



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1<sup>st</sup>, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

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

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

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

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

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

Juliana Duque  
District Manager  
GMS-SF

# WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

## **Exhibit A:** Goals, Objectives, and Annual Reporting Form



Juliana Duque  
District Manager  
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**Westview North Community Development District**  
Performance Measures & Standards – Annual Report  
Reporting Period: October 1, 2024 – September 30, 2025

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**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

Meetings were held on the third Friday of the month at 9:45 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126

*Meeting Dates:*

October 18, 2024 – Cancelled

November 15, 2024 – Held- Landowners meeting

December 20, 2024 – Cancelled

*Revised meeting:*

Meetings were held on the third Friday of the month at 10:45 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126

January 17, 2025 – Held

February 21, 2025 – Held

*Revised meeting:*

Meetings were held on the first Tuesday of the month at 8:00 AM at Community Clubhouse 15200 NW 24 Ave. Opa Locka, Florida 33167

March 4, 2025 – Cancelled

April 8, 2025 - Special meeting – Held

*Revised meeting:*

Meetings were held on the first Tuesday of the month at 8:00 AM at Community Clubhouse 15200 NW 24 Ave. Miami (Westview), Florida 33167

May 6, 2025 – Cancelled

June 8, 2025 – Held

July 8, 2025 – Held

July 29, 2025, at 8:30 AM-Special Meeting - Held

August 12, 2025 – Cancelled

August 14, 2025, at 8:30 AM-Special Meeting - Held

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September 2, 2025 – Held  
September 24, 2025, at 8:30 AM-Special Meeting - Held

Result: Standard achieved.

**Goal 1.2: Notice of Meetings Compliance**

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

Result: Standard achieved.

**Goal 1.3: Access to Records Compliance**

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

Result: Standard achieved.

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**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field/District Management Site Inspections**

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

**Goal 2.2: District Engineer Inspections**

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

Result: Standard achieved.

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**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

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District Manager  
GMS-SF

### **Goal 3.2: Financial Reports**

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

Result: Standard achieved.

### **Goal 3.3: Annual Financial Audit**

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

Result: Standard achieved.

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## **4. Engineer's Annual Report Summary (2025)**

The Westview North CDD 2025 Annual Maintenance Report, prepared by Alvarez Engineers, Inc is prepared pursuant to Section 9.21(b) of the Master Trust Indenture related to the Series 2022 Special Assessment Bonds. It provides (i) findings on the condition of the District-owned infrastructure, (ii) maintenance and operation recommendations for Fiscal Year 2025-2026 with estimated costs, and (iii) a review of the District's insurance coverage and budget for premiums.

The land parcels, easements, and public infrastructure, including lakes, entry roads, stormwater drainage systems, water distribution, sanitary collection systems, and lift stations, have been conveyed to the District. The infrastructure is in good repair, working order, and condition as observed through periodic site visits.

Proposed field operation budgets for FY 2025-2026 are adequate for maintenance, repair, and operation. Recommendation to establish a sinking fund for future capital expenses, including pavement resurfacing of entry roads and clubhouse parking over the next 29 years. Estimated annual contributions are specified based on inflation and interest rates. A 5-year cyclical maintenance program is recommended for servicing stormwater drainage, including inlets, manholes, pipes, and French drains. About 20% of the system would be serviced annually, with an estimated yearly budget provided. Estimated annual cost projections are given for routine replacements of baffles in the drainage system, with incremental inflation adjustments.

The District maintains liability, auto, employment practices, and official liability insurance through the Florida Insurance Alliance, with budgeted funds for renewal.

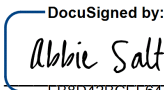
Plans include conveying the water distribution system, sewer collection system, and a public lift station to the City of North Miami. Archaeological sites on the north and south parcels are also planned to be conveyed to the District.

Overall, the report confirms the infrastructure is well-maintained and provides detailed financial planning recommendations for repairs, maintenance cycles, and capital reserves to ensure continued good condition of District assets.


Juliana Duque  
District Manager  
GMS-SF

**Overall Determination**

The Westview North Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

DocuSigned by:  
  
Chair/Vice Chair: \_\_\_\_\_  
Print Name: Abbie Salt  
Westview North Community Development District

Date: 2025-12-10

DocuSigned by:  
  
District Manager: \_\_\_\_\_  
Print Name: Juliana Duque  
Westview North Community Development District

Date: 2025-11-05

Juliana Duque  
District Manager  
GMS-SF

## Certificate Of Completion

Envelope Id: 9A28D9FE-273F-489E-ADBF-90493768FB7B

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Document Pages: 66

Signatures: 6

Envelope Originator:

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Initials: 0

Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

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## Record Tracking

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eacosta@gmssf.com

## Signer Events

Abbie Salt

absgarden@gmail.com

Vice chairperson

Keller Williams Realty, Inc.

Security Level: Email, Account Authentication  
(None)

## Signature

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Resent: 12/3/2025 8:45:24 AM

Resent: 12/10/2025 9:47:56 AM

Resent: 12/10/2025 11:52:47 AM

Viewed: 12/10/2025 11:53:19 AM

Signed: 12/10/2025 12:39:42 PM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign


Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication  
(None)

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Signature Adoption: Drawn on Device  
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## Electronic Record and Signature Disclosure:

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## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

| Envelope Summary Events | Status           | Timestamps             |
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| Envelope Updated        | Security Checked | 12/10/2025 11:52:46 AM |
| Envelope Updated        | Security Checked | 12/10/2025 11:52:46 AM |
| Envelope Updated        | Security Checked | 12/10/2025 11:52:46 AM |
| Certified Delivered     | Security Checked | 11/5/2025 8:23:02 AM   |
| Signing Complete        | Security Checked | 11/5/2025 8:23:11 AM   |
| Completed               | Security Checked | 12/10/2025 12:39:42 PM |

| Payment Events | Status | Timestamps |
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