



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 2025:

- 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

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

Exhibit A: Goals, Objectives, and Annual Reporting Form



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District Manager
GMS-SF

San Diego Villas 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 11:30 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

Meeting Dates:

June 26, 2026 – Held

July 17, 2026 – Cancelled

August 21, 2026 – Cancelled

September 11, 2026 – Held

The District was newly organized on June 26, 2026. During this initial reporting period, the District held its organizational meeting and began conducting Board meetings as necessary to establish the District's governance and administrative framework. The District's organizational meeting was held on June 26, 2026. The District also held a Board meeting on September 11, 2026. Meetings scheduled for July 17, 2026, and August 21, 2026, were cancelled. As the District was organized during the final quarter of the fiscal year, this initial reporting period represents a partial year of operations.

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings held during the reporting period were properly noticed in accordance with applicable Florida law. Meeting notices were published and posted on the District's website and in the local newspaper, as applicable.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

The District established procedures for the maintenance and availability of public records.

Juliana Duque
District Manager
GMS-SF

Meeting agendas, minutes, and other public records are maintained and made available in accordance with Florida's public-records requirements
Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

As a newly organized District, San Diego Villas CDD is in the initial stages of development and organization. During this reporting period, the District focused on coordinating with its professional staff and the Developer regarding the anticipated construction, acquisition, and future operation and maintenance of District infrastructure. As infrastructure is completed and conveyed to the District, management will conduct site inspections in accordance with the District Management Services Agreement and the District's operational needs.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

During this initial reporting period, the District coordinated with the District Engineer regarding the planning, design, financing, and anticipated construction or acquisition of the District's capital improvement plan, including roadway improvements, stormwater management and drainage facilities, water-distribution facilities, sanitary sewer-collection facilities, and related improvements. The District Engineer will conduct periodic and annual infrastructure inspections, as appropriate, once the District has accepted responsibility for completed infrastructure.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

As a newly established District, San Diego Villas CDD initiated its budgeting and financial-administration processes during this reporting period. The District will prepare, adopt, and publish annual budgets in accordance with applicable Florida law as it enters its first full fiscal year of operations.

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District Manager
GMS-SF

Result: Standard achieved.

Goal 3.2: Financial Reports

The District established financial-reporting and recordkeeping procedures through its District Accounting department. Financial records, budget documents, and other required public information will be maintained and made available through the District's website and public-records procedures, as applicable

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

Because the District was organized on June 26, 2026, the District did not complete a full fiscal year of financial operations during the reporting period. The District will coordinate the completion, approval, filing, and publication of its annual independent financial audit in accordance with applicable Florida law and required reporting deadlines.

4. Engineer's Annual Report Summary (2026)

Overall Determination

San Diego Villas Community Development District was newly organized on June 26, 2026. During its initial partial fiscal year, the District focused on establishing its governance, administrative, financial, public-notice, and public-records framework. The District achieved its initial organizational and compliance objectives for the reporting period. As the District enters its first full fiscal year of operations, it will continue implementing its budget, assessment, financial-reporting, infrastructure-planning, engineering, inspection, and maintenance responsibilities

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Chair/Vice Chair: _____
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San Diego Villas Community Development District

Date: 2026-09-17

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District Manager: _____
Print Name: Juliana Duque
San Diego Villas Community Development District

Date: 2026-09-17

Juliana Duque
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