



Westview North
Community Development District

<http://www.westviewnorthcdd.com>

Richard Torres, Chair

Abbie Salt, Vice Chair

Pawel Hanusowski, Supervisor

Freddy X. Alejandro, Supervisor

Casinova Henderson, Supervisor

March 3, 2026



Westview North

Community Development District

Agenda

Seat 1: Richard Torres – (C.)	
Seat 2: Abbie Salt – (V.C.)	
Seat 3: Pawel Hanusowski – (A.S.)	
Seat 4: Freddy X. Alejandro – (A.S.)	
Seat 5: Casinova Henderson – (A.S.)	

Tuesday
March 3, 2026
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave, Miami (Westview) FL, 33167
Join the meeting now

Meeting ID: 255 986 703 033 and Passcode: DX3jG3W6
1 872-240-4685 and Phone Conference ID: 911 456 038#

1. Roll Call
2. Approval of Minutes of the January 6, 2026 Meeting – **Page 3**
3. Consideration of:
 - A. Resolution **2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 22**
 - B. Adopting Rules Related to Maintenance and Compliance with the Declarations of Restrictive Covenants and the Engineering Control Maintenance Plans for Phase 4 and the South areas – **Page 32**
4. Discussion of:
 - A. Procedures for Landowners Election Meeting – November 3, 2026 – **Page 71**
 - B. Procedures for the General Election – **Page 74**
5. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 75**
 - B. Engineer – Update on Billing Rates – **Page 77**
 - C. Field Services – **Page 79**
 - D. Manager – Letter to Residents – Westview North Community Development District and Clubhouse Ownership Information – **Page 88**
6. Financial Reports
 - A. Acceptance of Check Register – **Page 89**
 - B. Acceptance of Unaudited Financials – **Page 92**
7. Supervisors Requests and Audience Comments – Clubhouse Acquisition Discussion
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: www.westviewnorthcdd.com

**MINUTES OF MEETING
WESTVIEW NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westview North Community Development District was held on January 6, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman
Abbie Salt	Vice Chairperson
Pawel Hanusowski	Assistant Secretary
Freddy Alejandro	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel
Sebastin Martinez	Veridian Group
Javier Lopez Castillo	Veridian Group
Yari Lopez Castillo	Veridian Group

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 4, 2025 Meeting**

Ms. Duque: Our first item is the approval of the minutes of the November 4, 2025 meeting. This is the moment to present any additions, corrections or deletions. If there is none a motion to approve will take place.

On MOTION by Ms. Salt seconded by Mr. Torres with all in favor, the Minutes of the November 4, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

**Discussion of Clubhouse
Acquisition**

Ms. Duque: The next item is the clubhouse acquisition. This was added to the agenda following emails I received from Abbie and Pawel, and my understanding is that you would like to discuss it further. I am not certain which direction the Board wishes to pursue at this time, although I have had a couple of conversations with Pawel regarding the matter. One of Abbie's requests, as outlined in her email, was to present to the Board the idea of preparing a letter to all homeowners explaining the reasons the CDD paused the clubhouse purchase. I will now open the floor for discussion. If there is anything else you would like to raise or address regarding this topic, now would be the appropriate time.

Mr. Alejandro: I want to add something to that which is when we were here for the election for the new Board of the HOA there was a lot of misunderstanding of what happened and how it happened. I do agree that we need to clarify that. I don't know how involved we should have the HOA of Westview in the explanation of that because I know Casinova was here and Casinova tried to explain both sides to the best of his ability. I do think that we need to have a lot of clarity both communicating with the homeowners and the HOA themselves.

Ms. Duque: This is a question for the Board; the community does not clearly understand the reason why the Board stopped pursuing the clubhouse acquisition?

Mr. Alejandro: Correct. There are still members of the community that think we own this, and these four people here run it.

Mr. Hanusowski: There is also a misconception of who the Board is. Obviously the language is very similar in both cases. They say the Board everyone thinks it is one Board or the other and it is just a lot of confusion.

Mr. Alejandro: In one chat probably about a month or three weeks ago I don't know if you saw it, but it said no, that is run by the CDD that Richard Torres runs that. Obviously for me we do need to have some clarity on that.

Ms. Duque: For the Board's peace of mind, I want to reiterate something I have mentioned on several occasions: when a resident has a misunderstanding or misconception, please feel free to provide them with my contact information so they can reach out to me directly. At HOA meetings, for example, when these concerns or misunderstandings arise, it would be appropriate to say, "Here is Juliana's contact information. Please contact her so you can receive accurate information about what took

place.” It is very difficult to stop people from talking or to control group chats, which is why we have consistently, and on the advice of District Counsel, recommended that Board members not participate in those chats, including for Sunshine Law reasons. I am more than happy to speak with any residents who have questions. Each resident also received a letter during the Chapter 197 process and the bond validation hearing that included my contact information. You now have a new HOA management company, and we have always tried to work collaboratively with the HOA. The CDD does not send email blasts directly to the community because of public records concerns; those emails would be subject to public records requests. Instead, we try to work closely with the HOA, which does have the ability to email blast the community. We can prepare a message, coordinate with the HOA, and see if they are willing to assist the CDD by sending it to all residents. I would not recommend sending individual letters to residents at this time. We experienced previously that, even when letters were mailed regarding the assessments, many people simply discarded them without reading, which results in wasted funds, and I do not recommend that the Board incur that expense right now. However, we can absolutely move forward with a coordinated communication: you could appoint someone from the Board to work with me on drafting the message, and we can also involve the District attorney in its preparation. If any of you would like to draft the initial version and send it to me, or if you prefer that I prepare a draft and circulate it to one of you and to District Counsel for review, I am comfortable proceeding either way; I just need direction from the Board on how you would like to handle it

Mr. Alejandro: In my opinion it should be drafted by you guys just so we have some clear verbiage and then it comes from you guys.

Mr. Pawelczyk: These are my quick thoughts, and it is no disrespect to your community because it is every community. People don't read letters. They look at them and it is too much. They do not read an email. The one thing that you might want to do is just do ten bullet points. The CDD does not own the clubhouse. The CDD Board members are listed on the website here is the link and include the link. The CDD was considering purchasing the clubhouse and decided not to due to pending litigation. A copy of the minutes are attached to this link. Then you have ten bullet points, and we can either put them on the website or circulate them through the HOA and that way at least

you have some of the information there. You can always add to it too. If you guys say let's add this bullet point to this. The reason you guys did not do it each of you have your own reasons for voting to stop the process. Whatever reasons you indicated at the time are reflected in the minutes or you choose not to indicate those reasons on the record. You have every prerogative to do that. You can't say why the Board decided to do that other than that there is pending litigation and the Board said let's wait and see what happens with the litigation.

Ms. Duque: That is correct.

Mr. Torres: I would also say that a majority of this community is in tune with what is going on. It could be 10 or 15% best. To be able to have something on the Westview club website is that sufficient or would you want to put this through the HOA.

Mr. Pawelczyk: I think it is just sufficient to put it on the website. If someone has a question about it say hey look at that website. If you as a Board want to try to ask the HOA to distribute it for us we could do that.

Ms. Duque: Just for the record, the minutes, discussions, and the reasons why the Board stopped the process are all available for anyone who wishes to review them.

Mr. Pawelczyk: It is already on the website.

Mr. Hanusowski: I like linking it to the bullet points, and questionnaire.

Ms. Duque: Would the Board like to appoint a specific Supervisor to work with me on this so we do not have to wait until the next meeting, and so it can be approved and posted in the interim?

Mr. Alejandro: I will take it.

Mr. Torres: I am open to doing that if you are opening to doing it.

Mr. Hanusowski: I will motion to put Freddy in charge of that.

On MOTION by Mr. Hanusowski seconded by Ms. Salt with all in favor, a motion to appoint Freddy Alejandro to work with management to create bullet points in regard to the clubhouse acquisition to be posted on the CDD website and HOA dashboard was approved.

Mr. Pawelczyk: This is what I would rather read if I was in the community instead of reading a letter.

Mr. Hanusowski: There was a whole of questions and confusion when the whole acquisition was happening everyone was like what are all these improvements. The Clubhouse is fine.

Mr. Alejandro: I think we should do the bullet points thing and then in terms of the distribution it is just having it posted somewhere. I don't know if everyone has seen the new dashboard from the new community on the HOA side. We post it on the dashboard and if you have any questions feel free to go look at that.

Ms. Duque: So you would also like me to send it to the HOA and request that they post it, correct?

Mr. Alejandro: Correct. Once we have the document we will reach out to the HOA and have it posted on the dashboard. I personally would prefer it posted on the dashboard and then an email sent through the HOA.

Mr. Pawelczyk: I guess start drafting it and I can look at it if you want me to. That is what I would envision.

Ms. Salt: My main concern at that time when I wrote that email was that they were making that resolution for the HOA and go purchase the club like now. I was like oh, ok.

Ms. Duque: Something I want to bring to the Board's attention is that this Board has no authority over the HOA Board. You cannot control whether the HOA chooses to move forward with the clubhouse purchase. This is something I discussed with Pawel. There is no "right" or "wrong" as to which entity ultimately owns the clubhouse; either the CDD or the HOA can have a positive impact, and, in the end, it will be up to your community. I would caution you not to be closed-minded in thinking it must be the CDD; the HOA could also complete the purchase, and that outcome, and any negotiations, could be very positive. As I discussed with Pawel, if the HOA does decide to proceed with that transaction at some point, this Board has no authority to stop them or direct them not to move forward simply because the CDD previously considered purchasing it.

Ms. Salt: I wasn't so much concerned that the HOA was going to buy it. My concern was that let's wait and see what is happening with the litigation, which could be very positive for our community.

Mr. Pawelczyk: Right you were saying HOA follow the CDD's lead right?

Ms. Salt: Correct. The other thing is I know that the HOA is concerned that if we bought it there would be two different management companies potentially in there. I had a question I think it is for you Mike is hypothetically let's say litigation happens and it is appropriate now to go forward to buy the club by someone. If the CDD bought it could we have an agreement with the HOA that we would defer and use their management company?

Mr. Pawelczyk: You could or we could just enter into an agreement with that management.

Ms. Salt: I know that is one of the concerns. Could we have an actual agreement that we would follow along with whatever management company the HOA designated?

Mr. Pawelczyk: You could have that agreement as long as you can get out of it. I am only saying that because right now you might be aligned and everybody is happy with each other. Then there is another time when you not. You could say this is a decision we as the CDD Board have to make we can't use ABC company just because the HOA using them because they are horrible. We might have to make that change. I really don't think there is so much in savings as there is an ability to get things done and go to one person to make sure everything gets done. If you take on a club compared to a management community it is a huge responsibility.

Ms. Duque: We have seen this model work well in other communities. In many cases, there are significant advantages when the same company that manages the HOA also manages the clubhouse, because they interact with your residents on a day-to-day basis and understand their needs. I have observed several clubhouses in South Florida where the HOA and CDD share the same management company, and the clubhouse director regularly attends CDD meetings, reports on recent activities, and relays both community and clubhouse-related concerns to the Board. In my experience, this arrangement often has a very positive impact, as it promotes alignment and consistent communication between the HOA, the clubhouse operations, and the CDD. While there can be situations where the interests are not perfectly aligned, in most cases they are, because the management company that serves your HOA also has a vested interest in the successful operation of the clubhouse.

Mr. Torres: I would like to ask a question to Veridian is that ok? Are you guys capable of having an operations manager for the clubhouse?

Mr. Castillo: Yes. We do it down south in another community where the community manager manages the Association and the clubhouse. That HOA decided to purchase their clubhouse so then they condensed it all into one essentially. The community manages both of those. They have their team, front desk associate, and other clubhouse activities directors. It creates a flow similar to how Juliana was saying. She needs to be able to attend Board meetings with the HOA Board and also CDD meetings with the CDD Board so that way both entities are getting the same information from the same person.

Mr. Torres: Would it work if the purchase of the clubhouse went through the CDD and you guys still do the operations management?

Mr. Castillo: In my opinion yes. That works as long as the property manager is the same entity on both sides. I think that could work. The only restriction you may run into is whether you want specifically an office manager and one company is able to ramp up to that and the other isn't. We probably could do it. Maybe a competitor can't. If you go to them and that is really what you want now you are going to run into a conflict where one company can provide a service and another one can't.

Mr. Martinez: The only other answer to your question would be does the community manager manage the clubhouse also manage the clubhouse or do you have a community manager and a clubhouse manager and if it is the community manager then what agreement do you want to enter with the HOA to split that person's salary or anything of that sort.

Mr. Pawelczyk: We have done that in other communities where we have split. We have a CDD owned clubhouse very small clubhouse with a pool and a small room, and the HOA community manager manages the club amenity and has an office in the clubhouse and manages the HOA in the community by agreement. It is a cost-sharing agreement we have with the HOA to pay a certain percentage for that management service. The percentage that is applicable to the club and the District facilities because she also does the ops management. She will meet with the lake vendor to make sure the lake is taken care of. She provides some field management services as well. It is an agreement between the CDD and HOA to split that cost. The CDD writes a check quarterly

I think, to the HOA for that cost and every year it is renegotiated depending on the budget of both entities.

Ms. Duque: You can structure the management arrangement in different ways. For example, the primary manager who oversees both the HOA and the club can remain the main point of contact, while an assistant manager handles the clubhouse's day-to-day operations, events, and activities. We use this type of structure in Silver Palms (Palm Glades CDD), where the same manager oversees both sides, and it works very well: she is fully aware of HOA concerns, clubhouse issues, and has staff support to manage the workload. Ultimately, it will depend on what the Board, the community, and the management company feel is the best set of options to bring forward.

Mr. Alejandro: I think once we cross that bridge we need to have that conversation. I do agree that depending on who purchases the clubhouse hypothetically if it goes to the CDD the CDD sits down with a representative of the HOA or the management company and we iron it out from the beginning instead of hoping for the best that we have done with a lot of things in this community. If the HOA decides to purchase it themselves then we are completely out of it.

Mr. Pawelczyk: It goes kind of both ways. GMS will manage clubhouses also. It can go both ways. You can hire that District's manager firm to also manage the club.

Ms. Duque: I want the record to clearly reflect that while GMS does provide clubhouse management services for certain communities in North Florida where those services were specifically requested, the team serving this District in South Florida does not provide those services and does not intend to do so. If the CDD ultimately purchases the clubhouse, this Board will be responsible for overseeing whichever entity is engaged to manage the clubhouse operations. That is, in practical terms, how the structure would work.

Mr. Alejandro: In my opinion this conversation needs to be had when we cross that bridge if we cross that bridge with everybody here present and also a representative of the HOA if it is something that the CDD is going to take on. Once again with the original discussion I think with what happened there is a lot of confusion in regard to it. There is not any clarity of who would run it, how would it run. It is kind of like who is going to sitting there. It is just all over the place. Let's start with a simple bullet point tik tok video and

then we move forward with it. If the HOA decides to purchase it, have fun. If the CDD decides to purchase it we will do the second step.

Mr. Pawelczyk: Just to add now that Meridan is involved in this in your community now we all have a relationship with them with a community that Javier was referring to. They can communicate directly to Juliana saying this is a question that came out of the HOA how can we get these answers to you. Otherwise no matter what we do there is still going to be someone out there.

Mr. Torres: I have a question for Freddy because you weren't there that day of the bond issuance vote down what was your position on that?

Mr. Alejandro: My position is still the same of we should save money for the community. Purchasing it there the CDD was going to be saving money, and we have that responsibility to the homeowners.

Mr. Torres: So you did not want to pause it?

Mr. Alejandro: I know that with all the information on the table a different decision was taking.

Mr. Torres: I only ask because I don't think you were there that day.

Mr. Alejandro: Unfortunately that was the one meeting I was not able to attend either virtually or physically.

Ms. Duque: That is correct; he was not able to attend that meeting. From my perspective, it was a very difficult decision for each of you, and what ultimately guided your choice was the pending litigation and your desire not to jeopardize the bond validation, which was a critical milestone. One of the plaintiffs had stated on the record at a public meeting that he intended to challenge the bond validation, and such a challenge could create significant uncertainty and risk for the District's future. That concern was the primary reason the Board decided to move in the direction it did

Mr. Alejandro: I did read the minutes on that. Based on the information I was given I understand why the Board took the position they took. That is my personal opinion on it, and it is what it is.

Ms. Salt: I have spoken to the attorney since our last meeting the plaintiffs' attorney for litigation and nothing is really happening. They are working on getting the class certification, but it seems like there is a pretty good case that the fee itself could be

declared to be invalid and therefore there is no profit then for anyone. Once that fee goes away this entity, this club has no profit other than maybe a little profit in the maintenance expenses and then we are in a much better bargaining position either the HOA or the CDD. I thought it was worth the risk to wait a year or ten months. The potential increase in the cost per person was not that much that it is worth the risk to see where the litigation goes. They guy knows what he is doing. They have a bunch of lawsuits going on and they are working on settling certain cases with Lennar.

Mr. Torres: Aside from that since we started the CDD club purchase the Chairman of the Fed decreased rates twice .25 and .25 and I understand that there might be a new chairman of the fed in the spring or the summer. They are probably going to decrease it another amount. Think about the savings we would have already seen just from the .50 since we started this conversation.

Mr. Hanusowski: There is still a couple of concerns. At the end of the day Lennar's fee for the clubhouse was based on some silly formula that includes profits. They don't have to negotiate what their assumed worth of this thing is. Yes, maybe and maybe no. At the end of the day we don't know whether they are going to budge or not. The original conversation that I had with Lennar was that they are not budgeting but they could include a couple of things on the outside. We have appointed Abbie to continue the negotiations once we move forward. The whole idea of this thing was to pause it to see what is going on since the bond validation was going to get knocked down or at least challenged and that was going to push us to this fiscal year anyway. For me it was a pause and I was like let's not waste money now because it is going to move to next year anyway and it seems like Lennar didn't increase the price. The longer we do wait we still give Lennar more money because they will increase the price.

Mr. Torres: Our case is based on that. It is based on the illegal club fee.

Mr. Hanusowski: Your case is based on just the illegal club fee and not how it relates to the purchase price of the clubhouse.

Mr. Torres: The illegal club fee goes into the purchase price.

Mr. Hanusowski: If I created the documents and I said every year unrelated to what the fee is this is the fee structure that I want to me I don't see it any differently.

Mr. Torres: But that is not the documentation that they provided.

Mr. Hanusowski: Sure but at the end of the day that is the price that they want.

Ms. Salt: The point is does practical matter. If you have zero profit you are not going to pay \$8,000,000 for a zero-profit entity. No one.

Mr. Hanusowski: I see what you are saying. That makes sense because then nobody is going to buy it.

Ms. Salt: It could just sit there and let Lennar spend money and make zero profit.

Mr. Torres: If it increase \$733,000 per year if you look over a course of 20 to 30 years at a conservative interest rate of 5.85% or something like that.

Mr. Hanusowski: The interest savings is great.

Mr. Torres: With the decrease in the interest rate twice saying more than \$733,000 per year. I don't know exactly how much more.

Mr. Hanusowski: The wait seemed like a great opportunity for us.

Mr. Torres: We are all smart people here.

Mr. Hanusowski: It also depends on how long also. You also don't know what is going to happen with any of these things.

Mr. Torres: There are some things here that we have to see play out.

Mr. Hanusowski: I would like to still be here that is all I am saying.

Ms. Salt: Thanks everybody for having this conversation.

Mr. Hanusowski: I think Abbie your point for that letter was great. I think our discussion based on all this is fine for this topic.

Mr. Torres: Did you receive the email?

Ms. Duque: No, I have not yet. You can present it to the Board.

Mr. Torres: Can I have a quick discussion here? This is dated December 11th from our attorney's Carter Anderson and Bush Ross, and it is emailed to Lennar Corporation. I will just read it from here. Dear Lennar Corporation and its above-named subsidiaries, officers, and directors. Our law firm and our co-counsel, a tons of names, represent the plaintiffs in the enclosed class action lawsuit against Westview Club, LLC, a wholly owned subsidiary of Lennar Corporation. This correspondence is intended for Lennar, for each of the Lennar subsidiaries involved in the knowing violation of Chapter 720 Florida Statutes by collecting unlawful assessments for club membership fees from homeowners, and for the respective officers, directors and audit committee members of Lennar and its

subsidiaries. In June 2022, Lennar formed the Westview Club, LLC, which recorded the Westview club plan. The club plan requires payment of the club membership fees that violated Florida Homeowners Association Act specifically section 720.308 Florida Statutes. Westview is one of the several communities in which Lennar has recorded club plans that require club membership fees that violate Florida law. Tellingly the Lennar-backed Florida Home Builders Association filed an amicus brief in *Avatar Properties versus Gundel, 372*, in an effort to overturn the trial's court ruling in that case that club membership fees violate Florida law. That effort failed, the appellate court in *Gundel* affirmed the trial court's ruling and when efforts to have the Florida Supreme Court reverse that decision also failed. The developer in *Gundel* paid more than \$64,000,000 to *Gundel* class action members, for the unlawful membership fees collected in that community. Lennar then began lobbying Florida legislator to amend the Homeowners Association Act to allow club plans that require club membership fees. Those efforts in 2024 and 2025 legislative sessions failed. Notwithstanding Lennar's lobbying efforts that included former Governor Jeb Bush authoring an opinion piece in the *Miami Herald* supporting the legislation as paid consultant for Lennar. After Lennar's various efforts to change Florida law failed, Lennar decided to nevertheless continue violating Florida law in communities in which it was currently collecting club membership fees. During this time, Lennar also decided to begin collecting the unlawful club membership fees in the Westview community on November 1, 2024. We write to be certain that this information has reached the desks of the highest officers, directors, and decision makers for Lennar. We are sending this correspondence to notify of this illegal conduct by Lennar and its subsidiaries and to demand that each of you cause Lennar and its subsidiaries to cease and desist from this knowing intentional violation of Florida law. Accordingly we demand that Lennar and all of its subsidiaries including but not limited to Westview Club, LLC cease and desist from collecting membership fees in the event that Lennar subsidiaries continue to collect club membership fees in Westview. We will continue to seek on a class-wide basis, claims from all available remedies and damages against Lennar and its subsidiaries. Furthermore we are aware that instead of complying with Florida law Lennar is endeavoring to monetize its future illegal profit streams from collection of club membership fees by the sale of club property to homeowner funded entities. For example

in the summer of 2025 Lennar tried to persuade the Westview Community Association, Inc. to purchase Westview club for a price calculated by Lennar to monetize the illegal club membership fee in Westview when Westview Association struggled to obtain financing. By August/September 2025 Lennar proposed and persuaded the Westview North CDD to consider issuing special assessments bonds to fund the purchase of the Westview Club from Lennar for a price calculated by Lennar to monetize illegal club membership fee. After the Westview North CDD voted not to pursue this transaction Lennar returned to its efforts to persuade Westview Community Association to purchase the Westview Club to monetize for Lennar the illegal club membership fee. Similar efforts are ongoing throughout Florida. We intend to pursue all damages for this intentional misconduct designed to instruct legal profits from thousands of Florida homeowners including but not limited to the homeowners of Westview. This correspondence is not admission that any notice is necessary or required for any action to be taken with respect to the conduct described herein. Nor is this correspondence an election of any rights or remedies, all of which are expressly and permanently reserved. Signed by the plaintiff's attorney, Carter Anderson. So you have a greater understanding of what is going on with the case and where it is moving. I can't really talk anything more about the case as I was instructed but I was told that I could give that piece for the cease and desist to all the Board members here at the CDD.

Mr. Pawelczyk: I just forwarded it.

Mr. Torres: She is going to forward a copy to each and every one of you.

Ms. Duque: Any other comments from the Board or any other discussion about this item? Ok, let's move forward to staff reports.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Actually for the clubhouse issues it has been very quiet on my end, so I really don't have anything to report unless you guys have any questions.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer.

C. Field Services – Report

Mr. Lorenzo: Does anybody have any questions? You can see my report starting on page 20. Does anybody have any questions?

Mr. Alejandro: On the report there was some updates from December. Do you have any updates as of now?

Mr. Lorenzo: Are you talking about the conduit along the lake?

Mr. Alejandro: Yes.

Mr. Lorenzo: It has been removed and some other debris along the lake have been removed. You will see that on page 25. You will see some landscaping items on page 21. Then some miscellaneous field maintenance items starting on page 27 with pictures. There is no more cars parking along the outer perimeter that I am aware of when I come visit. The only thing that remains is a jet ski and some debris that hasn't been taken. I will continue to follow up on that. There is a mattress that you can see there as well. We locked up the gates and installed a chain and new lock in the two preserve areas. One of them the one in the south section they were trimmed. I don't know who trimmed them. It wasn't Dixie Landscaping because I know we discussed at the last meeting that the Board didn't want to proceed but somebody did cut around the bottom of the trees and left the clippings. Those should have already been removed by Dixie if not it will be soon. The one-way sign was repaired. I know that was something we discussed at the last meeting. We are also working on restricted area signage for the two preserve areas. There is one sign. We are going to add a couple more. Unless you have any other questions, there is also a fence repair that you can see on page 29. That is the only thing I have for you guys to review which is on page 32. There is a proposal for that repair.

Mr. Alejandro: We only have one proposal?

Mr. Lorenzo: Yes.

Mr. Alejandro: How are we doing with this line item?

Ms. Duque: The vendor who submitted this proposal is one we already use in my other Districts, and his pricing is very competitive. However, if the Board prefers to obtain multiple proposals, we can certainly do that; it is entirely up to the Board which direction you would like us to take. Because I do not have a defined spending limit for this type of repair, and absent an emergency requiring immediate action, I will bring these items back to the Board of Supervisors for your review, approval, and direction on how to proceed.

At the last meeting, the Board indicated it was comfortable using familiar vendors we already work with, but even though this proposal is for \$877.45, I will not move forward without the Board's explicit authorization.

Ms. Salt: I make a motion that we do this.

On MOTION by Ms. Salt seconded by Mr. Alejandro with all in favor, a proposal from FCC Carpentry and General Painting in the amount of \$877.45 for chain link fence repairs was approved.

Mr. Lorenzo: The only other items I know you had mentioned at the last meeting the area on the main street as you get to the roundabout that is flooding. That has been reported to the HOA, so the HOA is aware of that. They are looking into that as we speak. Also there was a drain cover that fell right by the roundabout. I don't know if you noticed some cones were placed on the entrance side.

Ms. Duque: I brought a picture.

Mr. Lorenzo: The HOA was able to put some cones. I came yesterday to put some caution tape and then the company was able to go ahead and recover the drain. Usually when it is not there it is because it fell down. The company advised that it is probably a truck. It probably fell down and nobody noticed and security or HOA put cones.

Ms. Duque: Nevertheless, I wanted to be sure we communicated with the HOA and requested that the security company be especially vigilant with respect to the drain covers, as we have had issues with similar drains in another area. Hopefully this was caused by a large truck and not by someone intentionally removing them, but for the safety of the community, we felt it was important that the HOA be made aware of the situation as well.

Mr. Lorenzo: Does anyone have any other questions or concerns?

Mr. Hanusowski: On the east side of the community along the golf course drive on the northern end this was I believe on over the holiday break there was a bunch of vehicles parked along that side. I don't think I ever noticed any signs that said no parking on that side. I know the issue was mainly on the west. I don't want to spend any money it is just something that I noticed that people are starting to park on that side as well.

Ms. Duque: Pawel, you may recall, though I am not sure if you were on the Board at the time, that when I first took over the District I discovered the CDD was maintaining certain areas that were not CDD-owned. At the same time, there was a rule in place allowing the District to enforce parking in areas that were also not CDD property. We brought that back to the Board, and the Board ultimately rescinded the resolution because we cannot enforce parking regulations on property that does not belong to the CDD. Since it is not CDD property, we also cannot install "No Parking" signs there. Any existing parking signs in those locations were installed before my tenure as District Manager, so I cannot speak to their origin. As Jesus mentioned, what we are doing now is being proactive by contacting the appropriate entity when there is illegal parking, such as in the case of the jet ski: Jesus opened a ticket, the responsible agency placed a notice on the jet ski and requested that it be removed. We will continue to follow that approach, but we cannot go beyond that.

Mr. Hanusowski: Understood.

Mr. Lorenzo: Just from that it is night and day. There is no cars. There was cars all over. There was debris all over which you guys invested a little bit of money to have it removed. The rest I am reporting to Miami-Dade and they are coming out. Every time I see them out there I will stop and say I am Jesus I am the one opening all the tickets just to introduce myself.

Mr. Torres: I did see on the outer perimeter of the chain-link fence one day a month or two ago, what are your responsibilities on the outer side?

Mr. Lorenzo: Landscaping maintenance and any debris. The debris is a constant challenge. The porter is going around but it is going to be a constant challenge because everybody on the other side of the fence is just throwing debris or driving by and throwing debris.

Ms. Duque: Remember, it is not CDD property; the CDD is maintaining it only because no other party is doing so.

Mr. Torres: Is that going to stop?

Ms. Duque: We do not know for certain, as we do not have an agreement with Miami-Dade County, and we have discussed this before. Your community is currently paying for those services under its landscape contract. The Board of Supervisors could

decide at any time to stop maintaining that area. While it may not technically be part of your community, it does reflect on your community because it is immediately adjacent to it.

Mr. Alejandro: Have we done an outreach to the county already?

Ms. Duque: Yes, we have, and I have not received any specific information about an agreement that we could enter into with them. The same applies to the canal we discussed previously: the canal belongs to the South Florida Water Management District, but the CDD is the entity maintaining it, and we do not have a formal agreement with that agency. We have talked about this before, and it is important to remind the Board that we are simply continuing what was approved long ago and what is already built into your budget, even though that could be changed in the future. I will continue to follow up to see what can be done so that we at least obtain clear legal rights for the maintenance activities being performed.

Mr. Hanusowski: Do we have any contacts with the state reps that look over this area?

Mr. Torres: We have contact with Marleine Bastien, District 2. She would be the first go to.

Mr. Alejandro: It should be an official reach out from all of us.

Mr. Torres: We have a pretty relationship with Ms. Bastien because she actually reached out to us for an ad hoc committee for the neighborhood resource unit. We can approach her again.

Ms. Salt: It would be really nice if the county could maintain this area.

Mr. Alejandro: That is exactly what I was going to say.

Mr. Lorenzo: It is not going to probably be to the likings of the Board, but it is an option.

Mr. Alejandro: For me I just think that as long as we are actually doing the outreach even if we get some sort of response down the line I would rather have some history of us saying we have been doing this since 2023 or whatever and then ten years down the line we say by the way we have been doing this and now it is your responsibility.

Mr. Pawelczyk: The county doesn't write check. The county if we agree to maintain it improve it and let us maintain it. I don't know what is out there but whether it is curbing,

signage, something or one of those fences, decorative fence, something that they can improve that area and then we would agree to maintain it by agreement.

Mr. Alejandro: Exactly. We can reach out the them and say we have already incurred this amount of cost in the last three or more years. Improve it and we will keep maintaining it. It is already in our budget. It is just seeing the county chipping in.

Ms. Duque: I believe I have clear direction from the Board, and I will proceed accordingly. Is there anything else you would like to address?

Mr. Lorenzo: No unless anyone has any questions.

Ms. Duque: I just wanted to update the Board that we have received several emails regarding HOA-related concerns. We are forwarding those emails to your HOA management company, which has been very proactive in addressing and resolving the issues. This is for your information.

Mr. Lorenzo: The same was communicated to the resident as well.

D. Manager

Ms. Duque: Nothing additional to report under the manager’s report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports. Tab A is the acceptance of the check register and tab B is the acceptance of unaudited financials. A motion to approve them will take place.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, the Acceptance of the Check Register and Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? None. No audience present. I don’t have anyone joining us over the teleconference. Do I have any comments from Veridian?

Mr. Castillo: No, not at this time.

Ms. Duque: Thank you once again for being here today. A motion to adjourn.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Alejandro seconded by Mr. Torres with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Westview North
Community Development District

Proposed Budget
FY 2027



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7	<u>Assessment Schedule</u>

Westview North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 193,919	\$ 183,808	\$ 10,110	\$ 193,919	\$ 323,152
Interest Income	1,000	496	331	827	1,000
Misc. Income	-	2,851	-	2,851	-
Carry Forward Surplus	12,111	-	-	-	-

TOTAL REVENUES	\$ 207,030	\$ 187,156	\$ 10,441	\$ 197,597	\$ 324,152
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 7,200	\$ 2,600	\$ 4,000	\$ 6,600	\$ 12,000
FICA Taxes	551	199	306	505	918
Engineering	5,000	-	5,000	5,000	8,000
Attorney	15,000	16,575	16,886	33,461	45,000
Annual Audit	5,200	-	5,200	5,200	5,300
Assessment Administration	2,544	2,544	-	2,544	2,697
Arbitrage Rebate	550	550	-	550	550
Dissemination Agent	6,238	2,079	4,159	6,238	6,612
Trustee Fees	4,445	4,445	-	4,445	4,445
Management Fees	39,130	13,043	26,087	39,130	41,478
Information Technology	1,134	378	756	1,134	1,202
Website Maintenance	1,134	378	756	1,134	1,202
Telephone	50	-	50	50	50
Postage & Delivery	100	45	55	100	100
Insurance General Liability	6,395	6,163	-	6,163	6,779
Printing & Binding	100	57	43	100	100
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	2,500	925	1,075	2,000	2,550
Office Supplies	75	-	75	75	75
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating Capital	-	-	-	-	75,000

TOTAL ADMINISTRATIVE	\$ 100,021	\$ 50,156	\$ 66,947	\$ 117,103	\$ 216,732
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Westview North
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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Operations & Maintenance

Field Expenditures

Field Management	\$ 12,720	\$ 4,240	\$ 8,480	\$ 12,720	\$ 13,483
Landscape Maintenance	62,289	20,157	40,314	60,472	62,286
Plant Replacement	3,000	920	1,500	2,420	3,000
Lake & Canal Maintenance	9,000	2,800	5,600	8,400	8,651
Preserve Maintenance	3,000	-	-	-	3,000
Stormwater Drainage Maintenance	3,500	-	-	-	3,500
Lift Station	4,000	-	-	-	4,000
R&M - Entry Road	2,000	-	-	-	2,000
Repairs & Maintenance	5,000	482	4,518	5,000	5,000
Contingency	2,500	-	-	-	2,500
TOTAL FIELD EXPENDITURES	\$ 107,009	\$ 28,599	\$ 60,412	\$ 89,012	\$ 107,420
TOTAL EXPENDITURES	\$ 207,030	\$ 78,755	\$ 127,360	\$ 206,115	\$ 324,152
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 108,401	\$ (116,918)	\$ (8,518)	\$ -

Description	Assessable Units	Net Assessment	Gross Assessment	FY2026 Gross Per Unit	FY 2027 Gross Per Unit	Increase / (Decrease)
Single Family	102	\$ 40,794	\$ 42,941	\$ 252.63	\$ 420.99	\$ 168.36
Townhomes	285	113,983	119,982	252.63	420.99	168.36
Villas	421	168,375	177,237	252.63	420.99	168.36
TOTAL	808	\$ 323,152	\$ 340,160			

Westview North
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

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

Interest

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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 Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2015, Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions to perform this calculation.

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Westview North
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Administrative

Field Manager

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

Vendor:	Monthly :	Yearly :
Governmental Mgmt Services S-FL, LLC.	\$1,123.60	\$13,483.00

Landscape Maintenance

The District will enter into a contract for the monthly maintenance of common areas.

Vendor / Services:	Monthly :	Yearly :
Dixie Landscape, LLC.	\$5,190.48	\$62,286.00

Plant Replacement

The cost associated with any replacement of landscaping during the year.

Lake & Canal Maintenance

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

Vendor / Services:	Monthly :	Yearly :
Southeast Land & Water Management	\$721.00	\$8,652.00

Preserve Maintenance

The District will enter into a contract for the monthly maintenance of the preserve areas.

Stormwater Drainage Maintenance

The District incurs repairs and maintenance which could include vacuum, clearing, desilting, dredging, and repair services with respect to certain District drainage structures.

Lift Station

The District will enter into a contract for the monthly maintenance of the District lift station.

R&M - Entry Road

This expense will be allocated to the upkeep of the entry road of the District.

Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Contingency

Represents any un-budgeted expense.

Westview North
Community Development District
Proposed Budget
Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 991,280	\$ 939,598	\$ 51,682	\$ 991,280	\$ 991,280
Interest Earnings	32,000	13,331	8,888	22,219	20,000
Carry Forward Surplus ⁽¹⁾	477,149	444,691	-	444,691	465,810
TOTAL REVENUES	\$ 1,500,429	\$ 1,397,620	\$ 60,570	\$ 1,458,190	\$ 1,477,090
<u>EXPENDITURES:</u>					
Interest - 12/15	\$ 385,531	\$ 385,531	\$ -	\$ 385,531	\$ 380,156
Interest - 6/15	385,531	-	385,531	385,531	380,156
Principal - 6/15	215,000	-	215,000	215,000	225,000
TOTAL EXPENDITURES	\$ 986,063	\$ 385,531	\$ 600,531	\$ 986,063	\$ 985,313
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ (6,318)	\$ -	\$ (6,318)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (6,318)	\$ -	\$ (6,318)	\$ -
TOTAL EXPENDITURES	\$ 986,063	\$ 391,849	\$ 600,531	\$ 992,380	\$ 985,313
EXCESS REVENUES (EXPENDITURES)	\$ 514,366	\$ 1,005,772	\$ (539,961)	\$ 465,810	\$ 491,778

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 374,531
	\$ 374,531

#REF!	Assessable Units	Net Assessment	Gross Assessment	FY2026 Gross Per Unit	FY 2027 Gross Per Unit	Increase / (Decrease)
Single Family	102	\$ 143,820	\$ 151,389	\$ 1,484.21	\$ 1,484.21	-
Townhomes	285	359,101	378,001	1,326.32	1,326.32	-
Villas	421	488,359	514,062	1,221.05	1,221.05	-
TOTAL	808	\$ 991,280	\$ 1,043,453			

Westview North
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/24	\$ 13,415,000	5.000%	\$ -	\$ 390,656	\$ 390,656
06/15/25	13,415,000	5.000%	205,000	390,656	
12/15/25	13,210,000	5.000%	-	385,531	981,188
06/15/26	13,210,000	5.000%	215,000	385,531	
12/15/26	12,995,000	5.000%	-	380,156	980,688
06/15/27	12,995,000	5.000%	225,000	380,156	
12/15/27	12,770,000	5.000%	-	374,531	979,688
06/15/28	12,770,000	5.000%	235,000	374,531	
12/15/28	12,535,000	5.000%	-	368,656	978,188
06/15/29	12,535,000	5.000%	250,000	368,656	
12/15/29	12,285,000	5.750%	-	362,406	981,063
06/15/30	12,285,000	5.750%	260,000	362,406	
12/15/30	12,025,000	5.750%	-	354,931	977,338
06/15/31	12,025,000	5.750%	275,000	354,931	
12/15/31	11,750,000	5.750%	-	347,025	976,956
06/15/32	11,750,000	5.750%	295,000	347,025	
12/15/32	11,455,000	5.750%	-	338,544	980,569
06/15/33	11,455,000	5.750%	310,000	338,544	
12/15/33	11,145,000	5.750%	-	329,631	978,175
06/15/34	11,145,000	5.750%	330,000	329,631	
12/15/34	10,815,000	5.750%	-	320,144	979,775
06/15/35	10,815,000	5.750%	350,000	320,144	
12/15/34	10,465,000	5.750%	-	310,081	980,225
06/15/36	10,465,000	5.750%	370,000	310,081	
12/15/36	10,095,000	5.750%	-	299,444	979,525
06/15/37	10,095,000	5.750%	390,000	299,444	
12/15/37	9,705,000	5.750%	-	288,231	977,675
06/15/38	9,705,000	5.750%	415,000	288,231	
12/15/38	9,290,000	5.750%	-	276,300	979,531
06/15/39	9,290,000	5.750%	440,000	276,300	
12/15/39	8,850,000	5.750%	-	263,650	979,950
06/15/40	8,850,000	5.750%	465,000	263,650	
12/15/40	8,385,000	5.750%	-	250,281	978,931
06/15/41	8,385,000	5.750%	495,000	250,281	
12/15/41	7,890,000	5.750%	-	236,050	981,331
06/15/42	7,890,000	5.750%	520,000	236,050	
12/15/42	7,370,000	5.750%	-	221,100	977,150
06/15/43	7,370,000	6.000%	555,000	221,100	
12/15/43	6,815,000	6.000%	-	204,450	980,550
06/15/44	6,815,000	6.000%	590,000	204,450	
12/15/44	6,225,000	6.000%	-	186,750	981,200
06/15/45	6,225,000	6.000%	625,000	186,750	
12/15/45	5,600,000	6.000%	-	168,000	979,750
06/15/46	5,600,000	6.000%	665,000	168,000	
12/15/46	4,935,000	6.000%	-	148,050	981,050
06/15/47	4,935,000	6.000%	705,000	148,050	
12/15/47	4,230,000	6.000%	-	126,900	979,950
06/15/48	4,230,000	6.000%	745,000	126,900	
12/15/48	3,485,000	6.000%	-	104,550	976,450
06/15/49	3,485,000	6.000%	795,000	104,550	
12/15/49	2,690,000	6.000%	-	80,700	980,250
06/15/50	2,690,000	6.000%	845,000	80,700	
12/15/50	1,845,000	6.000%	-	55,350	981,050
06/15/51	1,845,000	6.000%	895,000	55,350	
12/15/52	950,000	6.000%	-	28,500	978,850
06/15/52	950,000	6.000%	950,000	28,500	978,500
Total			\$ 13,415,000	\$ 14,401,200	\$ 27,816,200

Westview North
Community Development District
Non-Ad Valorem Assessments Comparison
2026 - 2027

Option 2

Description	O&M Units	Bonds Units 2022	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	102	102	\$420.99	\$252.63	\$168.36	\$1,484.21	\$1,484.21	\$0.00	\$1,905.20	\$1,736.84	\$168.36
Townhomes	285	285	\$420.99	\$252.63	\$168.36	\$1,326.32	\$1,326.32	\$0.00	\$1,747.31	\$1,578.95	\$168.36
Villas	421	421	\$420.99	\$252.63	\$168.36	\$1,221.05	\$1,221.05	\$0.00	\$1,642.04	\$1,473.68	\$168.36
Total	808	808									

EXHIBIT C
ENGINEERING CONTROL MAINTENANCE PLAN
WESTVIEW SOUTH (8-ACRE PARCEL)
LOCATED SOUTH OF NW 119TH STREET & WEST OF NW 24TH AVENUE
MIAMI, FLORIDA
AW-173/FILE-9374
JUNE 21, 2023

SITE BACKGROUND

The Westview South parcel (Site) consists of approximately 8 acres of a former golf course. Environmental investigations were conducted at the Site from 2014 to 2021, and concentrations of arsenic and organochlorine pesticides were detected above their respective residential soil cleanup target levels (RSCTLs). Due to soil concentrations above RSCTLs, the Site was capped with engineering controls (ECs) to prevent exposure to underlying soil with the exception of the environmentally sensitive archeological area which is restricted with a chain-link fence with restricted access signage. The Site is being re-developed into a residential community consisting of townhomes, parking spaces, and common spaces. See **Exhibit C, Figure 1** for a site location map and **Exhibit C, Figures 2 through 4** for the cross sections of the different types of ECs.

Bureau Veritas North America, Inc., Apex Companies, LLC, and SCS Engineers conducted soil and groundwater assessments. Site soil contaminant exposure will be prevented through the use of ECs. The intent of the ECs is to prevent direct exposure to soil with contaminant concentrations that may exceed applicable RSCTLs which exist below or within the ECs. The installed ECs consist of a minimum of 2 feet of quarry fill, 1 foot of quarry fill compacted to at least an 85% proctor overlaid a geosynthetic clay liner (GCL), asphalt pavement, concrete curbing, and a chain-link fence with restricted access signage around the environmentally sensitive archaeological area. The extents of the ECs are shown in the as-built survey provided in **Attachment A**. The proctor results and technical specifications of the GCL are provided in **Attachment B**. Photo documentation of the restricted access signage on the chain-link fence around the environmentally sensitive archaeological area is provided in **Attachment C**.

ENGINEERING CONTROL INSPECTION AND MAINTENANCE

The Westview North Community Development District (the CDD), on behalf of the property owner(s), will be responsible for the notification and maintenance described herein.

Inspections

Routine inspections will be conducted as follows by a Florida Professional Engineer (PE) or appropriate personnel under the direct supervision of the PE, retained by the CDD, on private property and common areas.

- Semi-annual visual inspection of the 2-foot soil EC on pervious areas for evidence of erosion that may diminish the thickness of the EC.



- Semi-annual visual inspection of the 1-foot soil EC on pervious areas overlaying the GCL for evidence of erosion that may diminish the thickness of the EC, especially if the GCL is visible or damaged. Quarry soil replaced on the GCL must be compacted to at least an 85% proctor.
- Semi-annual visual inspection of the asphalt and concrete for evidence of crumbling or deterioration that may expose the underlying soil, or holes in the asphalt and/or concrete in which the soil below has been exposed.
- Quarterly visual inspection of the chain-link fence with restricted access signage EC surrounding the environmentally sensitive archaeological area for evidence of access to this area. The environmentally sensitive archaeological area soil is not capped with quarry soil; therefore, the chain-link fence with restricted access signage is the EC and must be kept in good condition to prevent access.

Maintenance

The results of the EC inspections will be documented in writing and the date, name of the inspector (and associated qualifications), key observations, and recommended corrective actions (if applicable) will be included. If evidence of damage to the ECs is observed, the ECs will be restored within 30 days of discovery. Inspection reports and repair records will be maintained by the CDD and submitted to the Miami-Dade County Department of Environmental Resources Management (DERM) upon request, whether for private property or common areas.

DISTURBANCE OF ENGINEERING CONTROL

Work Authorization

The CDD will notify the Pollution and Remediation Section of Miami-Dade County DERM prior to digging of any holes or trenches, or any other penetration of the cap.

The above DERM notification also applies to work undertaken by other entities on behalf of the CDD.

Environmentally Sensitive Archeological Area

The vegetation maintenance within the environmentally sensitive archeological area is expected to be limited to grass mowing and tree trimming by maintenance personnel only. Soil disturbance is not expected. Access to the area will be through a fence gate. The fence gate will remain closed and locked.

Disturbance within EC

If work is conducted within an EC (excavation that does not penetrate the 2-foot soil cap or 1-foot soil cap over GCL, chain-link fence with restricted access signage repair, or repair of asphalt/concrete), the CDD shall be responsible for repairing the ECs. Photographic evidence of the repair shall be maintained by the CDD.

Disturbance below the EC

The following applies to work that will involve excavation below an EC:

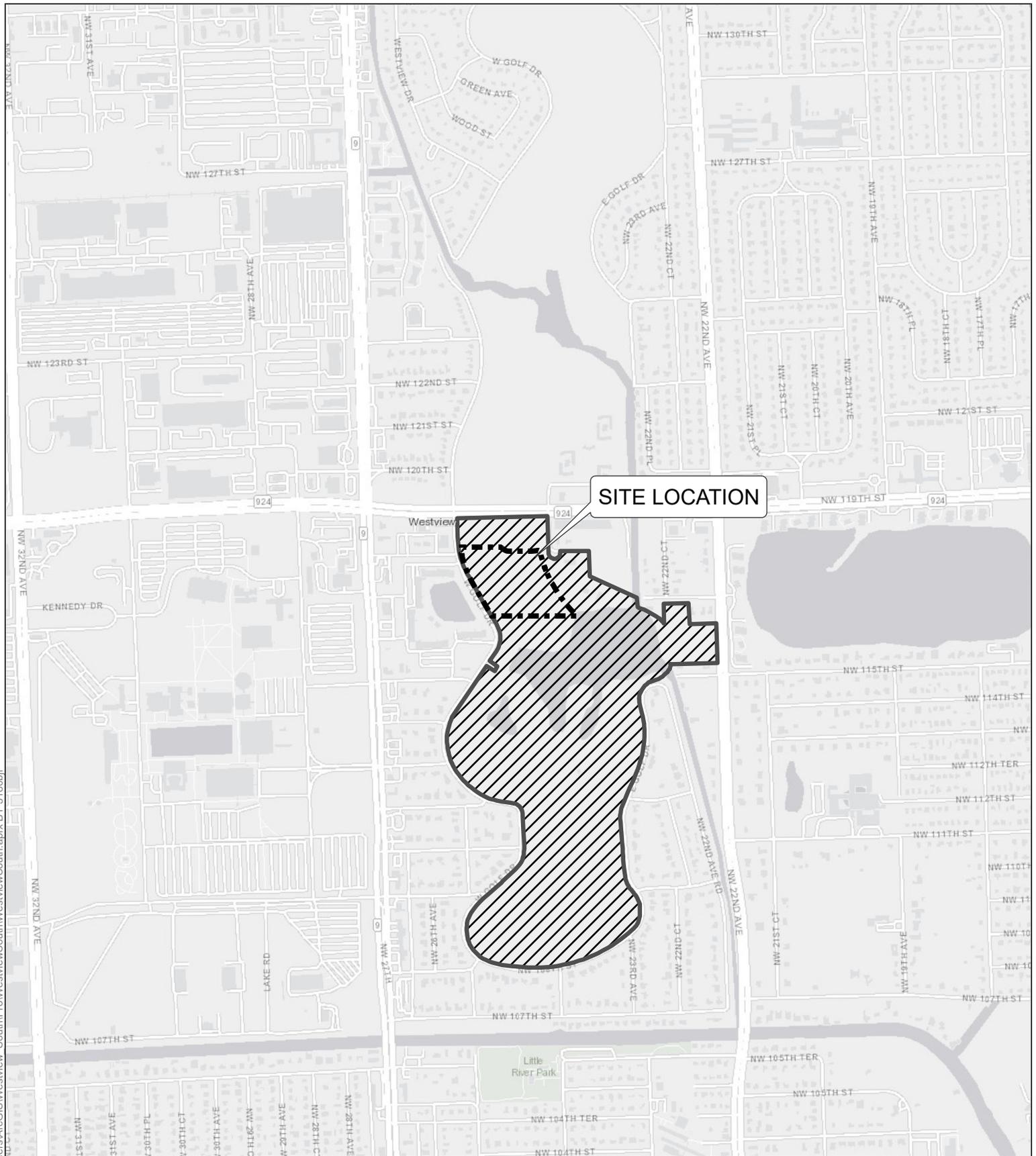
Contractor Requirements

1. The environmental condition of the Site shall be disclosed to prospective Contractors by the CDD.
2. A Dust Control Plan with specific means and methods for dust suppression during the execution of the work must be included in the application. The Dust Control Plan shall be submitted to DERM for review and approval prior to commencement of the work.
3. The Contractor shall prepare a project-specific Health and Safety Plan (HASP) for use by their employees, subcontractors, and vendors engaged in the work. The Contractor shall review the HASP with all onsite employees before starting the work.
4. The Contractor shall comply with all applicable provisions of federal, state, and local health and safety statutes, codes, and regulations, including but not limited to Chapter 24 of the Code of Miami-Dade County.
5. A Soil Management Plan (SMP) must be included in a Proposal to perform excavation work and shall be submitted to DERM for review and approval prior to commencement of the work. This plan must include details regarding the following: soil stockpiling, transportation and disposal of excavated soil (including identification of companies retained for such efforts), the plan for reuse of any excavated soil at the Site, the importation of quarry backfill for use at the Site (including the source of the backfill), and the repair to the ECs. At a minimum, the SMP shall provide provisions for the following guidelines:
 - Any soil excavated from below the 2-foot soil cap, 1-foot soil cap over GCL, asphalt, or concrete will be stockpiled on an impermeable surface or directly loaded into trucks for transport to a disposal facility certified to accept this type of soil. Stockpiled soil shall be placed on a double layer of at least 6-mil thick polyethylene sheeting. The Contractor shall cover and berm soil stockpiles to prevent infiltration of water into, and erosion of soil from the stockpiles. Soil shall not be stockpiled onsite for more than 60 days. The soil will either be returned to its original location and depth, or properly disposed of at a Class I landfill. In the event of off-site disposal, all transportation and disposal manifests will be provided to DERM.
 - Soil contact within the environmentally sensitive archeological area is not expected; however, if soil digging, movement, or disturbance, etc. is planned DERM must be contacted prior to these activities. Further, soil disturbance from within the environmentally sensitive archaeological area may require special permissions, including an archeological permit(s) with Miami-Dade County or state regulatory agencies.
 - If necessary, quarry fill material, as appropriate, concrete, or asphalt will be added to return the area to the existing grade and restore the ECs. Quarry fill shall be obtained from a DERM-approved quarry, or it will need to be pre-approved by DERM in accordance with their requirements.

Owner Requirements

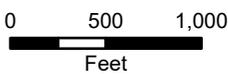
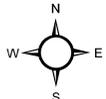
1. The CDD must ensure the Contractor engages a Florida-licensed PE for overseeing and documenting the work.
2. The CDD shall submit to DERM a Source Removal Report (if soils are removed from the Site) and/or an Engineering Control Repair Report (ECRR) within 60 days of work completion. The ECRR shall be signed and sealed by a Florida-licensed PE.

Figures



Legend

-  Approximate Site Boundary
-  FDEP Brownfield Site



1 inch = 1,000 feet

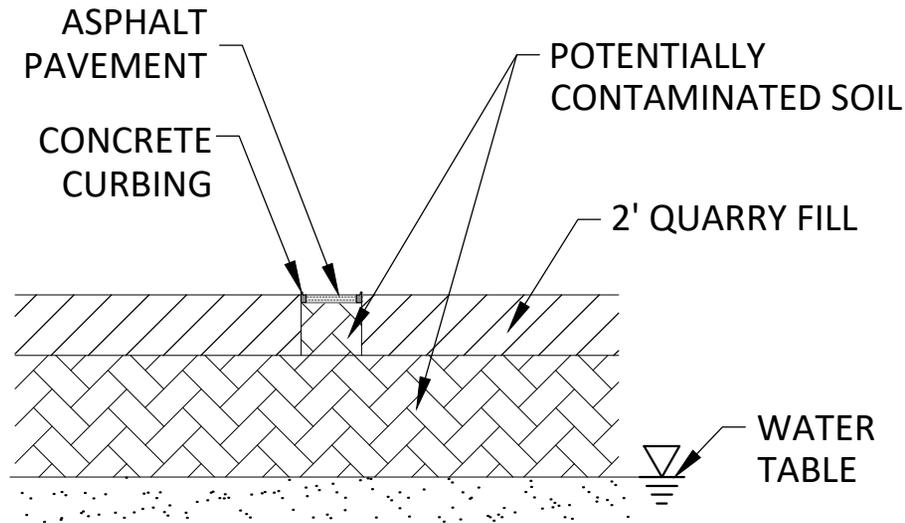
Site Location Map

**Westview South
NW 119th St. & NW 24th Ave.
Miami-Dade County, FL**

Figure 1

May 2023

SCS ENGINEERS



ASPHALT PAVEMENT/CONCRETE CURBING
ENGINEERING CONTROL CROSS SECTION

LEGEND:

-  ASPHALT PAVEMENT
-  CONCRETE CURBING
-  2-FEET QUARRY FILL
-  POTENTIALLY CONTAMINATED SOIL

NOTES:

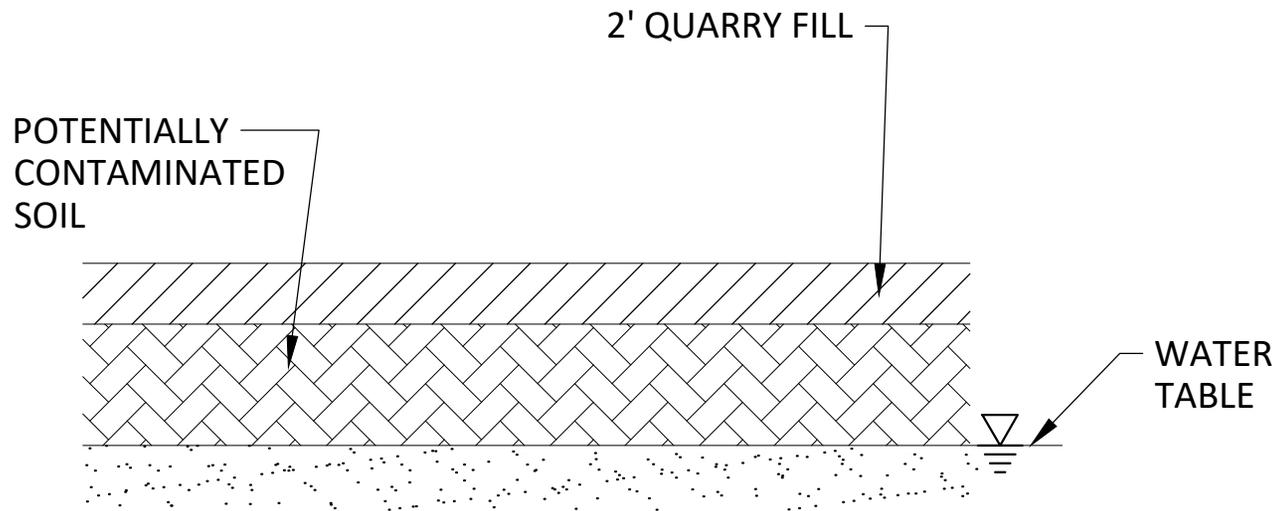
1. QUARRY FILL DEPTH VARIES UNDERNEATH ASPHALT PAVEMENT AND CONCRETE CURBING.
2. N.T.S. - NOT TO SCALE

**ENGINEERING
CONTROL SECTION**

WESTVIEW SOUTH
NW 119TH ST. & NW 24TH AVE.
MIAMI-DADE COUNTY, FLORIDA

FIGURE: 2 | DATE: MARCH 2023

SCS ENGINEERS



2-FEET QUARRY FILL ENGINEERING CONTROL CROSS SECTION

LEGEND:



2-FEET QUARRY FILL



POTENTIALLY CONTAMINATED SOIL

NOTES:

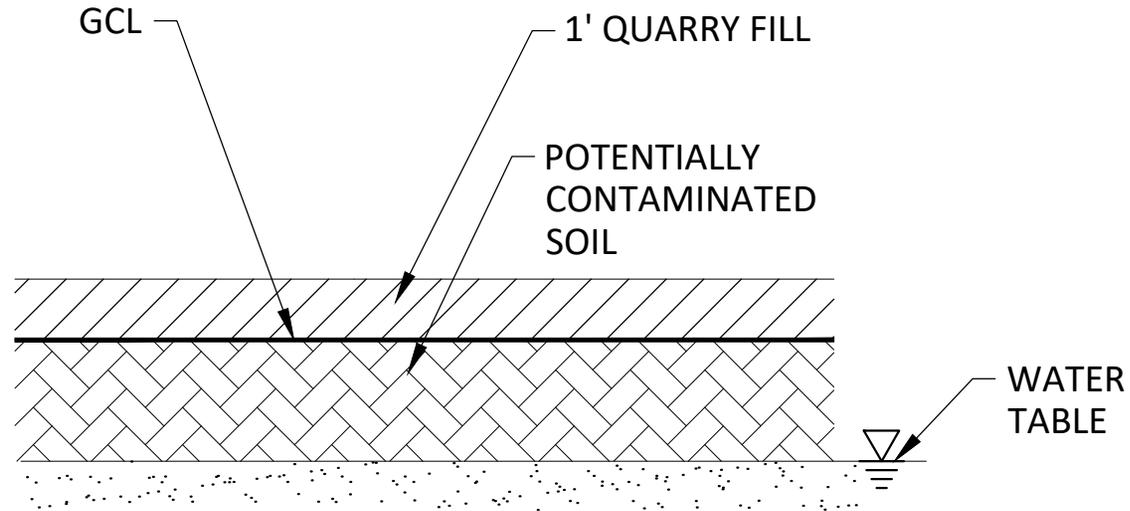
1. QUARRY FILL DEPTH VARIES UNDERNEATH ASPHALT PAVEMENT AND CONCRETE CURBING.
2. N.T.S. - NOT TO SCALE

ENGINEERING CONTROL SECTION

WESTVIEW SOUTH
NW 119TH ST. & NW 24TH AVE.
MIAMI-DADE COUNTY, FLORIDA

FIGURE: 3 | DATE: MARCH 2023

SCS ENGINEERS



**1-FOOT QUARRY FILL WITH
GEOSYNTHETIC CLAY LINER ENGINEERING
CONTROL CROSS SECTION**

LEGEND:

-  GEOSYNTHETIC CLAY LINER (GCL)
-  1-FOOT QUARRY FILL
-  POTENTIALLY CONTAMINATED SOIL

NOTES:

1. QUARRY FILL OVER GEOSYNTHETIC CLAY LINER COMPACTED TO 85% PROCTOR (1 FT.)
2. QUARRY FILL DEPTH VARIES UNDERNEATH ASPHALT PAVEMENT AND CONCRETE CURBING.
3. N.T.S. - NOT TO SCALE

**ENGINEERING
CONTROL SECTION**

WESTVIEW SOUTH
NW 119TH ST. & NW 24TH AVE.
MIAMI-DADE COUNTY, FLORIDA

FIGURE: 4 | DATE: MARCH 2023

SCS ENGINEERS

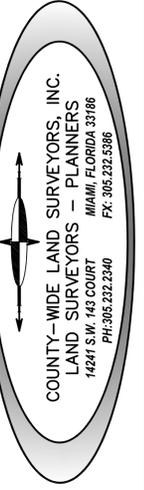
Attachment A
As-Built Survey

WESTVIEW SOUTH

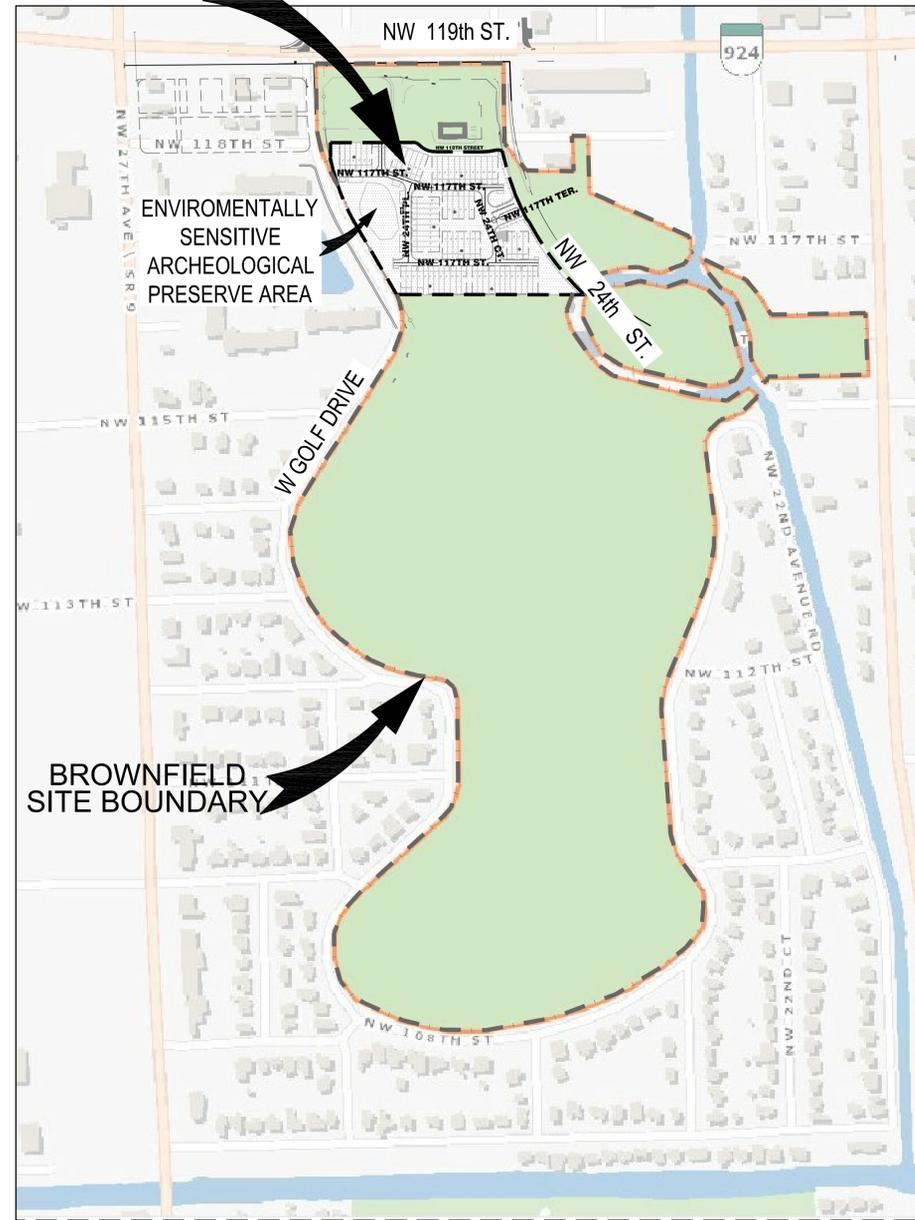
MIAMI-DADE COUNTY, FLORIDA

ENGINEERING CONTROLS AS-BUILT

SECTION 34, TWP. 52S, RGE. 41E



THIS PROJECT



LOCATION MAP
SCALE 1" = 300'

LEGEND	
PROPERTY BOUNDARY	
AREAS OF ENGINEERING CONTROLS	
BROWNFIELD SITE BOUNDARY	

- NOTES**
- ELEVATIONS SHOWN ARE EXPRESSED IN U.S. FEET AND REFER TO NATIONAL GEODETTIC VERTICAL DATUM (N.G.V.D.) OF 1929
 - MIAMI-DADE BENCHMARK I.D. NO. H-373 (EL. 7.31 N.G.V.D. 29)
N.W. 119TH STREET -- 2' OF THE SOUTH EDGE OF PAVEMENT
NW 22AVE -- 650'+WEST OF
DOT BRASS DISC IN FRONT OF SIDEWALK AT SE CORNER OF BRIDGE OVER CANAL.
 - COUNTY-WIDE LAND SURVEYORS, INC. CARRIES PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.
 - THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION ON THIS RECORD DRAWING CONFORM TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHARTER 5J-17.50 THROUGH 5J-17.52, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND THAT SAID RECORD DRAWING ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

COUNTY-WIDE LAND SURVEYORS, INC. LB 4680

THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368. USING A DIGITAL SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND EMPRESSED SEAL OF A FLORIDA LICENSED SURVEYOR. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



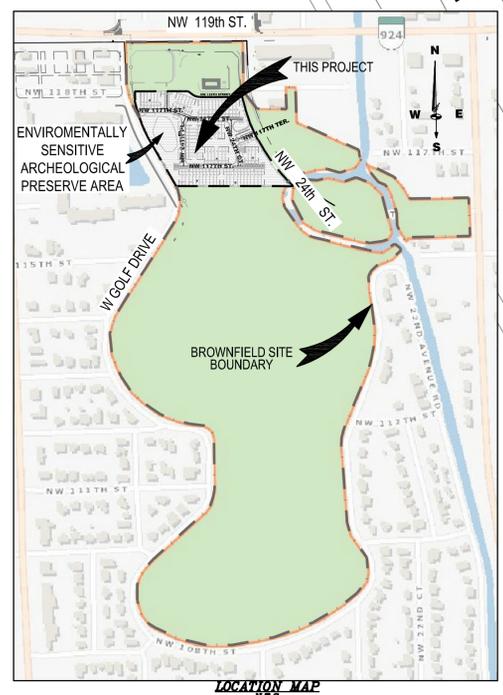
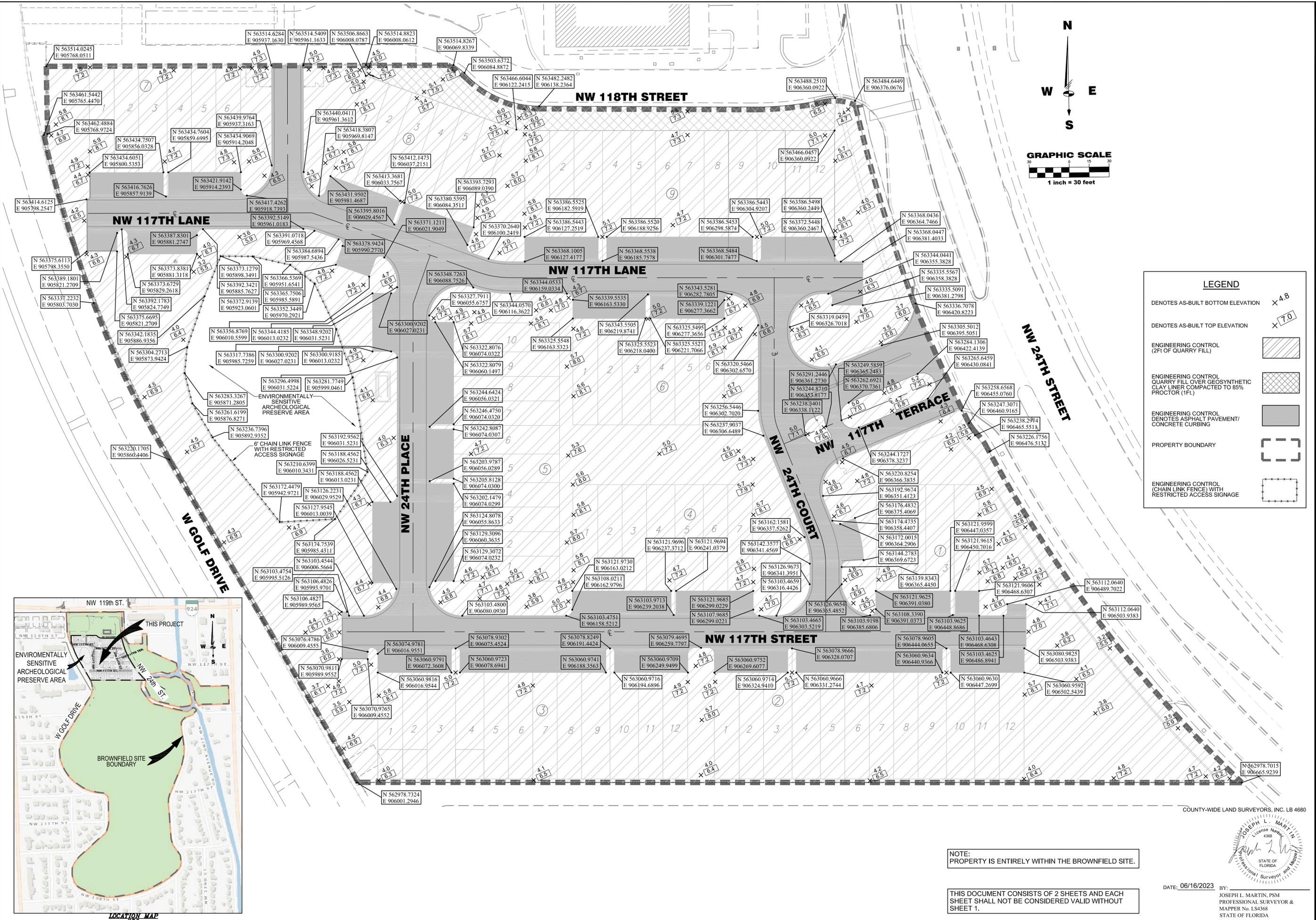
DATE: 06/16/2023 BY: JOSEPH L. MARTIN, PSM
PROFESSIONAL SURVEYOR & MAPPER No. LS4368
STATE OF FLORIDA

BY / APP	REVISION COMMENTS	DATE
L.A. J.M.	REVISED PER ENG'S COMMENTS	02/13/23
L.A. J.M.	REVISED PER ENG'S COMMENTS	02/17/23
L.A. J.M.	REVISED PER ENG'S COMMENTS	03/17/23
S.J. J.M.	REVISED PER ENG'S COMMENTS	05/08/23
S.J. J.M.	REVISED PER ENG'S COMMENTS	06/16/23

PROJ. TYPE: ENGINEERING CONTROLS AS-BUILT COVER SHEET
PROJ. LOC: MIAMI-DADE COUNTY, FLORIDA
SECTION: SECTION 34, TWP. 52S, RGE. 41E

WESTVIEW SOUTH
MIAMI-DADE COUNTY, FLORIDA

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	L.A.
CHECKED BY:	G.B.
AS-BUILT:	CAP
DATE:	06/16/23
DRE PROJECT No.:	2021-030
SHEET No.:	1 of 2



COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 143 COURT MIAMI, FLORIDA 33186
 PH: 305.232.2240
 FX: 305.232.2386

DATE	BY	APP	REVISION COMMENTS
02/19/23	L.A.	J.M.	REVISED PER ENG'S COMMENTS
02/17/23	L.A.	J.M.	REVISED PER ENG'S COMMENTS
03/17/23	L.A.	J.M.	REVISED PER ENG'S COMMENTS
05/08/23	L.A.	J.M.	REVISED PER ENG'S COMMENTS
06/16/23	S.J.	J.M.	REVISED PER ENG'S COMMENTS

WESTVIEW SOUTH
 MIAMI-DADE COUNTY, FLORIDA

ENGINEERING CONTROLS AS-BUILT PLAN

SCALE: AS SHOWN

SURVEYOR: COUNTY-WIDE

DRAWN BY: L.A.

CHECKED BY: G.B.

AS-BUILT: CAP

DATE: 06/16/23

DRE PROJECT No: 2021-030

SHEET No: 2 of 2

LEGEND

- × 4.8 DENOTES AS-BUILT BOTTOM ELEVATION
- × 7.0 DENOTES AS-BUILT TOP ELEVATION
- ENGINEERING CONTROL (2FT OF QUARRY FILL)
- ENGINEERING CONTROL QUARRY FILL OVER GEOSYNTHETIC CLAY LINER COMPACTED TO 85% PROCTOR (1FL)
- ENGINEERING CONTROL DENOTES ASPHALT PAVEMENT/ CONCRETE CURBING
- PROPERTY BOUNDARY
- ENGINEERING CONTROL (CHAIN LINK FENCE) WITH RESTRICTED ACCESS SIGNAGE

NOTE:
 PROPERTY IS ENTIRELY WITHIN THE BROWNFIELD SITE.

THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.

DATE: 06/16/2023 BY: JOSEPH L. MARTIN, PSM
 PROFESSIONAL SURVEYOR & MAPPER No. LS4368
 STATE OF FLORIDA



COUNTY-WIDE LAND SURVEYORS, INC. LB 480



Attachment B

Proctor Results & Technical Specifications of GCL



Nutting Engineers of Florida, Inc. - Miami-Dade
 2051 NW 112th Avenue, Suite #126
 Miami, FL 33172
 Phone: (305) 824-0060
 Fax: (305) 824-8827

Report No: ND:23-02239

Field Density Test Report

Client: Lennar Homes, LLC
 5505 Blue Lagoon Drive, 5th Floor
 Miami, FL 33126
CC: Zachary Griffin

Project: Westview South - Site Development
Project No: P222485
Location: S of NW 119th Street & NW 24th Avenue,
 Opa Locka, FL
PO/Legal:

Testing Details

Tested By: Jorge Delgado
Date Tested: 2/2/2023
Field Methods: ASTM D 6938
Gauge Make/Model: 22 Troxler 3430
Test Mode: Direct Transmission
Standard Count: Density: 2350
Serial Number: 28177
Standard Count: Moisture: 645
Weather: Clear

Proctor Information

Sample ID	Material Description	Method	MDD (lb/ft ³)	OMC (%)
22-22278-S08	Light Brown Sand	AASHTO T 180 (D)	105.1	12.2

Test Results

Test No.	Method	Proctor Sample ID	Probe Depth (in.)	Wet Density (lb/ft ³)	Moisture Content (%)	OMC Var	Dry Density (lb/ft ³)	Comp (%)	Comp Spec (%)	Results
1	D 6938	22-22278-S08	12	113.4	6.5	-5.7	106.5	101	≥98	P
2	D 6938	22-22278-S08	12	113.8	7.6	-4.6	105.8	101	≥98	P
3	D 6938	22-22278-S08	12	113.6	8.5	-3.7	104.7	100	≥98	P
4	D 6938	22-22278-S08	12	113.9	7.8	-4.4	105.7	101	≥98	P
5	D 6938	22-22278-S08	12	114.6	7.6	-4.6	106.5	101	≥98	P

Location

General Location: SWALE LINER

Test No.	Location	Test Elev/Depth	Material/Layer
1	20' WEST OF S30	FINAL LIFT	Structural Fill
2	75' WEST OF S30	FINAL LIFT	Structural Fill
3	150' WEST OF S30	FINAL LIFT	Structural Fill
4	200' WEST OF S30	FINAL LIFT	Structural Fill
5	300' WEST OF S30	FINAL LIFT	Structural Fill

Comments

Legend

OMC = Optimum Moisture Content
 MDD = Maximum Dry Density
 P = All results meet specification

PROPERTY ⁽¹⁾	TEST METHOD	FREQUENCY	UNIT Imperial	1101129
SPECIFICATIONS				
GEOTEXTILE PROPERTY				
Cap Layer	-	-	-	Nonwoven
Cap Mass per Unit area	ASTM D5261	1/200,000 ft ²	oz/yd ²	6
Carrier Layer	-	-	-	Woven
Carrier Mass/Unit area	ASTM D5261	1/200,000 ft ²	oz/yd ²	3.1
BENTONITE PROPERTY				
Swell Index (min.)	ASTM D5890	1 / 100,000 lb	ml/2 g	24
Moisture Content (max.)	ASTM D4643	1 / 100,000 lb	%	12
Fluid Loss (max.)	ASTM D5891	1 / 100,000 lb	ml	18
FINISHED GCL PROPERTY				
Bentonite Mass (0% moisture)	ASTM D5993	1/40,000 ft ²	lbs/ft ²	0.75
Tensile Strength MD (min. avg.)	ASTM D6768	1/40,000 ft ²	lbf/in	30
Peel Strength (min.avg.)	ASTM D6496	1/40,000 ft ²	lbf/in	3.5
Peel Strength (min.avg.)	ASTM D4632	1/40,000 ft ²	lbf	21
Hydraulic Conductivity (max.)	ASTM D5887	1/week	cm/s	5x10 ⁻⁹
Index Flux	ASTM D5887	1/week	m ³ /m ² /sec	1x10 ⁻⁸
Effective Confining Stress (max.)	-	-	lbs/in ²	5
Internal Shear Strength	ASTM D6243	Periodically	lbs/ft ²	500
Normal Stress	-	-	lbs/ft ²	200
SUPPLY SPECIFICATIONS(Roll dimensions may vary ±1%)				
Roll Dimension - Width	-	-	ft	15.5
Roll Dimension - Length	-	-	ft	150
Area (Surface/Roll)	-	-	ft ²	2325

NOTES

* The information contained herein is provided for reference purposes only and is not intended as a warranty or guarantee. Final determination of suitability for use contemplated is the sole responsibility of the user. SOLMAX assumes no liability in connection with the use of this information.

Solmax is not a design professional and has not performed any design services to determine if Solmax's goods comply with any project plans or specifications, or with the application or use of Solmax's goods to any particular system, project, purpose, installation or specification.



Attachment C
Photo Documentation



RESTRICTED
AREA

AUTHORIZED
PERSONNEL ONLY

NO ENTRY TO THIS AREA IS PERMITTED
UNLESS AUTHORIZED BY THE
PROPERTY MANAGER OR A MEMBER OF STAFF.

STOP



**RESTRICTED
— AREA —**
AUTHORIZED
PERSONNEL ONLY
ACCESS TO THIS AREA IS RESTRICTED
Unauthorized presence within this area
constitutes a breach of security



**RESTRICTED
AREA**
AUTHORIZED
PERSONNEL ONLY
ACCESS TO THIS AREA IS RESTRICTED
Unauthorized presence within this area
constitutes a breach of security



RESTRICTED
AREA
AUTHORIZED
PERSONNEL ONLY
ACCESS TO THIS AREA IS RESTRICTED
Unauthorized persons will be
removed & fined if necessary.

EXHIBIT C
ENGINEERING CONTROL MAINTENANCE PLAN
WESTVIEW NORTH, PHASE 4 CLOSURE AREA
2601 NW 119TH STREET, MIAMI, FLORIDA
HWR-949

July 8, 2024

The Westview North (Site) parcel consists of approximately 100 acres of a former golf course facility and has an archaeological preserve area in the southern portion of the site. Environmental investigations were conducted at the Site from 2019 to 2022 and identified that arsenic and organochloride pesticide (OCP) concentrations of dieldrin, chlordane, and heptachlor epoxide have also been detected at concentrations above their respective alternative soil cleanup target level (ASCTL) and residential CTLs (RSCTLs). See **Exhibit C, Figure 1**, for a site location map. The Site is planned to be developed into a residential community consisting of single-family homes, townhomes, parking spaces, common spaces, and amenities. See **Exhibit C, Figure 2** for the engineering control areas.

SCS conducted soil assessments, groundwater assessments, and source removals. SCS oversaw the soil blending, installation of quarry fill material and verified in place existing soil to reduce soil contaminant concentrations. Groundwater monitoring is currently on-going at the property boundary and will be discussed in future assessments. The intent of the engineering controls (ECs) is to prevent direct exposure to soil with contaminant concentrations that may exceed applicable ASCTL and RSCTLs. The EC installed in Phase 4 consists of a minimum of 2 feet of cover meeting the applicable CTLs, and impervious surfaces such as asphalt paving, concrete curbing, and the concrete pool surface. The extents of ECs are shown in the as-built survey provided in **Attachment A**.

The ECs consist of the following:

- A minimum of 2 feet of quarry fill imported from a DERM-approved quarry.
- A minimum of 2 feet of soils that were verified to meet the applicable CTLs.
- A minimum of 2 feet of soils that were blended with quarry fill to meet the applicable CTLs.
- Impervious surface – asphalt paving, concrete curbing, and concrete pool surface.

ENGINEERING CONTROL INSPECTION AND MAINTENANCE

The Westview North Community Development District (the CDD), on behalf of the property owner(s), will be responsible for the notification and maintenance described herein.

Inspections

Routine inspections will be conducted as follows by a Florida Professional Engineer (PE) or appropriate personnel under the direct supervision of the PE, retained by the CDD, on private property and common areas.



- Semi-annual visual inspection of the 2-foot soil cap on pervious areas for evidence of erosion that may diminish the thickness of the cap.
- Semi-annual visual inspection of the impervious surfaces (asphalt paving/concrete curbing/concrete pool surface) for evidence of crumbling or deterioration that may expose the underlying soil.

Maintenance

The results of the EC inspections will be documented in writing and the date, name of the inspector (and associated qualifications), key observations, and recommended corrective actions (if applicable) will be included. If evidence of damage to the ECs is observed, the ECs will be restored within 30 days of discovery. Inspection reports and repair records will be maintained by the CDD and submitted to DERM upon request, whether for private property or common areas.

DISTURBANCE OF ENGINEERING CONTROL

Work Authorization

The CDD will notify the Pollution and Remediation Section of the Miami-Dade County Department of Environmental Resources Management (DERM) and South Florida Water Management District prior to digging any holes or trenches, or any other penetration of the cap.

The above DERM notification also applies to work undertaken by other entities on behalf of the CDD.

Disturbance within EC

If the work is conducted within the EC (excavation that does not penetrate the 2-foot soil cap), the CDD shall be responsible for repairing the ECs. Photographic evidence of the repair shall be maintained by the CDD.

Disturbance below the EC

The following applies to work that will involve excavation below the EC:

Contractor Requirements

1. The environmental condition of the Site shall be disclosed to prospective Contractors by the CDD.
2. A Dust Control Plan with specific means and methods for dust suppression during the execution of the work must be included in the application. The Dust Control Plan shall be submitted to DERM for review and approval prior to the commencement of the work.
3. The Contractor shall prepare a project-specific Health and Safety Plan (HASP) for use by their employees, subcontractors, and vendors engaged in the work. The Contractor shall review the HASP with all onsite employees before starting the work.

4. The Contractor shall comply with all applicable provisions of federal, state, and local health and safety statutes, codes, and regulations, including but not limited to Chapter 24 of the Code of Miami-Dade County.
5. A Soil Management Plan (SMP) must be included in a Proposal to perform excavation work and shall be submitted to DERM for review and approval prior to the commencement of work. This plan must include details regarding the following: soil stockpiling, transportation and disposal of excavated soil (including identification of companies retained for such efforts), the plan for reuse of any excavated soil at the Site, the importation of quarry backfill for use at the Site (including the source of the backfill), and the repair to the ECs. At a minimum, the SMP shall provide provisions for the following guidelines:
 - Any soil excavated from below the 2-foot soil cap or impervious surfaces will be stockpiled on an impermeable surface or directly loaded into trucks for transport to a disposal facility certified to accept this type of soil. Stockpiled soil shall be placed on a double layer of at least 6-mil thick polyethylene sheeting. The Contractor shall cover and berm soil stockpiles to prevent infiltration of water into, and erosion of soil from the stockpiles. Soil shall not be stockpiled onsite for more than 60 days. The soil will either be returned to its original location and depth or properly disposed of at a Class I landfill. In the event of off-site disposal, all transportation and disposal manifests will be provided to DERM.
 - If necessary, quarry fill material will be added to return the area to the existing grade and restore the ECs. Quarry fill shall be obtained from a DERM-approved quarry, or it will need to be pre-approved by DERM.

Owner Requirements

1. The CDD must ensure the Contractor engages a Florida-licensed PE to oversee and document the work.
2. The CDD shall submit to DERM a Source Removal Report (if soils are removed from the site) and/or an Engineering Control Repair Report (ECRR) within 60 days of work completion. The ECRR shall be signed and sealed by a Florida-licensed PE.

Figures

Attachment A
As-Built Survey

WESTVIEW NORTH

MIAMI-DADE COUNTY, FLORIDA

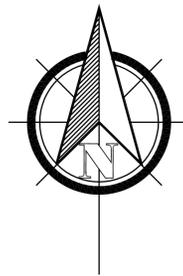
CAP AS-BUILT PHASE 4

SECTION 27/ TOWNSHIP 52 S / RANGE 41 E

THIS PROJECT



LOCATION MAP
SCALE 1" = 300'



INDEX OF DRAWING

SHEET	DESCRIPTION
1	COVER SHEET
2	LOCATION KEY MAP
3-12	CAP AS-BUILT PLAN VIEW

LEGEND

DENOTES LIMITS OF PHASE 4

NOTES

- ELEVATIONS SHOWN ARE EXPRESSED IN U.S. FEET AND REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929
- BENCH MARK I.D. NO. H-373 (E.L. 7.31) N.G.V.D. 29
LOC 1 -- N.W. 119 ST, 2' NORTH OF THE SOUTH EDGE OF PAVEMENT
LOC 2 -- 650' +/- WEST OF N.W. 22 AVE
DESCRIPTION: DOT BRASS DISC IN FRONT OF SIDEWALK AT S.E. CORNER OF BRIDGE OVER CANAL.
- COUNTY-WIDE LAND SURVEYORS, INC. CARRIES PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.
- THIS IS NOT A BOUNDARY SURVEY.

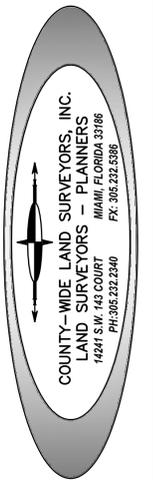
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION ON THIS RECORD DRAWING CONFORM TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.50 THROUGH 5J-17.52, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND THAT SAID RECORD DRAWING ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

COUNTY-WIDE LAND SURVEYORS, INC. LB 4680

THIS DOCUMENT CONSISTS OF 12 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, F.S.M. #3888. USING A DIGITAL SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

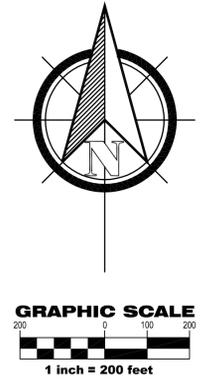
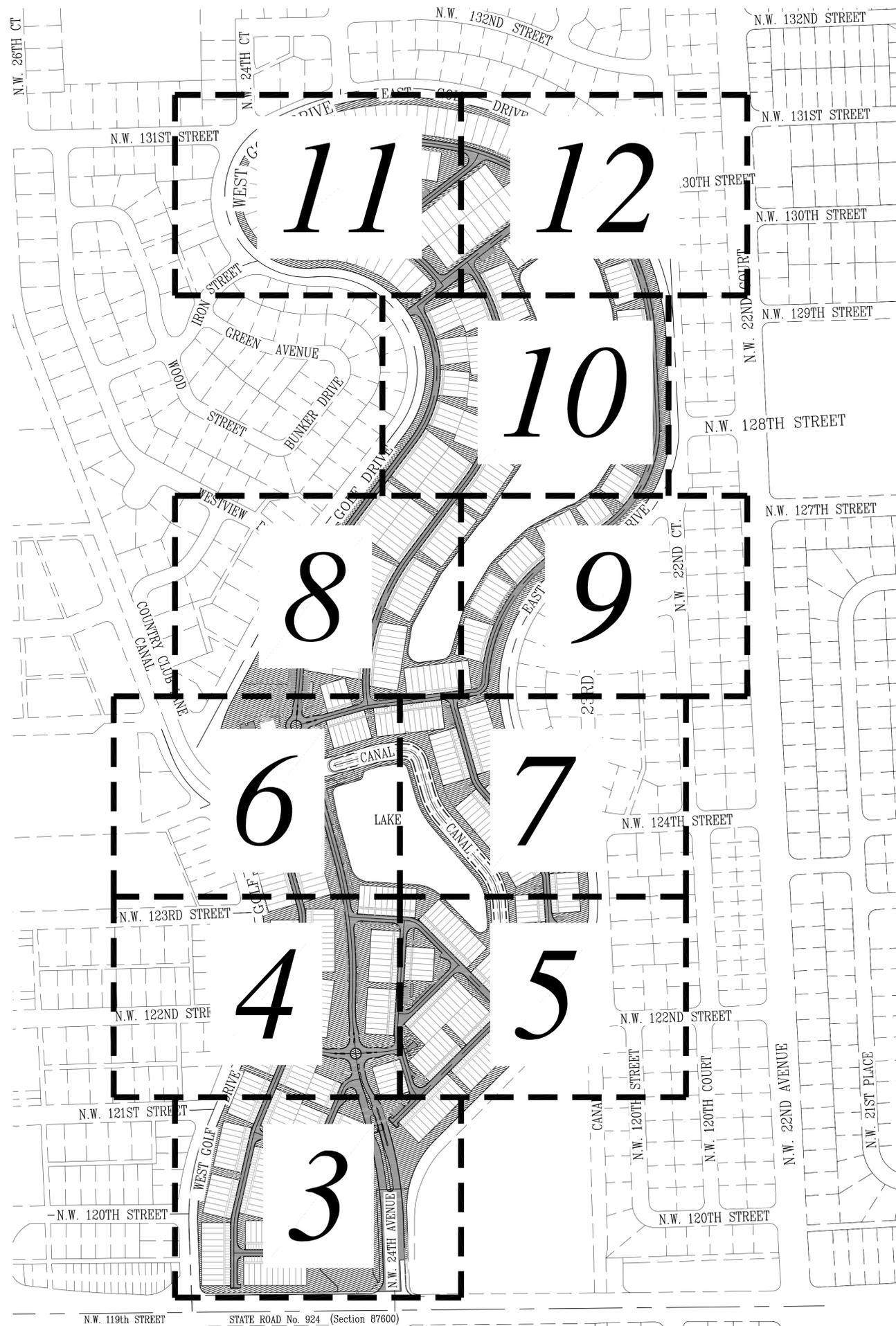


WESTVIEW NORTH

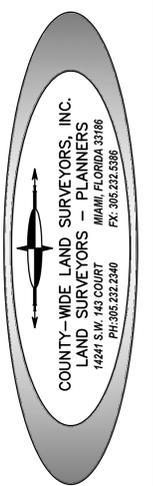
DATE	REVISION COMMENTS	BY / APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.

PROJ. TYPE:	CAP AS-BUILT PLAN PHASE 4
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S, RGE. 41E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	1 of 12



THIS DOCUMENT CONSISTS OF 12 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.



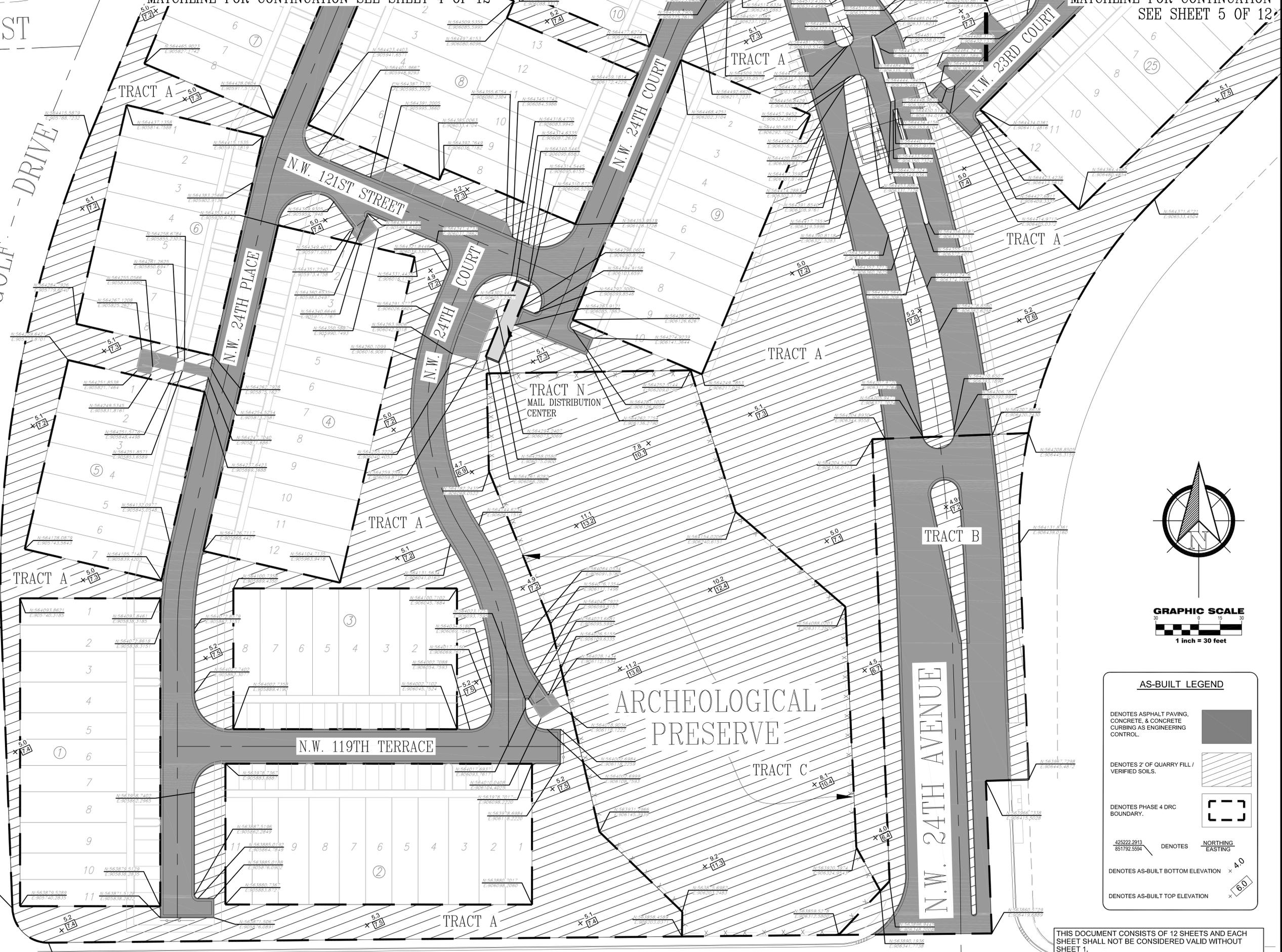
WESTVIEW NORTH			
PROJ. TYPE	DATE	REVISION COMMENTS	BY / APP
CAP AS-BUILT LOCATION KEY MAP N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL. SECTION 27, TWP. 52S. RGE. 41E	2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.
	3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.
	5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.
SCALE:	AS SHOWN		
SURVEYOR:	COUNTY-WIDE		
DRAWN BY:	S.J.		
CHECKED BY:	G.B.		
AS-BUILT:	CAP AS-BUILT		
DATE:	10-12-23		
DRE PROJECT No.:	2021-042		
SHEET No.:	2 of 12		

N.W. 121ST STREET

MATCHLINE FOR CONTINUATION SEE SHEET 4 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 5 OF 12

WEST GOLF DRIVE

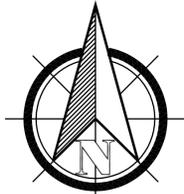


COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 443 COURT MIAMI, FLORIDA 33186
 PH: 305.232.2340 FX: 305.232.2386

DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	

WESTVIEW NORTH

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S. RGE. 41E



AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- DENOTES NORTHING EASTING
- DENOTES AS-BUILT BOTTOM ELEVATION
- DENOTES AS-BUILT TOP ELEVATION

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SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	3 of 12

MATCHLINE FOR CONTINUATION SEE SHEET 6 OF 12



N.W. 123ND STREET

N.W. 122ND STREET

WEST GOLF DRIVE

N.W. 24TH PLACE

N.W. 24TH AVENUE

N.W. 122ND TERR.

N.W. 122ND STREET

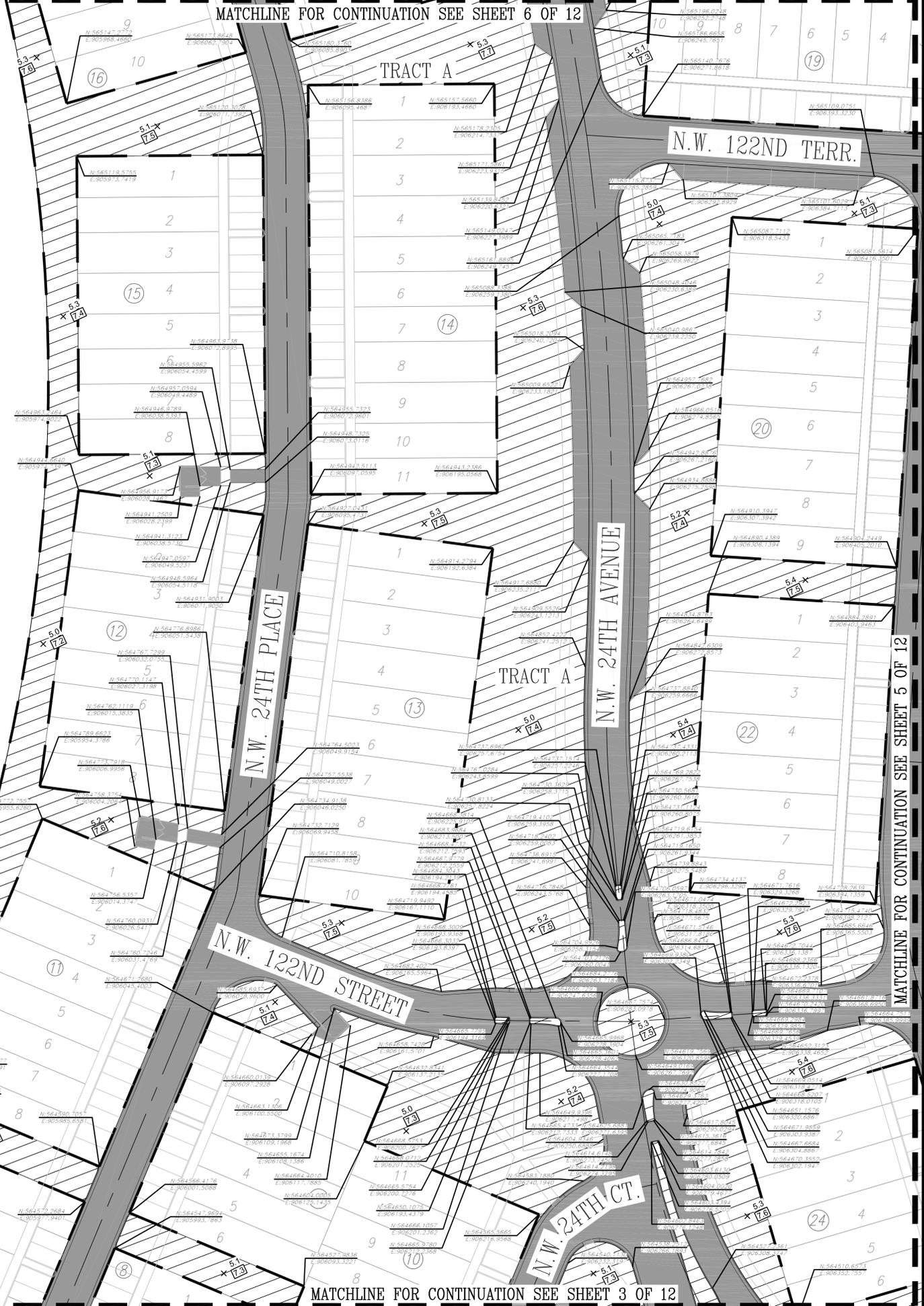
N.W. 24TH CT.

MATCHLINE FOR CONTINUATION SEE SHEET 3 OF 12

AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- 425222.2813 DENOTES NORTHING EASTING 851792.5584
- DENOTES AS-BUILT BOTTOM ELEVATION
- DENOTES AS-BUILT TOP ELEVATION

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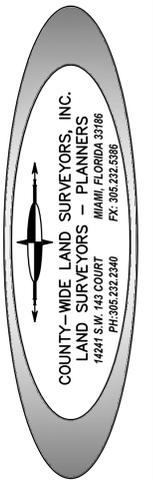
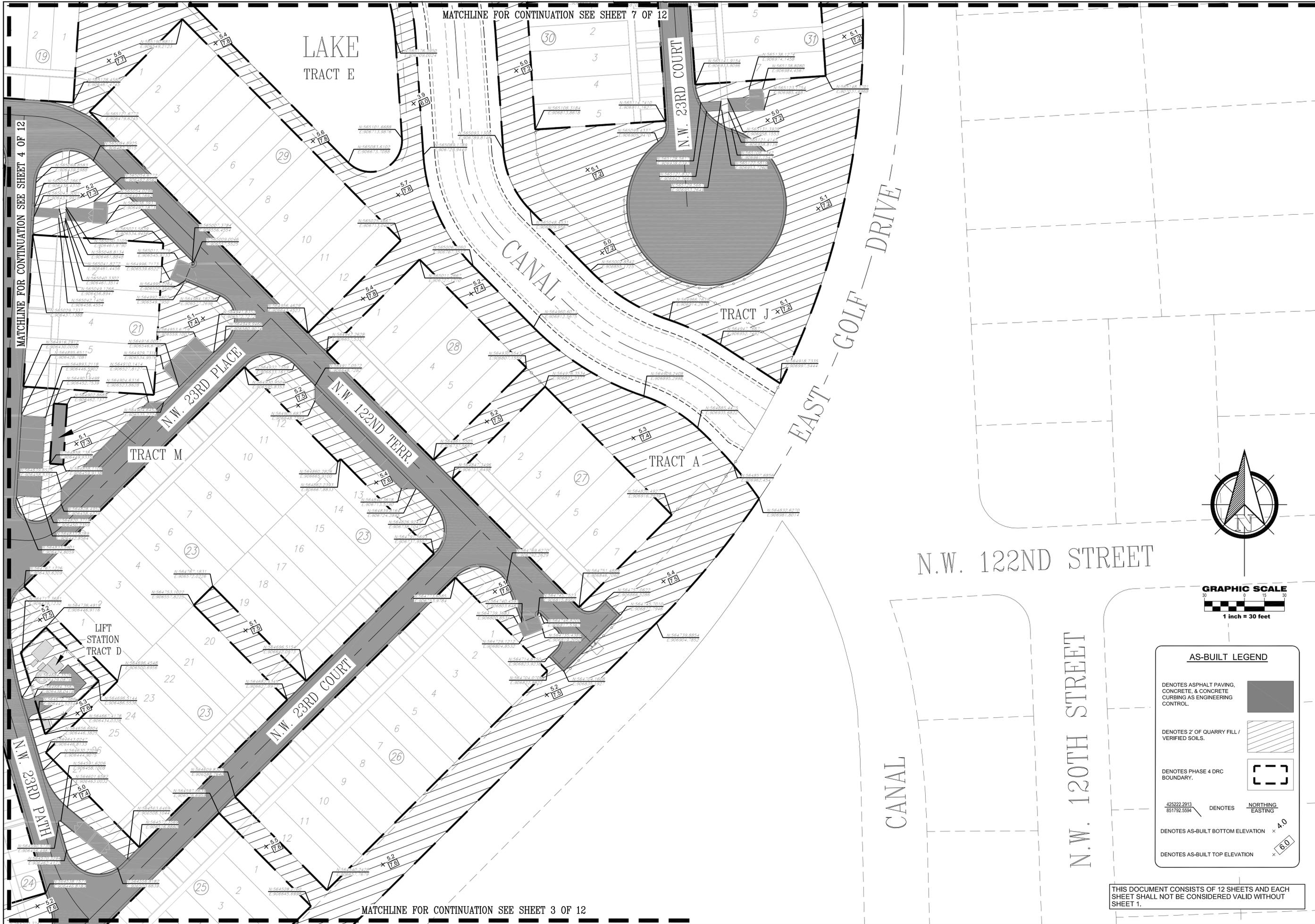


COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 43rd COURT
 MIAMI, FLORIDA 33186
 PH: 305.232.2340
 FX: 305.232.5386

DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.

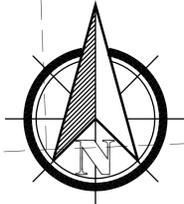
DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S., RGE. 41E
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	4 of 12



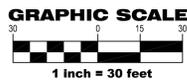
WESTVIEW NORTH	
DATE	REVISION COMMENTS
2-27-24	REVIS AS PER ENGINEERS COMMENTS
3-21-24	REVIS AS PER ENGINEERS COMMENTS
5-21-24	REVIS AS PER ENGINEERS COMMENTS

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S., RGE. 41E
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	5 of 12



AS-BUILT LEGEND	
DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.	
DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.	
DENOTES PHASE 4 DRC BOUNDARY.	
425222 2913 851792 5594 DENOTES	NORTHING EASTING
DENOTES AS-BUILT BOTTOM ELEVATION	
DENOTES AS-BUILT TOP ELEVATION	

THIS DOCUMENT CONSISTS OF 12 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.



AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- $\frac{425222\ 2913}{851792\ 5594}$ DENOTES **NORTHING EASTING**
- DENOTES AS-BUILT BOTTOM ELEVATION $\times 4.0$
- DENOTES AS-BUILT TOP ELEVATION $\times 6.0$

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MATCHLINE FOR CONTINUATION SEE SHEET 8 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 7 OF 12

WESTVIEW NORTH

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S, RGE. 41E
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	6 of 12

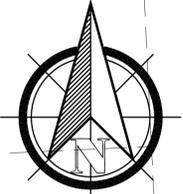
DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.

COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 43rd COURT MIAMI, FLORIDA 33186
 PH: 305.232.2340 FX: 305.232.5386



MATCHLINE FOR CONTINUATION SEE SHEET 4 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 9 OF 12



COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 143 COURT MIAMI, FLORIDA 33186
 PH: 305.232.2340 FX: 305.232.5386



MATCHLINE FOR CONTINUATION SEE SHEET 6 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 5 OF 12

WESTVIEW NORTH

DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J. J.M.	

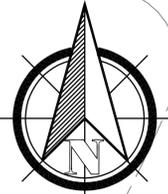
PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S. RGE. 41E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	7 of 12

AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- DENOTES NORTHING EASTING
- DENOTES AS-BUILT BOTTOM ELEVATION
- DENOTES AS-BUILT TOP ELEVATION

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AS-BUILT LEGEND

DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.



DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.



DENOTES PHASE 4 DRC BOUNDARY.



425222.2913 DENOTES NORTHING

851792.5594 DENOTES EASTING

DENOTES AS-BUILT BOTTOM ELEVATION x 4.0



DENOTES AS-BUILT TOP ELEVATION



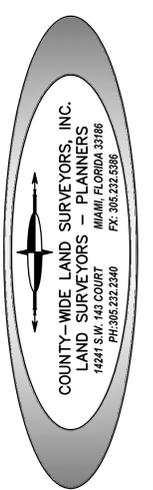
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MATCHLINE FOR CONTINUATION SEE SHEET 10 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 6 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 9 OF 12



WESTVIEW NORTH	
DATE	REVISION COMMENTS
2-27-24	REVISAS PER ENGINEERS COMMENTS
3-21-24	REVISAS PER ENGINEERS COMMENTS
5-21-24	REVISAS PER ENGINEERS COMMENTS

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S, RGE. 41E

SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	8 of 12

MATCHLINE FOR CONTINUATION SEE SHEET 10 OF 12

LAKE TRACT I

TRACT J

N.W. 22ND PLACE

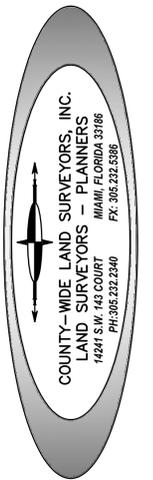
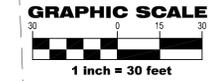
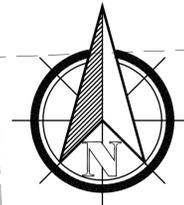
EAST - GOLF - DRIVE

N.W. 22ND COURT

N.W. 23RD AVENUE

TRACT J

MATCHLINE FOR CONTINUATION SEE SHEET 7 OF 12



MATCHLINE FOR CONTINUATION SEE SHEET 8 OF 12

AS-BUILT LEGEND	
<p>DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.</p>	
<p>DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.</p>	
<p>DENOTES PHASE 4 DRC BOUNDARY.</p>	
<p>425222 2913 851792 5594 DENOTES NORTHING EASTING</p>	
<p>DENOTES AS-BUILT BOTTOM ELEVATION</p>	
<p>DENOTES AS-BUILT TOP ELEVATION</p>	

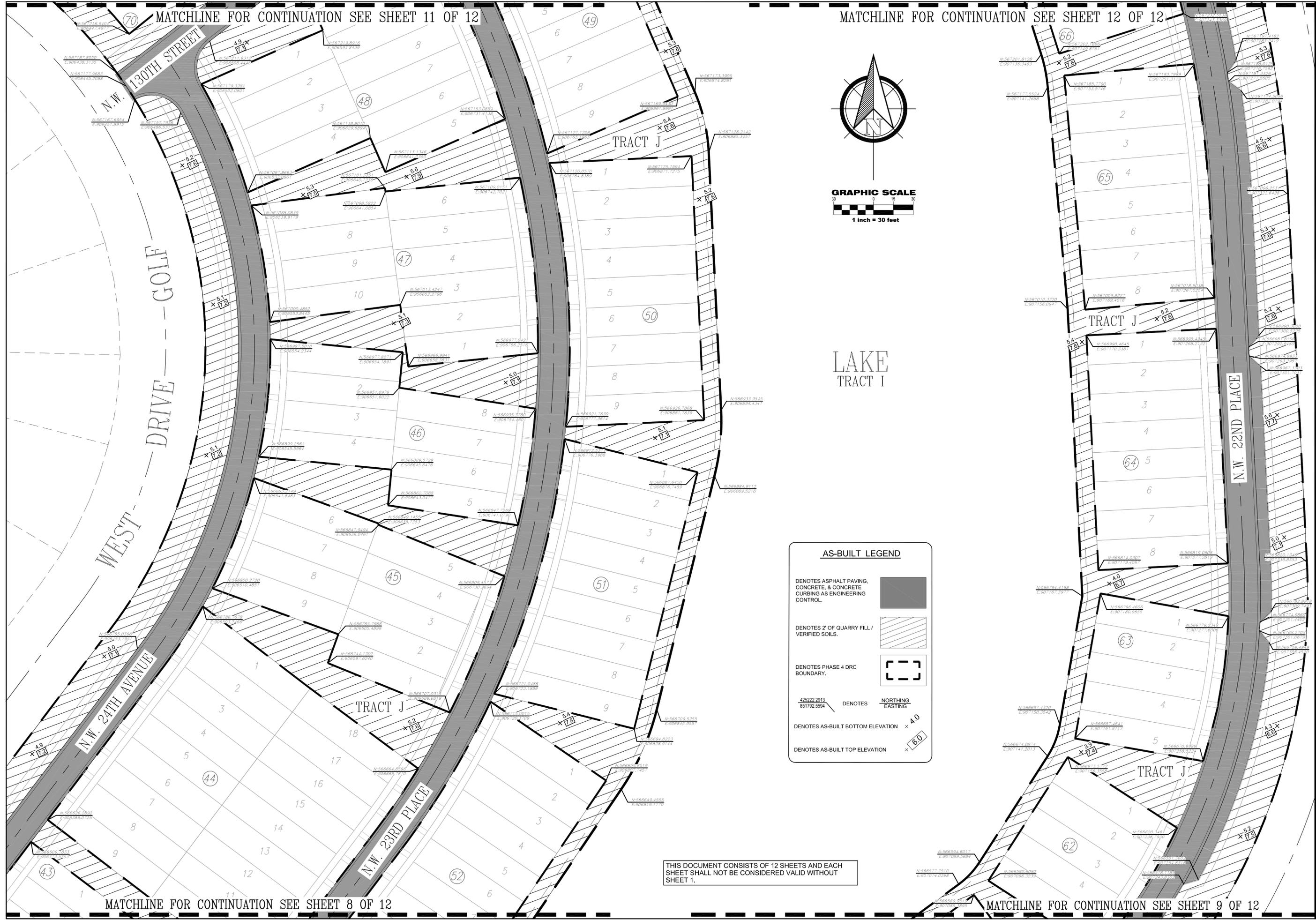
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WESTVIEW NORTH			
DATE	REVISION COMMENTS	BY	APP
2-27-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL.
SECTION:	SECTION 27, TWP. 52S. RGE. 41E
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	9 of 12

MATCHLINE FOR CONTINUATION SEE SHEET 11 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 12 OF 12



LAKE
TRACT I

AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- DENOTES NORTHING-EASTING
- DENOTES AS-BUILT BOTTOM ELEVATION
- DENOTES AS-BUILT TOP ELEVATION

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COUNTY-WIDE LAND SURVEYORS, INC.
 LAND SURVEYORS - PLANNERS
 14241 S.W. 43rd COURT MIAMI FLORIDA 33186
 PH: 305.232.2340 FX: 305.232.2386

WESTVIEW NORTH	
DATE	REVISION COMMENTS
2-27-24	REVISAS PER ENGINEERS COMMENTS S.J. J.M.
3-21-24	REVISAS PER ENGINEERS COMMENTS S.J. J.M.
5-21-24	REVISAS PER ENGINEERS COMMENTS S.J. J.M.

PROJ. TYPE: CAP AS-BUILT PLAN VIEW PROJ. LOC: N.W. 119th ST. & WEST GOLF DRIVE, MIAMI DADE, FL. SECTION: SECTION 27, TWP. 52S. RGE. 41E	AS SHOWN COUNTY-WIDE S.J. G.B. CAP AS-BUILT 10-12-23 2021-042
---	---

MATCHLINE FOR CONTINUATION SEE SHEET 8 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 9 OF 12

N.W. 131ST STREET

N.W. 24TH ST.

WEST GOLF DRIVE

N.W. 131ST CIRCLE

N.W. 131ST CIRCLE

TRACT K

N.W. 130TH TERRACE

TRACT J

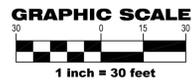
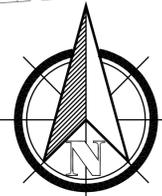
TRACT J

N.W. 130TH STREET

WEST-GOLF-DRIVE

MATCHLINE FOR CONTINUATION SEE SHEET 10 OF 12

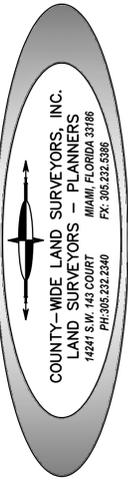
MATCHLINE FOR CONTINUATION SEE SHEET 12 OF 12



AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- 426222.2913, 851792.5594 DENOTES NORTHING EASTING
- DENOTES AS-BUILT BOTTOM ELEVATION $\times \begin{matrix} 4.0 \\ 6.0 \end{matrix}$
- DENOTES AS-BUILT TOP ELEVATION $\times \begin{matrix} 4.0 \\ 6.0 \end{matrix}$

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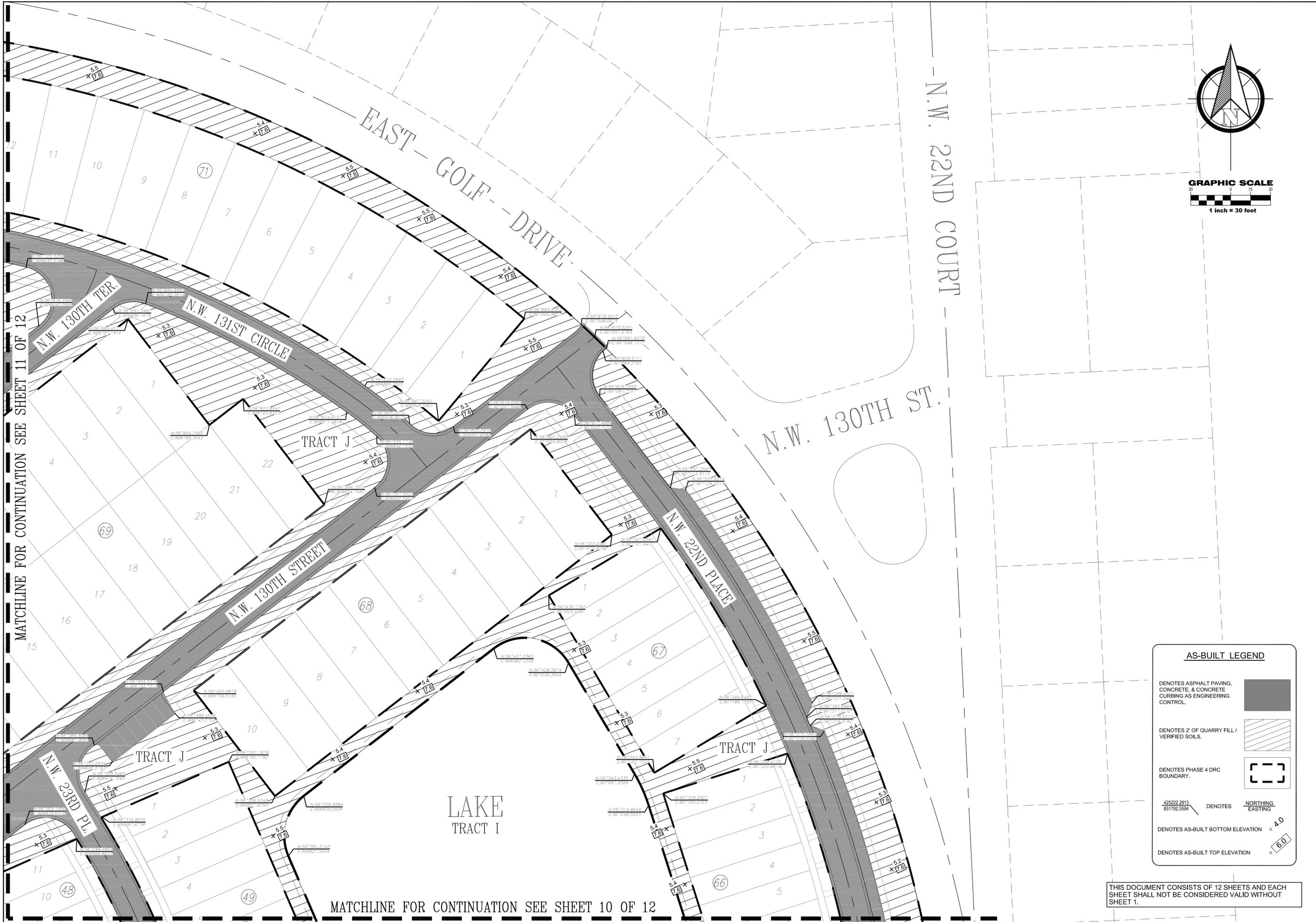


COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
14241 S.W. 443 COURT
MIAMI, FLORIDA 33186
PH: 305.232.2340
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WESTVIEW NORTH

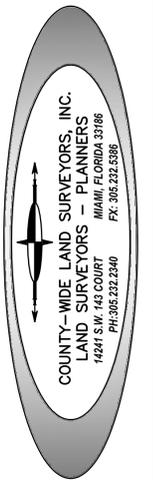
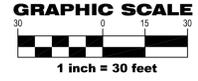
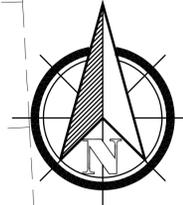
DATE	REVISION COMMENTS	BY	APP
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3-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.
5-21-24	REVISED AS PER ENGINEERS COMMENTS	S.J.	J.M.

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW
PROJ. LOC.:	N.W. 119th St. & West Golf Drive, Miami Dade, FL.
SECTION:	SECTION 27, TWP. 52S., RGE. 41E
SCALE:	AS SHOWN
SURVEYOR:	COUNTY-WIDE
DRAWN BY:	S.J.
CHECKED BY:	G.B.
AS-BUILT:	CAP AS-BUILT
DATE:	10-12-23
DRE PROJECT No.:	2021-042
SHEET No.:	11 of 12



MATCHLINE FOR CONTINUATION SEE SHEET 11 OF 12

MATCHLINE FOR CONTINUATION SEE SHEET 10 OF 12



WESTVIEW NORTH

PROJ. TYPE:	CAP AS-BUILT PLAN VIEW	DATE:	2-27-24	REVISION COMMENTS:	BY / APP:
PROJ. LOC.:	N.W. 119th St. & West Golf Drive, Miami Dade, FL.	DATE:	3-21-24	REVISION COMMENTS:	S.J. J.M.
SECTION:	SECTION 27, TWP. 52S., RGE. 41E	DATE:	5-21-24	REVISION COMMENTS:	S.J. J.M.
SCALE:	AS SHOWN	DATE:			
SURVEYOR:	COUNTY-WIDE				
DRAWN BY:	S.J.				
CHECKED BY:	G.B.				
AS-BUILT:	CAP AS-BUILT				
DATE:	10-12-23				
DRE PROJECT No.:	2021-042				
SHEET No.:	12 of 12				

AS-BUILT LEGEND

- DENOTES ASPHALT PAVING, CONCRETE, & CONCRETE CURBING AS ENGINEERING CONTROL.
- DENOTES 2' OF QUARRY FILL / VERIFIED SOILS.
- DENOTES PHASE 4 DRC BOUNDARY.
- DENOTES NORTHING EASTING
- DENOTES AS-BUILT BOTTOM ELEVATION x 4.0
- DENOTES AS-BUILT TOP ELEVATION x 6.0

THIS DOCUMENT CONSISTS OF 12 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.

SAMPLE
Westview North
Community Development District
Landowners Meeting Agenda

Tuesday
November 3, 2026
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave,
Miami, Florida 33167

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

SAMPLE

OFFICIAL BALLOT

WESTVIEW NORTH

COMMUNITY DEVELOPMENT DISTRICT

MIAMI, FLORIDA

LANDOWNERS MEETING ON NOVEMBER 3, 2026

For Interval Elections (3 Supervisors): The two candidates receiving the most votes will each receive a four (4) year term; the recipients of the next highest vote count will receive a two (2) year term.

The undersigned certifies that they are the fee simple owner or proxy holder of the landowner (proxy form attached) of the land described in the attachment hereto, which land lies within the boundaries of the [Westview North Community Development District](#);

*****LEGAL DESCRIPTION OF PROPERTY ATTACHED*****

and cast their vote(s) for the following:

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____ (Seat 3)
2. _____ (Seat 4)
3. _____ (Seat 5)

Dated: _____

Signed: _____
Name: _____

SAMPLE
LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 3, 2026
WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

 Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Westview North Community Development District to be held at Westview Clubhouse, 12500 NW 24th Ave, Miami, FL 33167 on November 3, 2026 at 8:00 a.m.**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

 Print or type name of Landowner

 Date

(or, if applicable, authorized representative of Landowner)

 Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or legal description attached)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Westview North Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Westview North Community Development District has two seats up for election, specifically Seat #3 and Seat #4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOLFE

February 3, 2026

VIA E-MAIL ONLY— jduque@gmssf.com

Ms. Juliana Duque
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Westview North Community Development District
Our File: 1090.20175**

Dear Juliana:

This firm's current fee structure has been in place since 2020. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Juliana Duque
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Westview North Community Development District
Attn: District Manager Juliana Duque
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: Westview North Community Development District
Alvarez Engineers Personnel Billing Rates

Via: Email Only: jduque@gmssf.com

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated August 10, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:

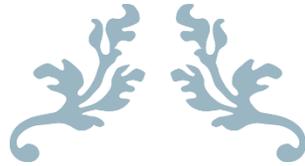
91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
 Tel (305) 640-1345
 Email Alvarez@AlvarezEng.com
 Website www.alvarezeng.com

Westview North CDD			
Current 2021 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
Engineer	\$ 130.00	Electrical Engineer	\$ 155.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	Engineer Intern	\$ 140.00
Engineering Technician	\$ 88.00	Senior Designer	\$ 120.00
Senior Administrative	\$ 86.00	CADD/Computer Technician	\$ 105.00
Administrative	\$ 52.00	Senior Engineering Technician	\$ 110.00
		Engineering Technician	\$ 100.00
		Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification	Definition
Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical



WESTVIEW NORTH



FIELD REPORT



Meeting Date: Tuesday, March 3, 2026

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

LANDSCAPING

- The landscaping services were completed by Dixie Landscaping (DL) on January 8th-9th and 22nd, and February 9th and 23rd, including but not limited to mowing, edging, hedge trimming and weed control.
- The March landscaping schedule was not available at the time of this report.
- The second palm tree at the main entrance median has signs of new growth. DL and management are continuing to monitor the tree.
- DL continues to treat the vine/weed growth along the perimeter fence line.
- The leaning trees along the exterior perimeter have been secured.
- DL continues to remove debris from all District areas, but debris continues to accumulate along the exterior perimeter.
- The HOA was able to reconnect the water service for the irrigation system; the main entrance median is now being watered.
- DL removed weeds from NE 119th Terrace.



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



LAKES

- Lake services provided by Southeast Land and Water Management (SLWM) on December 22nd, January 13th and 28th, and February 11th. SLWM treated the lakes for algae and shoreline grass and removed debris. Please refer to Exhibit A for the lake service report.
- SLWM removed debris from the lake banks.



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



FIELD MAINTENANCE

- Below you will find issues reported to Miami-Dade County.
 - Ticket #26-00057808 – basketball hoop; pending removal.
 - Ticket #26-00057*** – furniture; pending removal.
 - Ticket #26-00057832 – shopping carts, rug and miscellaneous trash; pending removal.
 - Ticket #26-00057845 – Blue Jeep parking on grass; pending removal.
- All other vehicles and trailers parked along the perimeter have been removed.
- A storm drain grate at the first traffic circle at NW 24th Avenue was missing. Cones and caution tape were installed. Raptor Vac was able to recover and reinstall the grate within the same day.
- Downed, damaged or missing “No Parking” signage has been reported to the county.



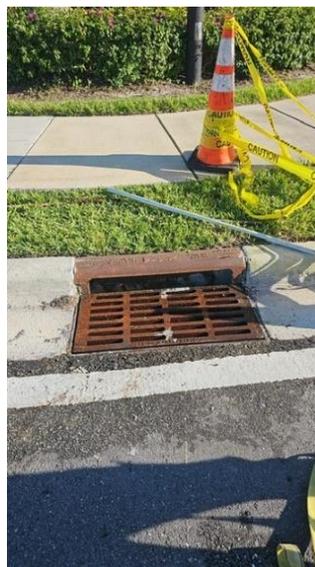
WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

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BY LENNAR

FIELD DIVISION REPORT

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EXHIBIT A

Southeast Land and Water Management Service Reports.

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT

Tuesday, January 20, 2026

Subject: Westview North Community Development District and Clubhouse Ownership

Dear Westview North Residents,

The purpose of this letter is to provide some information regarding the Westview North Community Development District (“CDD”) and to provide clarification related to the acquisition of the clubhouse facility.

Please see the key points below:

- The CDD is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. The primary function of the CDD is to finance, construct, operate, and maintain certain public infrastructure and improvements, including, but not limited to, the lakes, the canal, preserve areas, the drainage system, and certain landscape areas within the Westview North community.
- The CDD is governed by a five-member Board of Supervisors and operates independently from the community’s homeowner’s association (“HOA”).
- Members of the CDD Board of Supervisors are public officials who reside within your community. The current Board of Supervisors consists of: Richard Torres (Chair), Abbie Salt (Vice Chair), Pawel Hanusowski (Assistant Secretary), Freddy Alejandro (Assistant Secretary), and Casinova Henderson (Assistant Secretary).
- The community (the HOA) manages and enforces community covenants and restrictions over the privately owned properties within the development and is also responsible for the maintenance of certain landscape areas, the garbage stations, the gatehouse, the dog park, and the chain-link fencing.
- The existing clubhouse and related amenities within the community are currently owned and operated by Westview Club, LLC, an entity associated with the developer of the community (the “Developer”).
- In 2025, the CDD Board of Supervisors considered purchasing the clubhouse from the Developer, which would have converted the clubhouse into a CDD-owned facility for purposes of ownership and maintenance.
- Before proceeding with this acquisition, at several of its meetings in 2025, the CDD Board of Supervisors reviewed and discussed the financial, legal, and operational implications of the potential purchase.
- Due to an existing class action lawsuit and pending litigation filed against the Developer and pertaining specifically to the acquisition of the clubhouse and the determination of the purchase price, the CDD Board determined that it was not advisable to move forward with the purchase of the clubhouse at this time.
- The CDD Board may reconsider the clubhouse acquisition in the future once the pending legal matters associated with the community’s clubhouse facility are fully resolved.

For more information, please visit the CDD website at <http://www.westviewnorthcdd.com>. Please feel free to contact our office if you have any questions regarding the CDD’s responsibilities.

Sincerely,

Juliana Duque
District Manager
Westview North Community Development District

Westview North
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Description:</i>	<i>Amount</i>
Dec 2025 - Jan 2026	Checks: 223 - 236	\$1,080,601.61
TOTAL		\$1,080,601.61

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00003	10/02/25	195811	202509	310	51300	31500			*	16,000.00		
				JUL-SEP 25					CLBHSE ACQUIS.				
		10/30/25	195810	202510	300	20200	20000			*	438.61		
				AUG&SEP25					CLBHSE ACQUIS.				
		10/30/25	195810	202510	310	51300	31500			*	4,224.49		
				OCT 25					CLBHSE ACQUIS.				
		10/31/25	195859	202510	310	51300	31500			*	5,945.00		
				OCT 25					GENERAL COUNSEL				
									BILLING COCHRAN, P.A.			26,608.10	000223
12/04/25	00013	10/01/25	SC18890	202510	320	53800	46200			*	5,039.30		
				OCT 25					LNDSCP LAKE&PRESRV				
		12/01/25	SCI9349	202512	320	53800	46200			*	5,039.30		
				DEC 25					LNDSCP LAKE&PRESRV				
									DIXIE LANDSCAPE, LLC			10,078.60	000224
12/04/25	00021	11/21/25	7474001	202511	320	53800	46000			*	257.00		
									WELDED COMM. CHAIN & LOCK				
		11/21/25	7474002	202511	320	53800	46000			*	225.00		
									REP. POST & SIGNAGE SUPP				
									FCC CARPENTRY&GENERAL PAINTING LLC			482.00	000225
12/04/25	00001	11/01/25	92	202511	310	51300	34000			*	3,260.83		
				NOV 25					- MGMT FEES				
		11/01/25	92	202511	310	51300	35100			*	94.50		
				NOV 25					- COMPUTER TIME				
		11/01/25	92	202511	310	51300	31300			*	519.83		
				NOV 25					- DISSEMINATION				
		11/01/25	92	202511	310	51300	49500			*	94.50		
				NOV 25					- WEBSITE ADMIN				
		11/01/25	92	202511	310	51300	42000			*	10.36		
				NOV 25					- POSTAGE				
									GMS-SF, LLC			3,980.02	000226
12/04/25	00014	11/18/25	1693	202511	320	53800	46800			*	700.00		
				NOV 25					- LAKE MAINTENANCE				
									SOUTHEAST LAND AND WATER			700.00	000227
12/08/25	00001	12/01/25	95	202512	320	53800	34000			*	1,060.00		
				DEC 25					- FIELD SERVICES				
		12/01/25	96	202512	310	51300	34000			*	3,260.83		
				DEC 25					- MGMT FEES				
		12/01/25	96	202512	310	51300	35100			*	94.50		
				DEC 25					- COMPUTER TIME				
		12/01/25	96	202512	310	51300	31300			*	519.83		
				DEC 25					- DISSEMINATION				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/01/25	96	DEC 25	202512 310-51300-49500	WEBSITE ADMIN	*	94.50	
12/01/25	96	DEC 25	202512 310-51300-42000	POSTAGE	*	2.96	
12/01/25	96	DEC 25	202512 310-51300-42500	COPIES	*	1.50	
							GMS-SF, LLC 5,034.12 000228
12/08/25	00017	12/08/25	SURPLUS 202512 300-15100-10000	TSFR EXCESS FUNDS TO SBA	*	100,000.00	
							STATE BOARD OF ADMINISTRATION 100,000.00 000229
12/08/25	00011	12/08/25	TAX REC 202512 300-20700-10000	TAX RECEIPTS TSFR	*	912,428.04	
							WESTVIEW NORTH CDD 912,428.04 000230
12/12/25	00009	12/01/25	8881 202509 310-51300-31100	JUL-SEP25-C/H.ACQ.ENG.SVC	*	8,903.75	
							ALVAREZ ENGINEERS, INC. 8,903.75 000231
12/12/25	00003	11/30/25	196373 202511 310-51300-31500	NOV 25 - GENERAL COUNSEL	*	1,653.00	
							BILLING COCHRAN, P.A. 1,653.00 000232
12/12/25	00018	12/04/25	3982 202512 310-51300-31200	FY25-SER22 ARBITRAGE SVCS	*	550.00	
							LLS TAX SOLUTIONS INC. 550.00 000233
12/12/25	00012	11/25/25	7977515 202511 310-51300-32300	FY26 - SER22 TRUSTEE FEES	*	4,444.69	
							US BANK 4,444.69 000234
12/23/25	00013	1/01/26	SCI9489 202601 320-53800-46200	JAN 26-LNDSCP LAKE&PRESRV	*	5,039.29	
							DIXIE LANDSCAPE, LLC 5,039.29 000235
12/23/25	00014	12/15/25	1752 202512 320-53800-46800	DEC 25 - LAKE MAINTENANCE	*	700.00	
							SOUTHEAST LAND AND WATER 700.00 000236
							TOTAL FOR BANK A 1,080,601.61
							TOTAL FOR REGISTER 1,080,601.61

WVWN WESTVIEW NORTH SNEEROOA

Westview North
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2022</u>
4	<u>Capital Project Fund Series 2022</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

Westview North
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 48,972	\$ -	\$ -	\$ 48,972
Due from General Fund	-	27,466	-	27,466
<u>Investments:</u>				
State Board of Administration (SBA)	80,561	-	-	80,561
<u>Series 2022</u>				
Reserve	-	490,666	-	490,666
Revenue	-	1,023,303	-	1,023,303
Acq & Construction	-	-	89,540	89,540
Total Assets	\$ 129,533	\$ 1,541,434	\$ 89,540	\$ 1,760,507
Liabilities:				
Accounts Payable	\$ 10,490	\$ -	\$ -	\$ 10,490
Due to Debt Service	27,466	-	-	27,466
Total Liabilities	\$ 37,956	\$ -	\$ -	\$ 37,956
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,541,434	\$ -	\$ 1,541,434
Capital Project			89,540	89,540
Unassigned	91,577	-	-	91,577
Total Fund Balances	\$ 91,577	\$ 1,541,434	\$ 89,540	\$ 1,722,551
Total Liabilities & Fund Balance	\$ 129,533	\$ 1,541,434	\$ 89,540	\$ 1,760,507

Westview North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 193,919	\$ 183,808	\$ 183,808	\$ -
Interest Income	1,000	333	496	163
Misc. Income	-	-	2,851	2,851
Total Revenues	\$ 194,919	\$ 184,142	\$ 187,156	\$ 3,014
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 2,400	\$ 2,600	\$ (200)
FICA Expense	551	184	199	(15)
Engineering	5,000	1,667	-	1,667
Attorney	15,000	5,000	16,575	(11,575)
Annual Audit	5,200	-	-	-
Assessment Administration	2,544	2,544	2,544	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	6,238	2,079	2,079	0
Trustee Fees	4,445	4,445	4,445	0
Management Fees	39,130	13,043	13,043	(0)
Information Technology	1,134	378	378	0
Website Maintenance	1,134	378	378	0
Telephone	50	17	-	17
Postage & Delivery	100	33	45	(12)
Insurance General Liability	6,395	6,395	6,163	232
Printing & Binding	100	33	57	(24)
Legal Advertising	2,500	2,500	-	2,500
Other Current Charges	2,500	2,500	925	1,575
Office Supplies	75	25	-	25
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 100,021	\$ 44,346	\$ 50,156	\$ (5,810)
<u>Operations & Maintenance</u>				
<u>Field Expenditures:</u>				
Field Management	\$ 12,720	\$ 4,240	\$ 4,240	\$ -
Landscape Maintenance	62,289	20,763	20,157	606
Plant Replacement	3,000	1,000	920	80
Lake & Canal Maintenance	9,000	3,000	2,800	200
Preserve Maintenance	3,000	1,000	-	1,000
Stormwater Drainage Maintenance	3,500	1,167	-	1,167
Lift Station	4,000	1,333	-	1,333
R&M - Entry Road	2,000	667	-	667
Repairs & Maintenance	5,000	1,667	482	1,185
Contingency	2,500	833	-	833
Total Field Expenditures:	\$ 107,009	\$ 35,670	\$ 28,599	\$ 7,070
Total Expenditures	\$ 207,030	\$ 80,016	\$ 78,755	\$ 1,261
Excess (Deficiency) of Revenues over Expenditures	\$ (12,111)	\$ 104,126	\$ 108,401	\$ 4,275
Net Change in Fund Balance	\$ (12,111)	\$ 104,126	\$ 108,401	\$ 4,275
Fund Balance - Beginning	\$ 12,111		\$ (16,824)	
Fund Balance - Ending	\$ -		\$ 91,577	

Westview North
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1,092	\$ 1,092
Total Revenues	\$ -	\$ -	\$ 1,092	\$ 1,092
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,092	\$ 1,092
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,318	\$ 6,318
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,318	\$ 6,318
Net Change in Fund Balance	\$ -	\$ -	\$ 7,409	\$ 7,409
Fund Balance - Beginning	\$ -		\$ 82,131	
Fund Balance - Ending	\$ -		\$ 89,540	

Westview North
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 991,280	\$ 939,598	\$ 939,598	\$ -
Interest Income	32,000	10,667	13,331	2,665
Total Revenues	\$ 1,023,280	\$ 950,264	\$ 952,929	\$ 2,665
Expenditures:				
Interest - 12/15	\$ 385,531	\$ 385,531	\$ 385,531	\$ -
Interest - 6/15	385,531	-	-	-
Principal - 6/15	215,000	-	-	-
Total Expenditures	\$ 986,063	\$ 385,531	\$ 385,531	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,218	\$ 564,733	\$ 567,398	\$ 2,665
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,318)	\$ (6,318)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,318)	\$ (6,318)
Net Change in Fund Balance	\$ 37,218	\$ 564,733	\$ 561,080	\$ (3,653)
Fund Balance - Beginning	\$ 477,149		\$ 980,354	
Fund Balance - Ending	\$ 514,366		\$ 1,541,434	

Westview North
Community Development District

Long Term Debt Report

Special Assessment Bonds	
Series 2022	
Original Bond Issue Amount:	\$13,795,000
Term 1:	\$1,510,000
Interest Rate:	5.00%
Maturity Date:	June 15, 2029
Term 2:	\$4,915,000
Interest Rate:	5.75%
Maturity Date:	June 15, 2042
Term 3:	\$7,370,000
Interest Rate:	6.00%
Maturity Date:	June 15, 2052
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$490,666
Reserve Fund Balance	490,666
Bonds Outstanding - 10/27/2022	\$13,795,000
Less: Principal Payment -06/15/23	(\$185,000)
Less: Principal Payment -06/15/24	(\$195,000)
Less: Principal Payment -06/15/25	(\$205,000)
Current Bonds Outstanding	\$13,210,000

Westview North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 19,530	\$ 160,340	\$ 3,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,808
Interest Income	27	0	142	326	-	-	-	-	-	-	-	-	496
Misc. Income	-	2,851	-	-	-	-	-	-	-	-	-	-	2,851
Total Revenues	\$ 27	\$ 22,381	\$ 160,482	\$ 4,265	\$ -	\$ 187,156							
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	61	77	-	61	-	-	-	-	-	-	-	-	199
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	10,169	1,653	1,044	3,709	-	-	-	-	-	-	-	-	16,575
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,544	-	-	-	-	-	-	-	-	-	-	-	2,544
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	520	520	520	520	-	-	-	-	-	-	-	-	2,079
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,261	3,261	3,261	3,261	-	-	-	-	-	-	-	-	13,043
Information Technology	95	95	95	95	-	-	-	-	-	-	-	-	378
Website Maintenance	95	95	95	95	-	-	-	-	-	-	-	-	378
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	3	8	-	-	-	-	-	-	-	-	45
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	55	-	2	-	-	-	-	-	-	-	-	-	57
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	348	227	179	170	-	-	-	-	-	-	-	-	925
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,310	\$ 11,382	\$ 5,748	\$ 8,717	\$ -	\$ 50,156							
Operations & Maintenance													
Field Expenditures:													
Field Management	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,240
Landscape Maintenance	5,039	5,039	5,039	5,039	-	-	-	-	-	-	-	-	20,157
Plant Replacement	920	-	-	-	-	-	-	-	-	-	-	-	920
Lake & Canal Maintenance	700	700	700	700	-	-	-	-	-	-	-	-	2,800
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entry Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	482	-	-	-	-	-	-	-	-	-	-	482
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field Expenditures:	\$ 7,719	\$ 7,281	\$ 6,799	\$ 6,799	\$ -	\$ 28,599							
Total Expenditures	\$ 32,029	\$ 18,663	\$ 12,547	\$ 15,516	\$ -	\$ 78,755							
Excess (Deficiency) of Revenues over Expenditures	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ -	\$ 108,401							
Net Change in Fund Balance	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ -	\$ 108,401							

Westview North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

ON ROLL ASSESSMENTS	Gross Assessments	\$ 204,125	\$ 1,043,453	\$ 1,247,578
	Net Assessments	\$ 193,919	\$ 991,280	\$ 1,185,199
	Allocation in %	16%	84%	100%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2022		Total
						O&M Portion	Debt Service	
11/12/25	\$ 4,526	\$ 45	\$ 179	\$ -	\$ 4,302	\$ 704	\$ 3,598	\$ 4,302
11/17/25	32,737	1,296	327	-	31,113	5,091	26,022	31,113
11/25/25	4,081	179	39	-	3,863	632	3,231	3,863
11/28/25	84,263	3,371	809	-	80,084	13,103	66,980	80,084
12/05/25	1,021,894	40,877	9,810	-	971,207	158,906	812,301	971,207
12/24/25	9,158	304	89	-	8,765	1,434	7,331	8,765
01/08/26	23,878	716	232	-	22,930	3,752	19,178	22,930
01/26/26	-	-	-	1,144	1,144	187	957	1,144
TOTAL	\$ 1,180,536	\$ 46,789	\$ 11,485	\$ 1,144	\$ 1,123,406	\$ 183,808	\$ 939,598	\$ 1,123,406

	95% Percent Collected
\$ 67,041	Balance Remaining to Collect