



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

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Westview North 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 first Tuesday of every other month at 8:00 AM at the Community Clubhouse, 15200 NW 24 Avenue, Opa-Locka, Florida 33167

Meeting Dates:

November 4, 2025 – Held

January 6, 2025 – Held

March 3, 2026 – Held

May 5, 2026 – Held

September 1, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

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District Manager
GMS-SF

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 done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Westview North CDD 2026 Annual Maintenance Report, prepared by Alvarez Engineers, Inc is prepared pursuant to Section 9.21(b) of the Master Trust Indenture related to the Series 2022 Special Assessment Bonds. It provides (i) findings on the condition of the District-owned infrastructure, (ii) maintenance and operation recommendations for Fiscal Year 2026-2027 with estimated costs, and (iii) a review of the District's insurance coverage and budget for premiums.

The Engineer reviewed the District-owned infrastructure, including the lakes, entry roads, stormwater drainage system, water and sewer facilities, and lift stations. Based on periodic field visits and observations, the infrastructure is generally in good repair, working order, and condition.

The primary item identified by the Engineer is erosion at both lakes within the community. This should continue to be monitored and addressed as appropriate.

The Engineer also concluded that the District's proposed Fiscal Year 2026–2027 field-operations budget is adequate to maintain, repair, and operate the infrastructure for which the District is currently responsible.

For future capital planning, the Engineer recommends that the District consider establishing a sinking fund for eventual resurfacing of the north and south parcel entry

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roads and the clubhouse parking area. Based on current estimates, the pavement resurfacing cost is projected at approximately \$17,925 at the end of its remaining 28-year service life, with an estimated annual contribution of approximately \$619. Pavement markings and signage are projected for replacement in approximately eight years, with an estimated annual contribution of approximately \$339.

The Engineer further recommends a five-year cyclical maintenance program for the stormwater drainage system. The program would service approximately 20% of the system each year, including cleaning drainage structures, inspecting and cleaning pipes through CCTV, and replacing baffles as needed. The full system includes approximately 213 drainage structures and 26,661 linear feet of pipe.

The estimated cost of the five-year stormwater program is approximately \$265,738 in total, with projected annual costs ranging from approximately \$26,670 in the first year to approximately \$61,935 in the fifth year. The Board may fund this work annually, in a lump sum when needed, or through another funding approach at its discretion.

Finally, the report confirms that the District carries the required general liability, hired and non-owned auto, employment practices liability, and public officials liability insurance, and that adequate funding has been budgeted for policy renewal

Overall Determination

The Westview North 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.

DocuSigned by:

 Chair/Vice Chair: _____
 Print Name: Abbie Salt
 Westview North Community Development District

Date: 2026-09-09

DocuSigned by:

 District Manager: _____
 Print Name: Juliana Duque
 Westview North Community Development District

Date: 2026-09-03

Juliana Duque
 District Manager
 GMS-SF

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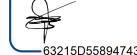
Juliana Duque

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District Manager - Assistant Secretary

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

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