any property owned by the District.
17. No vehicles displaying commercial advertising shall be parked within District-owned property.
18. No vehicles bearing a "for sale" sign shall be parked within District-owned property.
19. No vehicles with expired registrations or license plates (at least 30 days expired) or with tarpaulin covers or other vehicle covers may be parked within District-owned property.

20. Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.
21. Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable law.
22. **Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Miami-Dade County and the Florida Statutes.**
23. Appropriate signage shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and the Florida Statutes. "No Parking" signs and other parking signs related to the enforcement of the Parking Rules shall not be removed. **Damaging or removing the parking signs is a violation of the Parking Rules and may constitute a crime or crimes, including, but not limited to, the crime of Criminal Mischief under section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under section 812.014, Florida Statutes, punishable as provided therein.**
24. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including, but not limited to, the requirements of chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or other approved law enforcement agency having jurisdiction thereof.
25. **If District-owned property (including, but not limited to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair or replacement. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property may be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.**
26. The enforcement of these Parking Rules may be temporarily suspended or relaxed in whole or in part for specified periods of time (for example, on certain holidays or in the event of

an emergency or natural disaster), as determined by the District's Board of Supervisors in its sole discretion.

Princeton Commons
Community Development District

Approved Proposed Budget
FY 2027

Table of Contents

Princeton Commons

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 68,208	$ 67,780	$ 428	$ 68,208	68,208
Carry Forward	-	-	-	-	2,467
TOTAL REVENUES	**$ 68,208**	**$ 67,780**	**$ 428**	**$ 68,208**	**$ 70,675**
EXPENDITURES:					
Administrative					
Engineering	$ 3,000	$ 103	$ 2,898	$ 3,000	$ 3,000
Attorney	10,000	6,090	3,910	10,000	10,000
Annual Audit	4,100	4,100	-	4,100	4,200
Assessment Administration	2,120	2,120	-	2,120	2,247
Dissemination Agent	2,120	1,413	707	2,120	2,247
Trustee Fees	4,565	4,246	-	4,246	4,565
Management Fees	28,355	18,903	9,452	28,355	30,056
Information Technology	1,134	756	378	1,134	1,202
Website Maintenance	1,134	756	378	1,134	1,134
Telephone	100	-	100	100	100
Postage & Delivery	250	-	250	250	250
Insurance General Liability	5,720	5,512	-	5,512	6,063
Printing & Binding	125	-	125	125	125
Legal Advertising	2,500	939	420	1,359	2,500
Other Current Charges	2,700	852	1,049	1,901	2,700
Office Supplies	110	-	110	110	110
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 68,208**	**$ 45,965**	**$ 19,775**	**$ 65,740**	**$ 70,674**
TOTAL EXPENDITURES	**$ 68,208**	**$ 45,965**	**$ 19,775**	**$ 65,740**	**$ 70,674**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 21,815**	**$ (19,348)**	**$ 2,467**	**$ -**

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	87	$ 68,207.74	$ 71,797.62	$ 825.26	$ 825.26	$ -
TOTAL	**87**	**$ 68,207.74**	**$ 71,797.62**			

Princeton Commons

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments - On 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.

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.

Assessment Roll Administration
Governmental Management Services-South Florida, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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 Governmental Management Services-South Florida, 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.

Princeton Commons

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)

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.

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.

Princeton Commons

Community Development District

Approved Proposed Budget

Debt Service Series 2023 Special Assessment Bonds

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 70,282	$ 69,684	$ 598	$ 70,282	$ 70,282
Interest Earnings	1,200	1,426	174	1,600	1,000
Carry Forward Surplus [(1)]	38,073	38,050	-	38,050	38,401
TOTAL REVENUES	**$ 109,555**	**$ 109,160**	**$ 772**	**$ 109,932**	**$ 109,683**
EXPENDITURES:					
Interest - 12/15	$ 27,838	$ 27,838	$ -	$ 27,838	$ 27,425
Interest - 6/15	27,838	-	27,838	27,838	27,425
Principal - 6/15	15,000	-	15,000	15,000	15,000
TOTAL EXPENDITURES	**$ 70,675**	**$ 27,838**	**$ 42,838**	**$ 70,675**	**$ 69,850**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ (856)	$ -	$ (856)	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ (856)**	**$ -**	**$ (856)**	**$ -**
TOTAL EXPENDITURES	**$ 70,675**	**$ 28,694**	**$ 42,838**	**$ 71,531**	**$ 69,850**
EXCESS REVENUES (EXPENDITURES)	**$ 38,880**	**$ 80,467**	**$ (42,066)**	**$ 38,401**	**$ 39,833**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	$ 27,013
	$ 27,013

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	87	$ 70,282.26	$ 73,981.32	$ 850.36	$ 850.36	$ -
TOTAL	**87**	**$ 70,282.26**	**$ 73,981.32**			

Princeton Commons

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	$ 880,000	5.500%		$ 27,838	$ 65,950
06/15/26	880,000	5.500%	15,000	27,838	
12/15/26	865,000	5.500%		27,425	$ 70,263
06/15/27	865,000	5.500%	15,000	27,425	
12/15/27	850,000	5.500%		27,013	69,438
06/15/28	850,000	5.500%	15,000	27,013	
12/15/28	835,000	5.500%		26,600	68,613
06/15/29	835,000	5.500%	15,000	26,600	
12/15/29	820,000	5.500%		26,188	67,788
06/15/30	820,000	5.500%	15,000	26,188	
12/15/30	805,000	5.500%		25,775	66,963
06/15/31	805,000	6.250%	15,000	25,775	
12/15/31	790,000	6.250%		25,306	66,081
06/15/32	790,000	6.250%	15,000	25,306	
12/15/32	775,000	6.250%		24,838	65,144
06/15/33	775,000	6.250%	20,000	24,838	
12/15/33	755,000	6.250%		24,213	69,050
06/15/34	755,000	6.250%	20,000	24,213	
12/15/34	735,000	6.250%		23,588	67,800
06/15/35	735,000	6.250%	20,000	23,588	
12/15/35	715,000	6.250%		22,963	66,550
06/15/36	715,000	6.250%	20,000	22,963	
12/15/36	695,000	6.250%		22,338	65,300
06/15/37	695,000	6.250%	25,000	22,338	
12/15/37	670,000	6.250%		21,556	68,894
06/15/38	670,000	6.250%	25,000	21,556	
12/15/38	645,000	6.250%		20,775	67,331
06/15/39	645,000	6.250%	25,000	20,775	
12/15/39	620,000	6.250%		19,994	65,769
06/15/40	620,000	6.250%	30,000	19,994	
12/15/40	590,000	6.250%		19,056	69,050
06/15/41	590,000	6.250%	30,000	19,056	
12/15/41	560,000	6.250%		18,119	67,175
06/15/42	560,000	6.250%	30,000	18,119	
12/15/42	530,000	6.250%		17,181	65,300
06/15/43	530,000	6.250%	35,000	17,181	
12/15/43	495,000	6.250%		16,088	68,269
06/15/44	495,000	6.500%	35,000	16,088	
12/15/44	460,000	6.500%		14,950	66,038
06/15/45	460,000	6.500%	40,000	14,950	
12/15/45	420,000	6.500%		13,650	68,600
06/15/46	420,000	6.500%	40,000	13,650	
12/15/46	380,000	6.500%		12,350	66,000
06/15/47	380,000	6.500%	45,000	12,350	
12/15/47	335,000	6.500%		10,888	68,238
06/15/48	335,000	6.500%	45,000	10,888	
12/15/48	290,000	6.500%		9,425	65,313
06/15/49	290,000	6.500%	50,000	9,425	
12/15/49	240,000	6.500%		7,800	67,225
06/15/50	240,000	6.500%	55,000	7,800	
12/15/50	185,000	6.500%		6,013	68,813
06/15/51	185,000	6.500%	60,000	6,013	
12/15/51	125,000	6.500%		4,063	70,075
06/15/52	125,000	6.500%	60,000	4,063	
12/15/52	65,000	6.500%		2,113	66,175
06/15/53	65,000	6.500%	65,000	2,113	67,113
Total			**$ 890,000**	**$ 1,092,425**	**$ 1,982,425**

Princeton Commons

Community Development District

Non-Ad Valorem Assessments Comparison

2026 - 2027

Description	O&M Units	Bonds Units 2023	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)**
Single Family	87	87	**$825.26**	$825.26	**$0.00**	**$850.36**	$850.36	**$0.00**	**$1,675.62**	$1,675.62	**$0.00**
Total	87	87									

RESOLUTION 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRINCETON COMMONS 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 Princeton Commons 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 PRINCETON COMMONS 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 Princeton Commons 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 26th DAY OF June 2026.

ATTEST:	**PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCETON COMMONS 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 Princeton Commons 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 Princeton Commons 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 PRINCETON COMMONS 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 26th day of June 2026.

ATTEST:	**PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit B

Folio	Debt		O&M		Total		Count
30-6923-022-0010	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0020	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0030	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0040	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0050	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0060	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0070	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0080	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0090	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0100	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0110	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0120	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0130	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0140	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0150	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0160	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0170	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0180	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0190	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0200	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0210	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0220	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0230	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0240	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0250	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0260	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0270	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0280	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0290	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0300	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0310	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0320	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0330	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0340	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0350	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0360	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0370	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0380	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0390	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0400	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0410	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0420	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0430	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0440	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0450	$	850.36	$	825.26	$	1,675.62	1
30-6923-022-0460	$	850.36	$	825.26	$	1,675.62	1

30-6923-022-0470	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0480	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0490	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0500	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0510	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0520	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0530	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0540	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0550	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0560	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0570	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0580	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0590	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0600	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0610	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0620	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0630	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0640	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0650	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0660	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0670	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0680	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0690	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0700	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0710	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0720	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0730	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0740	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0750	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0760	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0770	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0780	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0790	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0800	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0810	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0820	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0830	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0840	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0850	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0860	$ 850.36	$ 825.26	$ 1,675.62	1
30-6923-022-0870	$ 850.36	$ 825.26	$ 1,675.62	1
	$ 73,981.32	**$ 71,797.62**	**$ 145,778.94**	**87**

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/.

PRINCETON COMMONS CDD

Avalon Square

JUNE 26, 2026

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

Juliana Duque
District Manager
jduque@gmssf.com

PRINCETON COMMONS CDD





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

BOARD OF SUPERVISORS MEETING DATES
***PRINCETON COMMONS* COMMUNITY DEVELOPMENT DISTRICT**
FISCAL YEAR 2026/2027

The Board of Supervisors of the *Princeton Commons* Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:00 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida 33126, on the third Friday of each month as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 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://princetoncommonscdd.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.

Juliana Duque
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

Suborganization | Board 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 - 6/18/2026	View Filings

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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 - 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 [?] • Biscayne Drive Estates Community Development District - Board of Supervisors [?] • Black Creek Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/8/2026	View Filings

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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 [?]			

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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 **Princeton Commons Community Development District**, as described in the attached **MAP**, has **92** 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.

Princeton Commons

COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

Date	*check #'s*	*Amount*
Mar 2026	75 - 77	$3,276.09
Apr 2026	78- 79	$3,898.59
May 2026	80- 82	$72,472.79
	TOTAL	**$79,647.47**

*** CHECK DATES 03/01/2026 - 05/31/2026 *** PRINCETON COMMONS - GENERAL
BANK A PRINCETON COMMONS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
3/17/26	00007	3/03/26	9073	202602	310-51300-31100		*	47.50		
			FEB 26 - ENGINEERING SVCS							
						ALVAREZ ENGINEERS, INC.			47.50	000075
3/17/26	00003	2/28/26	197530	202602	310-51300-31500		*	500.00		
			FEB 26 - LEGAL SERVICES							
						BILLING COCHRAN, P.A.			500.00	000076
3/17/26	00001	3/01/26	42	202603	310-51300-34000		*	2,362.92		
			MAR 26 - MGMT FEES							
		3/01/26	42	202603	310-51300-35100		*	94.50		
			MAR 26 - COMPUTER TIME							
		3/01/26	42	202603	310-51300-31300		*	176.67		
			MAR 26 - DISSEMINATION							
		3/01/26	42	202603	310-51300-49500		*	94.50		
			MAR 26 - WEBSITE ADMIN							
						GMS-SOUTH FLORIDA, LLC			2,728.59	000077
4/28/26	00003	3/31/26	198067	202603	310-51300-31500		*	1,170.00		
			MAR 26 - LEGAL SERVICES							
						BILLING COCHRAN, P.A.			1,170.00	000078
4/28/26	00001	4/01/26	43	202604	310-51300-34000		*	2,362.92		
			APR 26 - MGMT FEES							
		4/01/26	43	202604	310-51300-35100		*	94.50		
			APR 26 - COMPUTER TIME							
		4/01/26	43	202604	310-51300-31300		*	176.67		
			APR 26 - DISSEMINATION							
		4/01/26	43	202604	310-51300-49500		*	94.50		
			APR 26 - WEBSITE ADMIN							
						GMS-SOUTH FLORIDA, LLC			2,728.59	000079
5/13/26	00001	5/01/26	44	202605	310-51300-34000		*	2,362.92		
			MAY 26 - MGMT FEES							
		5/01/26	44	202605	310-51300-35100		*	94.50		
			MAY 26 - COMPUTER TIME							
		5/01/26	44	202605	310-51300-31300		*	176.67		
			MAY 26 - DISSEMINATION							
		5/01/26	44	202605	310-51300-49500		*	94.50		
			MAY 26 - WEBSITE ADMIN							
						GMS-SOUTH FLORIDA, LLC			2,728.59	000080
5/13/26	00005	4/29/26	04292026	202604	310-51300-49000		*	60.00		
			# OF REGISTERED VOTERS							
						MIAMI-DADE COUNTY ELECTIONS DEPT			60.00	000081

*** CHECK DATES 03/01/2026 - 05/31/2026 *** PRINCETON COMMONS - GENERAL
BANK A PRINCETON COMMONS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/26	00012	5/13/26	TAX REC.	202605	300-20700-10000		*	69,684.20		
			TXFR TAX RECEIPTS							
						PRINCETON COMMONS CDD			69,684.20	000082

TOTAL FOR BANK A		79,647.47
TOTAL FOR REGISTER		79,647.47

Princeton Commons

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Princeton Commons

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 29,642	$ -	$ -	$ 29,642
Investments:				
Series 2023				
Reserve	-	35,131	-	35,131
Revenue	-	80,466	-	80,466
Construction	-	-	6,034	6,034
Total Assets	**$ 29,642**	**$ 115,597**	**$ 6,034**	**$ 151,273**
Liabilities:				
Accounts Payable	$ 1,500	$ -	$ -	$ 1,500
Total Liabilites	**$ 1,500**	**$ -**	**$ -**	**$ 1,500**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 115,597	$ -	$ 115,597
Capital Project	-	-	6,034	6,034
Unassigned	28,142	-	-	28,142
Total Fund Balances	**$ 28,142**	**$ 115,597**	**$ 6,034**	**$ 149,773**
Total Liabilities & Fund Balance	$ 29,642	$ 115,597	$ 6,034	$ 151,273

Princeton Commons

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 68,208	$ 68,208	$ 67,780	$ (428)
Total Revenues	**$ 68,208**	**$ 68,208**	**$ 67,780**	**$ (428)**
Expenditures:				
General & Administrative:				
Engineering	$ 3,000	$ 2,000	$ 103	$ 1,898
Attorney	10,000	6,667	6,090	577
Annual Audit	4,100	4,100	4,100	-
Assessment Administration	2,120	2,120	2,120	-
Dissemination Agent	2,120	1,413	1,413	0
Trustee Fees	4,565	4,565	4,246	318
Management Fees	28,355	18,903	18,903	0
Information Technology	1,134	756	756	0
Website Maintenance	1,134	756	756	0
Telephone	100	67	-	67
Postage & Delivery	250	167	-	167
Insurance General Liability	5,720	5,720	5,512	208
Printing & Binding	125	83	-	83
Legal Advertising	2,500	1,667	939	728
Other Current Charges	2,700	1,800	852	948
Office Supplies	110	73	-	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 68,208**	**$ 51,032**	**$ 45,965**	**$ 5,067**
Total Expenditures	**$ 68,208**	**$ 51,032**	**$ 45,965**	**$ 5,067**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ 17,176	$ 21,815	$ 4,639
Net Change in Fund Balance	**$ -**	**$ 17,176**	**$ 21,815**	**$ 4,639**
Fund Balance - Beginning	$ -		$ 6,327	
Fund Balance - Ending	$ -		$ 28,142	

Princeton Commons

Community Development District

Debt Service Fund Series

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 70,282	$ 70,282	$ 69,684	$ (598)
Interest Income	1,200	800	1,426	626
Total Revenues	**$ 71,482**	**$ 71,082**	**$ 71,110**	**$ 28**
Expenditures:				
Interest - 12/15	$ 27,838	$ 27,838	$ 27,838	$ -
Interest - 6/15	27,838	-	-	-
Principal - 6/15	15,000	-	-	-
Total Expenditures	**$ 70,675**	**$ 27,838**	**$ 27,838**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 807	$ 43,245	$ 43,273	$ 28
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (856)	$ (856)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (856)	$ (856)
Net Change in Fund Balance	**$ 807**	**$ 43,245**	**$ 42,417**	**$ (828)**
Fund Balance - Beginning	$ 38,073		$ 73,181	
Fund Balance - Ending	$ 38,880		$ 115,597	

Princeton Commons

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 138	$ 138
Total Revenues	**$ -**	**$ -**	**$ 138**	**$ 138**
Expenditures:				
Capital Outlay	$ -	$ -	$ 263	$ (263)
Total Expenditures	**$ -**	**$ -**	**$ 263**	**$ (263)**
Excess (Deficiency) of Revenues over Expenditure	**$ -**	**$ -**	**$ (125)**	**$ (125)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 856	$ 856
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 856**	**$ 856**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 731**	**$ 731**
Fund Balance - Beginning	$ -		$ 5,302	
Fund Balance - Ending	$ -		$ 6,034	

Princeton Commons

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 1,774	$ 63,531	$ 2,472	$ -	$ -	$ 4	$ -	$ -	$ -	$ -	$ -	$ 67,780
Total Revenues	**$ -**	**$ 1,774**	**$ 63,531**	**$ 2,472**	**$ -**	**$ -**	**$ 4**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 67,780**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ -	$ 55	$ 48	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 103
Attorney	1,410	510	500	500	500	1,170	750	750	-	-	-	-	6,090
Annual Audit	-	-	-	1,500	2,600	-	-	-	-	-	-	-	4,100
Assessment Administration	2,120	-	-	-	-	-	-	-	-	-	-	-	2,120
Dissemination Agent	177	177	177	177	177	177	177	177	-	-	-	-	1,413
Trustee Fees	-	4,246	-	-	-	-	-	-	-	-	-	-	4,246
Management Fees	2,363	2,363	2,363	2,363	2,363	2,363	2,363	2,363	-	-	-	-	18,903
Information Technology	95	95	95	95	95	95	95	95	-	-	-	-	756
Website Maintenance	95	95	95	95	95	95	95	95	-	-	-	-	756
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	939	-	-	-	-	-	-	-	-	-	-	-	939
Other Current Charges	556	61	62	28	17	24	81	24	-	-	-	-	852
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	**$ 13,440**	**$ 7,546**	**$ 3,290**	**$ 4,811**	**$ 5,893**	**$ 3,922**	**$ 3,560**	**$ 3,502**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,965**
Excess (Deficiency) of Revenues over Expe	$ (13,440)	$ (5,772)	$ 60,240	$ (2,339)	$ (5,893)	$ (3,922)	$ (3,556)	$ (3,502)	$ -	$ -	$ -	$ -	$ 21,815
Net Change in Fund Balance	**$ (13,440)**	**$ (5,772)**	**$ 60,240**	**$ (2,339)**	**$ (5,893)**	**$ (3,922)**	**$ (3,556)**	**$ (3,502)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,815**

Princeton Commons

Community Development District

Long Term Debt Report

Special Assessment Revenue Bonds Series 2023		
Original Bond Issue Amount:		$900,000
Interest Rate:	5.500%, 6.250%, 6.50%	
Maturity Date:	12/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$35,131	
Reserve Fund Balance	35,131	
Bonds Outstanding - 11/14/2023		$900,000
Principle Payment - 06/15/2024		($10,000)
Principle Payment - 06/15/2025		($10,000)
Current Bonds Outstanding		**$880,000**

Princeton Commons

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami/Dade County

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 71,798	$ 73,981	$ 145,779
Net Assessments	$ 68,208	$ 70,282	$ 138,490
allocation in %	49%	51%	100%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2023 Debt Service	Total
11/15/25	$ 1,676	$ 67	$ 16	$ -	$ 1,593	$ 784	$ 808	$ 1,593
11/25/25	438	18	4	-	416	205	211	416
11/28/25	1,676	67	16	-	1,593	784	808	1,593
12/05/25	134,050	5,362	1,287	-	127,401	62,746	64,655	127,401
12/24/25	1,676	67	16	-	1,593	784	808	1,593
01/09/26	4,886	121	48	-	4,717	2,323	2,394	4,717
01/26/26	-	-	-	149	149	149	-	149
04/30/26	-	-	-	4	4	4	-	4
TOTAL	**$ 144,400**	**$ 5,702**	**$ 1,387**	**$ 153**	**$ 137,464**	**$ 67,780**	**$ 69,684**	**$ 137,464**

99%	**Percent Collected**
$ 1,379	**Balance Remaining to Collect**