



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

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

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

Juliana Duque
District Manager
GMS-SF

PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



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District Manager
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Princeton Commons Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meetings were held on the third Friday of the month at 10:00 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL 33126.

Meeting Dates:

October 17, 2025 – Held

November 4, 2025 – Held- Exception Landowner's Meeting

December 19, 2025 – Cancelled

January 16, 2026 – Cancelled

February 20, 2026 – Cancelled

March 20, 2026 – Held

April 17, 2026 – Cancelled

May 15, 2026 – Cancelled

June 19, 2026 – Cancelled

June 26, 2026 – Special Meeting - Held

July 17, 2026 - Cancelled

August 21, 2026 - Cancelled

September 18, 2026 - Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit conducted by Grau & Associates was completed, approved by the Board, posted on the District's website, and submitted to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

The District Engineer reviewed the Princeton Commons Community Development District's infrastructure and confirmed that the Developer has completed the District's planned infrastructure improvements. At this time, the District has acquired only the water and sewer systems, which were then transferred to the Miami-Dade County Water and Sewer Department. No other public infrastructure or land has yet been conveyed to the District for ownership or maintenance.

The Fiscal Year 2026–2027 proposed budget currently includes administrative expenses only. Once the Developer conveys the roadways, drainage system, land, and other public infrastructure to the District, future budgets will need to include field operations and maintenance expenses for those assets. The District currently holds a blanket easement

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over the CDD property to allow for public purposes and the future acquisition of completed infrastructure.

The Engineer recommends that, once the District assumes responsibility for the roadways, it consider establishing a sinking fund for future roadway resurfacing, pavement markings, and signage. The estimated annual contributions are approximately \$3,406 for future road resurfacing and \$1,717 for pavement markings and signage.

The Engineer also recommends a five-year stormwater maintenance program after the drainage system is conveyed to the District. The program would service approximately 20% of the system each year, including drainage-structure cleaning, baffle service and replacement, pipe cleaning, and CCTV inspections. The program would cover 26 drainage structures and approximately 2,000 linear feet of pipe over five years, with an estimated total cost of \$24,571. The Board may determine the appropriate timing and funding method for this program.

Finally, the report confirms that the District maintains general liability, hired and non-owned automobile, employment practices liability, public officials liability, and crime insurance through Florida Insurance Alliance. Sufficient funds have been budgeted for policy renewal.

Overall Determination

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

Chair/Vice Chair:  _____
Print Name: Teresa Baluja
Princeton Commons Community Development District

Date: 2026-09-18

District Manager:  _____
Print Name: Juliana Duque
Princeton Commons Community Development District

Date: 2026-09-18

Juliana Duque
District Manager
GMS-SF

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Juliana Duque

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District Manager - Assistant Secretary

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Teresa Baluja

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Chair/ Vice Chair

Lennar Homes LLC

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Payment Events	Status	Timestamps