



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

Janaury 6, 2025



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
January 6, 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 November 4, 2025 Meeting – **Page 3**
3. Discussion of Clubhouse Acquisition
4. Staff Reports
 - A. Attorney
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 - D. Manager
5. Financial Reports
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6. Supervisors Requests and Audience Comments
7. 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 November 4, 2025, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman (via telecommunication)
Abbie Salt	Vice Chairperson
Casinova Henderson	Assistant Secretary
Pawel Hanusowski	Assistant Secretary
Freddy Alejandro	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel

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 September 24, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the September 24, 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 Mr. Henderson seconded by Ms. Salt with all in favor, the Minutes of the September 24, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of:

- A. Resolution #2026-01 Budget Amendment for Fiscal Year 2025**
- B. Invoice for Special Assessment Bonds, Series 2025 (Clubhouse)**

Ms. Duque: The next item is the consideration of Resolution #2026-01. This is the budget amendment for fiscal year 2025. I have provided the Board with the additional document, and this in lieu of receiving additional invoices for legal services related to the clubhouse acquisition. The budget is amended because it is needed to adjust the District's fiscal year 2025 adopted budget so it matches the actual expenditures as of September 30, 2025. The proposed amendment adds unbudgeted revenue, which is carry forward surplus and the interest income, updates the special assessments revenue, and also relocates both the administrative and operational expenditures to reflect actual spending, including legal and additional costs that exceeded the original estimates. Once again, this ensures that the budget is balanced and it is in compliance with the statutory requirements. We need to accurately track all of the revenue as well as the expenditure and authorize the actual spending levels for the fiscal year. This is also very important because it helps us work on the proposed budget for fiscal year 2027. I will need at this moment, a motion from the Board to approve Resolution #2026-01.

Mr. Henderson: I see under the field expenditures I see that there was some decreases.

Ms. Duque: Correct. We did decrease Casinova so that we can compensate the other items that we needed to increase. That is the main reason is to make sure the revenues and fund balance stays the same.

Mr. Pawelczyk: And that happens after the year is over.

Ms. Duque: That ended on September 30th. Motion made by Casinova.

On MOTION by Mr. Henderson seconded by Mr. Alejandro with all in favor, Resolution #2026-01 Budget Amendment for Fiscal Year 2025 was approved.

Mr. Pawelczyk: Just so you guys the statute requires us the District to true-up your budget at the end of the year to show what you have actually spent versus what you budgeted. This is a little unusual that is why you got a little extra exhibit. Most of the time it is just this front sheet that shows what your fund balance at the end of the year. This is just because of the extra expenses that were involved in different line items. It involved a

little bit more. Next year you will see the same thing. This is provided to the auditor and then the auditor knows we basically balanced our budget or trued-up our budget.

Ms. Duque: That is the main reason. That is the most important reason we need to make sure we provide that information to the auditors. The next item is the invoice for special assessment bonds Series 2025 clubhouse. I received a request from the Board of Supervisors to provide this information to all of you. I have a cheat sheet that shows each one of those invoices and the cost. Once again, we have received and also, I have prepared the invoices that have been paid, and ones that still need to be paid to the professionals for the clubhouse acquisition work. As I just mentioned we still have two pending invoices, but the District does not have sufficient funds to be able to pay them in full. I had this conversation with Mike and Mike agreed to accept that partial payment for a portion of it during fiscal year 2025 and the other portion during fiscal year 2026 if necessary. For the record right now, it shows a total of \$59,564.10. This is what we spent for the professional work provided for the clubhouse acquisition. We do not need direction from the Board we already talked about this. It was very clear that the work provided by the professionals needed to be paid. As you can see, we have paid but I needed to bring those two invoices back, so the Board is aware of how we are making sure they are paid since we do not have sufficient funds for fiscal year 2025. The other important item I would like to bring to the Board of Supervisors' attention is the need to proceed very cautiously with any future direction regarding the clubhouse acquisition. Any involvement by the District Attorney or District Engineer should be carefully evaluated so that we remain conservative with the District's fund

Mr. Henderson: This might be directed more towards Mike, but you might know also you are talking about budgeting and trying to be conservative and everything like that and we are getting ready to go into the next year. We haven't done the budget for the next year yet.

Ms. Duque: No, we will do it in April.

Mr. Pawelczyk: Casinova is talking about this current fiscal year that started October 1st.

Ms. Duque: We already worked on the budget.

Mr. Pawelczyk: We passed that budget back in July or so.

Mr. Henderson: I am trying to get to Juliana's point being conservative. Without the clubhouse there is not a lot of expenditures for the CDD. Let's assume that something was to come up for example the front part of the community. Aren't you guys responsible for the front half. There is a sign that is still down in the front that needs to be repaired. Can we do an amendment to the budget to increase for maintenance? The only reason I am asking because I don't remember what the last year's budget accounted for. Can't we do an amendment to increase for those kinds of things?

Mr. Pawelczyk: You can only amend your budget to change what is in the line items. You can't amend the budget to raise additional revenue.

Mr. Alejandro: Since we are going to be carry on some expenses from 2025 into 2026 we haven't budgeted those in, but we know that it is. Do we know the impact that it is going to have on us starting the new year?

Mr. Pawelczyk: Juliana correct me if I am wrong. I think from the 2025 budget, which is last year's budget, you are paying everything but the pending items on this sheet.

Mr. Alejandro: Exactly we are still carrying over \$20,000 that we didn't have budgeted.

Mr. Pawelczyk: But you are paying part of the pending items.

Ms. Duque: The \$40,663.10 that invoice is going to be carried onto this current fiscal year. Of the \$16,000 total, we will pay \$8,000 in 2025 and the remaining \$8,000 in 2026, so the 2026 payment will be \$8,000 plus \$4,663.

Mr. Pawelczyk: So basically you are going to have a \$8,000 hit to start your fiscal year 2026 on District counsel fees.

Mr. Henderson: Be careful of your legal requests.

Mr. Pawelczyk: There is really not much going on if we are not purchasing the clubhouse, so you don't really need to meet that often. What I am also going to do is until you need someone like me or Ginger Wald from my office or main partners that deal with this stuff I am going to have an Associate cover your meeting going forward. That is a little savings as well. Plus she lives closer. She lives in Coral Gables. She can come up here and do this and then go back to work. You will like her. She is a super sweet girl.

Ms. Duque: She is amazing.

Mr. Pawelczyk: That is one way to reduce this. I don't think the impact is going to be that significant on that end from the District counsel side. We will do our best to limit those costs. I came today because I wanted to explain what all this is. I am going to do this really quick. Feel free to ask questions. Juliana has already looked at all these, and I guess blessed them for what they are and asked me questions that I was able to answer. This is a result of what we talked about. The first two are general counsel fees. That is what I bill general meetings. This is non clubhouse stuff for June through September. That is about just under \$16,000. That is more than what is usual. Why? Because we meet all the time. We were constantly dealing with stuff. That is not going to happen next year. If we do you will budget for it. I am just saying a lot of that is because of you pursuing the clubhouse deal. All the additional questions that came out. All the additional correspondence and all the additional phone calls. Additional meetings that weren't even related to the clubhouse. We just had additional meetings. The next one, which is the \$16,000 that says pending, at my rate of \$300 an hour this was for bond work. The bond validation proceedings to go to court, work with the underwriters, the bond counsel, etc. and ramping up for this bond issuance that was about almost \$20,000. It was like \$19,500 or something like that. I cut that about \$3,500. That was a professional discount just because we didn't move forward. It is not a lot, but I did reduce that rate and cut those hours down. The \$4,653 that are actual costs that were spent by my office for filing the complaint in the circuit court and then the other cost is the cost to advertise the order to show cause for the bond validation. That was like \$3,600 or something like that. Those are actual costs that were spent. They are not bumped up or anything. '

Mr. Alejandro: Do we have any idea of what the impact of the carryover for the budget is going to be on this? Even though we are going to be saving having saving for the next year do we know how the impact is going to be?

Ms. Duque: In reality, right now, the impact is not significant because there is contingency built into our budget. We simply need to remain very cautious throughout this fiscal year in how we use those funds. When we prepare the proposed budget for Fiscal Year 2027, likely around April, we will work with projected amounts. At that time, based on the status of the CDD and the needs of the community, we will need to determine whether an increase in assessments is warranted.

Mr. Pawelczyk: The other ones are the house master fee and then Greenberg Traurig, which is your bond counsel. That is the invoice they submitted.

Ms. Salt: I think it is pretty much inline when we asked you more or less what would happen if we plugged the plug on what we were doing. We are right in line with what I expected.

Mr. Pawelczyk: It is unfortunate because I don't like doing that. That is why we tried to build in a little bit of a discount. I have typically done that my firm has when you don't go to issue bonds for whatever reason. Sometimes it is for no reason at all, and they just decide not to, and you did all this work but because we are still your District counsel and hope to remain your District counsel we would like to provide that professional courtesy.

Ms. Duque: Thank you, Mike. I don't know if there is any questions from the Board of Supervisors. Let's move forward with the next item which is the discussion of the fence at canal.

FOURTH ORDER OF BUSINESS Discussion of:

A. Fence at Canal

B. Landscape Maintenance within the District and the Westview North Homeowners Association

Ms. Duque: I received an email request from Pawel which I have included in the agenda package. A few days after this was brought to my attention the fence going down on the canal bank was installed. For clarification it was not installed by the CDD. The fence is not the CDD responsibility. The entire fence in your community is HOA responsibility. That is pretty much the information that I needed to provide the Board of Supervisors. I don't have additional information. I believe that was the main concern. This discussion goes back to before Pawel and Freddy's time, and I am not sure if Abbie recalls, but we addressed it long ago. At that time there appeared to be a need for action, but it has since been resolved, so there is nothing further required on our side.

Mr. Henderson: Lennar put the fence there.

Ms. Salt: I haven't seen it. They just continued the fence.

Mr. Henderson: Yes down the embankment.

Ms. Duque: Thank you Casinova.

Mr. Alejandro: The email is on page 65. That is the email from Pawel.

Ms. Duque: This is the before picture. This is how it looks right now. Let's move to the next item, which is landscape maintenance with the District and the Westview North Homeowners Association. This is also a Supervisors request. This came from Pawel. Pawel I don't know if you would like to give a little bit of feedback to the rest of the Supervisors and the main concern. Pawel essentially wanted to know whether the CDD could assume responsibility for maintaining the lawn throughout the entire community.

Mr. Hanusowski: A couple of thoughts that I had, and it was partially after our HOA call as far as landscaping being one of the larger items on our list. The main thing is one the potential savings if we tie it all together. Two is the fact that it is covered with the CDD and it is through the taxes so that we are eliminating since we do have some billing payments on our HOA fees. To me that savings alone to the homeowners from removing it from the HOA to the CDD via taxes would also help us with the budget. If the lawn maintenance were to be covered by the CDD and I don't even know if it is possible.

Mr. Henderson: I haven't checked the declaration on that particular thing. Under the declaration is specifically says what can go to the CDD and what can't. I don't remember if that was one of the things that can go to the CDD.

Ms. Salt: All the lawn maintenance for the entire community?

Mr. Hanusowski: Yes so it is covered through the taxes so that every single home is actually paying into it.

Mr. Pawelczyk: The District can only do that if the HOA granted a perpetual easement for landscape maintenance to common areas. If landscaping is provided to the individual units or your front yards we can't do it. You can't use an easement to do because it is private. Only the common areas like this.

Mr. Alejandro: Technically isn't that what we are already getting?

Mr. Henderson: We do cut the front part of the homes. We don't go into the back part of the homes. We have been covering that in our landscaping contract.

Mr. Pawelczyk: Arguably we could have the landscape maintenance related to the right-of-way. You would need to give us an easement over it to do it. Which sometimes you can't do under your declaration. I don't know the answer to that.

Mr. Henderson: There was certain things I don't remember if that was one of them. I don't want to let the cat out of the bag yet but we are looking into getting a new management company so one of the things that they are familiar with like some other things so they were talking to us about certain things that we might want to shift to the CDD versus staying with under our budget. I don't know if that is going to happen before next year.

Mr. Hanusowski: I think that is fine.

Mr. Pawelczyk: For our purposes that is something we would need to know by April when we start the budget process for fiscal year 2027.

Mr. Hanusowski: I think we can have that conversation before then. I think it would be great. I don't know if it has to be landscaping. It was just a thought that because of the delinquency and so on.

Mr. Henderson: We would have to see if we could be responsible for them.

Mr. Pawelczyk: Basically the CDD needs a property interest over property that is kind open not to the public but not private, residential property to maintain certain things. If you ask us to maintain the roadways let's say the pavement on the roads you would have to open your gates after that. You are not going to want that I wouldn't think.

Ms. Duque: Ok let's move forward with the next item which is staff reports.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: We dismissed the bond validation the week after the last meeting per your direction. That is really about it. The good thing is we haven't done much other than dealing with the public records request from the class action plaintiff's lawyer which GMS has responded to and is waiting to hear back from them.

Mr. Henderson: Well you heard that Lennar filed a motion to dismiss.

Mr. Pawelczyk: I was expecting for them to file a motion to dismiss. That was a given.

Mr. Henderson: On two grounds.

Mr. Pawelczyk: Freddy filled us in before the meeting.

Mr. Henderson: Ok.

Mr. Alejandro: I showed the email notification sent out.

Mr. Pawelczyk: I haven't been following the class action because I don't want to spend any more of your hard-earned money. Casinova knows how to do it and Abbie you can just go onto the circuit courts website and pull up the case and it will show you everything you need to know. If you have any questions on that let us know and we will be happy to point you in the right direction.

Mr. Alejandro: If you have questions google it.

Mr. Henderson: We have been doing our best to keep people updated. Like we pulled up the document, and we shared it with everyone. They can read it for themselves.

Mr. Pawelczyk: I told Freddy I guess the motion to dismiss was filed but it hasn't been heard.

Mr. Henderson: That means the judge is probably going to give them an order to respond.

Mr. Pawelczyk: Or someone has to set up a hearing and if no one sets up a hearing it is not going to get heard. It will just sit there for a long time until the case management deadline tells them to start moving.

Mr. Henderson: Normally with procedure in this instance I know in federal court if someone filed a motion after a complaint you generally have another 30 days to respond to that motion.

Mr. Pawelczyk: From a motion to dismiss standpoint it is my understanding that it is just going to sit there until someone requests a hearing. It will go to the hearing and then the judge maybe grant part of it. That is all I have unless anyone has any questions.

Ms. Duque: Thank you so much Mike. Should we mention about the complaint for the drains?

Mr. Pawelczyk: You can.

Ms. Duque: I will address this very briefly, as I do not want the Board to discuss it at this time. We received a claim regarding a drain system: the issue was not a missing grate but a broken section, which has since been repaired. That is all we know at this point, and we have no additional information.

Mr. Pawelczyk: Somebody filed a claim against the District. They stepped in a hole that wasn't on the sidewalk, it was on the grass, so it had been turned over to the insurance company. At this point it is just a claim. There has been a letter from a lawyer

to avoid the destruction of relevant evidence. That is all that has been received by the District at this point. Your insurance company is handling that. If there ever is pending claims against the District Juliana, myself, like every six months we will follow up on them. I will follow up before I have to file my audit response letter. When they do the impending audit the auditor asks to file a letter asking if there is any pending or threatening claims against the District. That will probably be the next time I follow up on what is happening unless they tell us what is going on. No suit has been filed yet. It is just a claim. If you want more information on that Juliana can get that for you.

Ms. Duque: Thank you so much Mike.

B. Engineer

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

C. Field Services – Field Report

Mr. Lorenzo: So for the sake of time I am not going to go through everything. Does anybody have any questions regarding the field report? You mentioned something about a one-way sign at the entrance.

Mr. Henderson: Yes, that needed to be repaired.

Ms. Duque: We got that.

Mr. Henderson: How is that system the one that we installed is that the underground one that tracks the flooding?

Ms. Duque: Oh, the GIS system. Remember the GIS system was part of the bond issuance/ clubhouse acquisition. The Board chose to proceed with bonds because of the amount involved.

Mr. Alejandro: We got a big pile of nothing.

Mr. Henderson: I must have missed that meeting.

Mr. Hanusowski: We figured it would be easier.

Mr. Henderson: Is it too late to bring it back out?

Ms. Duque: It is, the concern is primarily financial, so for now the priority is to remain very conservative. Let's allow a few months of this fiscal year to pass, monitor how funds are spent, and then revisit the discussion at a later time if appropriate.

Mr. Henderson: When does hurricane season end?

Mr. Pawelczyk: At the end of this month.

Mr. Hanusowski: I also don't think it really tracked anything. It was a more of data base for us to be able to find stuff and know where it is on the map. I don't think it had any live feed.

Ms. Duque: In terms of repairs or maintenance concerns it is a great tool.

Mr. Henderson: We did have a couple of strong storms and that is what I thought about.

Mr. Pawelczyk: Juan will tell you this as well if you observe flooding during a strong storm take a picture, identify the location yourself, send it to Juliana. The other thing Juan likes to know how long did it take for the water to subside? Did it subside by the end of the day or was it still there the next day? If it is still there the next day it is a huge problem.

Ms. Duque: 72 hours, it not a problem actually depending on the rain.

Mr. Hanusowski: Our retention ponds or lakes or whatever you want to call them that water sat there for like a good week.

Mr. Pawelczyk: If it is in the pond that is where it is supposed to be. It is just if you see it on the roadways or near a drain that means something is clogged. That is what Juan just says, take a picture, tell me the location, how long the water is there and then he will send someone out to look at it.

Mr. Hanusowski: I have previously seen there is a swale by the Villas that was filled with water. That is the one spot. I don't know if that is part of the concern.

Mr. Henderson: Was it in front of someone's home?

Mr. Hanusowski: In between the homes. Down towards the exit in between the townhomes there is a swale that fills up.

Mr. Alejandro: It is a green space that becomes a giant swamp.

Mr. Henderson: Alright. My question was about the system.

Mr. Pawelczyk: Juan has all the as built for the stormwater drains.

Mr. Henderson: I was thinking about the ease of it.

Ms. Duque: It is even a great tool for the HOA if a resident calls. We will revisit that.

Mr. Hanusowski: Maybe not this year.

Mr. Lorenzo: So no questions regarding the field report?

Mr. Hanusowski: There is a piece of orange conduit that is in the north lake in the northeast corner. I think it was there for a little bit. It might be some construction debris that got stuck in there. I don't know if that effects too many things, but it is in there.

Mr. Lorenzo: Ok. I am going to hand out some proposals. I will start with one first for the tree trimming. If you guys go to page 71 of your agenda packages you will see the areas in reference. There is one right here at the main entrance and then there is another one at the annexation area. It is to clean up those trees that are pushing down into the ground. The total that Dixie is proposing is \$4,560 for both areas.

Mr. Alejandro: When will this be done?

Mr. Lorenzo: If approved I am sure we can get it on the schedule within 30 days if not sooner. I think it shouldn't take more than 2 days' work. It all depends on Dixie's availability. The good news is now that we are not in the summer they are not doing the frequency of three cuts. They should have more time.

Mr. Alejandro: On the budget side since we did have to shift some stuff can we fit this? Oh this would be for 2026.

Ms. Duque: This is for the current fiscal year 2026.

Mr. Alejandro: Sorry my apologies.

Mr. Lorenzo: Under the line item for preserve, \$6,000.

Ms. Duque: We do have the plant replacement which was adopted at \$6,000. This is something we can definitely afford this year. I don't know if there is a need.

Mr. Alejandro: My thing is if we do this it will cost us \$5,000. If we actually go into something that we need to do let's say we need to replace a palm tree we pretty much chewed up the whole budget on this line item.

Ms. Duque: The trees are young trees.

Mr. Lorenzo: It is just growing wild but yes it is not something that needs to be done. Nobody is not accessible. It is more of aesthetic thing.

Mr. Alejandro: I don't know if anybody else has an opinion on this, but I say we hold off on it just so we don't spend the whole line item.

Mr. Hanusowski: A couple of months is not going to hurt us. Dade County hasn't issued violations for this sort of thing so I think we could wait.

Ms. Duque: Ok.

Mr. Lorenzo: Thank you guys. This is for the mulch. As per other Districts I want to make sure we are consistent in asking. Is that something that you guys want to do if not that is fine.

Mr. Henderson: Where is that the CDD?

Mr. Lorenzo: Exterior perimeter and that first median.

Mr. Henderson: Oh there is mulch on the outside. I never noticed.

Ms. Salt: I thought that wasn't ours.

Mr. Henderson: I remember that we had asked to maintain it.

Ms. Duque: Just for the record I wanted to mention that Richard is on the call. Richard do you have something to say?

Mr. Henderson: I would say just from the Associations perspective on the mulching interior-wise because of how expensive mulch is we are thinking about just going all grass. All green grass and just maintain the green grass. If you want to have mulch in front your home personally by all means have at it. That is the direction that we are thinking about going in to simplify landscaping.

Mr. Alejandro: Once again my opinion is that if we can save this money just save the money. That is just my opinion.

Mr. Hanusowski: I feel like rocks are probably cheaper at this point.

Mr. Henderson: They are not cheaper.

Mr. Lorenzo: The thing is they stay in place.

Mr. Hanusowski: I think I second what Freddy said. Let's skip it for now.

Mr. Henderson: I don't oppose.

Ms. Duque: Richard if you can hear me, I see your hand is raised. If there is no additional questions for Jesus, do I have any additional direction from the Board at this moment?

Mr. Alejandro: At this time I say we stay as is.

Ms. Duque: Anything else Jesus to discuss or present?

Mr. Lorenzo: No.

Ms. Duque: Let's move forward then to the manager's report.

D. Manager

1) Discussion of Commercial Property Appraiser

2) Final Approval of the FY2024 Report Performance Measures and Standards

Ms. Duque: The first thing I would like to bring back to the Board is the discussion of the commercial property appraiser for the clubhouse. I reached out to several companies, Slack, Johnston and Magenheimer. There is also the Valbridge Property Advisor, Commercial Appraisal and Consulting, and MAC Appraisals.. I have not yet received those proposals. It is very difficult to limit potential companies solely based on whether they have previously worked with Lenna. I wanted to bring this back to the Board. This was a request from the Board at the last meeting. I don't know if you want me to still keep looking into it or bring those proposals back to the Board. You will let me know.

Mr. Henderson: Again I might be outdated but what do we need commercial property appraisers for again?

Ms. Salt: I thought that it was in conjunction with the acquisition.

Mr. Alejandro: That is what I was saying. The idea was they were going to bring an appraiser to actually do an appraisal of this property. We are not moving forward.

Ms. Duque: The Board's direction was that, although we were not moving forward with the transaction, Abbie was also appointed to work with Lennar in case you wished to revisit this item. One of the related requests at that time was for an appraiser.

Mr. Pawelczyk: At the appropriate time.

Mr. Alejandro: I am talking specifically about the appraisal process. If we do an appraisal process we are going to go into some expenditures and we are going to have a nice little report sitting on a shelf collecting dust.

Ms. Salt: It is going to be outdated when the time comes.

Mr. Alejandro: By the time we are going to need it we are going to have to do it again.

Mr. Pawelczyk: You can always do it when needed.

Ms. Duque: I want to make sure this clear I will put this on standby.

Mr. Hanusowski: The thought of the appraisal was to either reassure us that the price that Lennar has kind of given us or that it is there in our contracts is more or less in line. I don't know how they would determine that.

Mr. Henderson: It is nowhere in line with it.

Mr. Pawelczyk: What you asked for was more or less a business appraisal of what the business here at the property is worth. That is what the appraiser would come up with as opposed to what is the value of the property.

Mr. Hanusowski: This was to also help us negotiate further with Lennar. Obviously they might not be willing to do that anymore.

Mr. Alejandro: At this time I say that we wait to see how everything moves and if at the time you are going to sit down with Lennar and we actually go into a negotiation process with them at that time we look into the appraisal. I don't think we should get this ammunition in our back pocket if we are not actually going to use at any time right now. Once we get to that point I say we rehash this discussion.

Ms. Duque: Thank you. The next item is the final approval of the fiscal year 2024 - 2025 Report of Performance Measures and Standards. This is the final report which is submitted in compliance with the recent requirements established by Florida legislature during its 2024 session. This is once again to enhance accountability and also transparency for all of the special districts. This report details the accomplishments for the fiscal year 2025, confirming all of the goals and objectives were met. It also outlines the performance measuring standards that were employed and provides a summary of the District engineer's yearly infrastructure condition assessment. At this moment I just need a motion from the Board to approve it. This is posted on your webpage as well.

On MOTION by Mr. Alejandro seconded by Ms. Salt with all in favor, Final Approval of the Fiscal Year 2024-2025 Report Performance Measures and Standards was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: The financial reports tab A is the acceptance of the check register and tab B is the acceptance of unaudited financials. A motion to approve those two 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.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests?

Mr. Alejandro: At this time I actually would request since we have already reviewed if we can get the latest version of the current budget so we can have it in our back pocket to review line items moving forward whenever we are talking about expenditures. If we can have the available even if they send it to us digitally and we have it here for when we talk about line items and expenditures. We can have that resource to look forward to. Also for every meeting, if possible of course I would like to see whenever we bring something up what the impact for that specific line item is going to be just so we have an idea where we are going to be mid-year and where we are going to be at the end of the year.

Ms. Duque: Sure Freddy, no problem. Any other Supervisor requests? There is no one from the audience present expect from Richard. He sent me a text message that he cannot hear us. We cannot hear him, so I really don't know what is going on. The internet seems to be working. No audience present.

Mr. Pawelczyk: Richard asked about, he said it was hard for him to hear the discussion on the fees and the \$59,000. So for the record I would just ask Juliana to make sure she sends him that breakdown.

Ms. Duque: Yes, it was already requested. I will send that to all of you.

Mr. Pawelczyk: The breakdown of the fee sheet with the cost of the \$59,000 for club acquisition.

Mr. Alejandro: It is what Freddy just requested too.

Mr. Pawelczyk: Oh that one. I am sorry.

Ms. Duque: I will send that to the Board of Supervisors.

Mr. Pawelczyk: Ok, perfect.

Ms. Duque: Ok a motion to adjourn will take place.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary/Secretary

Chairman/Vice Chairman



WESTVIEW NORTH



FIELD REPORT



Meeting Date: Tuesday, January 6, 2025

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

LANDSCAPING

- The December landscaping services were completed by Dixie Landscaping (DL) on December 6th and 20th, including but not limited to mowing, edging, hedge trimming and weed control.
- The January landscaping schedule was not available at the time of this report.
- The ruts at the main entrance median are being monitored.
- The second palm tree at the main entrance median has signs of new growth. DL and management are continuing to monitor the tree.
- DL treated the vine/weed growth along the perimeter fence line and trimmed all low-lying tree branches.
- DL secured the leaning trees along the exterior perimeter.
- DL removed debris from all District areas, but debris continue to accumulate along the exterior perimeter.
- The HOA landscapers continue to trim the perimeter hedges that were growing through the fence.
- The South Preserve area was trimmed but not by DL. DL will be removing the clippings.



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

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LAKES

- Lake services provided by Southeast Land and Water Management (SLWM) on November 10th. SLWM treated the lakes for algae and shoreline grass and removed debris. Please refer to Exhibit A for the lake service report.
- The December service report was not available at the time of this report.
- SLWM removed debris from the lake banks.



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FIELD MAINTENANCE

- Below you will find issues reported to Miami-Dade County.
 - Ticket #25-00351620 - illegal dumping of jet ski watercraft and furniture; pending. New ticket opened #25-00409067.
 - Ticket #25-00385731 – illegal dumping of mattress. Mattress was removed.
- All other vehicles and trailers parked along the perimeter have been removed.
- FCC Construction (FCC) repaired the South Preserve chain link fence posts.
- FCC repaired the One-Way sign at the main entrance.
- FCC installed (3) new Restricted Area signs at the two preserve areas.
- The North Preserve chain link fence needs repair. Please refer to Exhibit B for more information.



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EXHIBIT A

Southeast Land and Water Management Service Report.

southeast
LAND AND WATER MANAGEMENT

Preserve and Lake Management Report

Customer: WESTVIEW Date: 11/10/25

Technician(s): ERIC

SITE/LAKE NUMBER	INSPECTION	TREATMENT	SKIFF	SIDE BY SIDE	BACKPACK	ALGAE	GRASSES	SUBMERGED	FLOATING	WATER LEVEL
		X			X		X			L
1a.		Y			X		X			L

Weather Conditions

Temp 88 Wind Speed 10-15 Wind Direction NORTH.

Wildlife Observations: FISH, TURTLES, DUCKS.

Comments:
TODAY WE INSPECTED LAKES 1 & 2 AND TOUCHED UP
SOME SHORELINE GRASSES.

WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

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EXHIBIT B

FCC Construction Chain Link Fence Repair Proposal.



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 7575002
DATE: NOVEMBER 22, 2025

1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Westview North CDD c/o GMS South Florida, LLC**
5385 N.NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Jesus Lorenzo 305 632 6329
jlorenzo@gmsf.com

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	CHAIN LINK FENCE PANEL AND POST REPAIR-REPLACEMENT	CHAIN LINK FENCE 119 ST MAIN STREET	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to repair existing chain link fence with favorable site conditions. Layout damaged fence panel and post locations. Prep & Basic labor to remove damaged fence panel, post. Dig post hole up to 2' deep. Set steel posts in concrete Install new fence panel and secure 6' tall chain link fabric between post. 6 feet tall. 12.5-gauge Black vinyl coated chain link fabric. 16-gauge galvanized steel posts. 17-gauge galvanized steel. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Approx. 25 Lft		
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 877.45

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

Westview North
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Description:</i>	<i>Amount</i>
Oct 2025	Checks:	
	211 - 219	\$49,738.98
	ACH - Utilities:	
	5002 - 5004	\$6,966.55
		<hr/>
		\$56,705.53
Nov 2025	Checks:	
	220 - 222	\$7,019.30
		<hr/>
		\$7,019.30
TOTAL		\$63,724.83

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/10/25	00020	9/25/25 1295	202509 300-20200-20000	TRASH RMVL 2601 GRATIGNY	*	100.00	
				BEAR'S JUNK REMOVAL AND HAULING			100.00 000211
10/10/25	00003	9/30/25 195509	202509 300-20200-20000	JUL-SEP 25 LEGAL COUNSEL	*	14,446.00	
				BILLING COCHRAN, P.A.			14,446.00 000212
10/10/25	00013	10/01/25 SC19048	202509 300-20200-20000	SEP 25-LNDSCP LAKE&PRESRV	*	5,039.29	
				DIXIE LANDSCAPE, LLC			5,039.29 000213
10/10/25	00021	9/29/25 76760442	202509 300-20200-10000	INSTALLED PVC & POST SIGN	*	289.00	
				FCC CARPENTRY&GENERAL PAINTING LLC			289.00 000214
10/10/25	00001	9/15/25 88	202510 310-51300-31400	ASSESSMENT ADMIN FY 26	*	2,544.00	
		10/01/25 89	202510 310-51300-34000	OCT 25 - MGMT FEES	*	3,260.83	
		10/01/25 89	202510 310-51300-35100	OCT 25 - COMPUTER TIME	*	94.50	
		10/01/25 89	202510 310-51300-31300	OCT 25 - DISSEMINATION	*	519.83	
		10/01/25 89	202510 310-51300-49500	OCT 25 - WEBSITE ADMIN	*	94.50	
		10/01/25 89	202510 310-51300-42000	OCT 25 - POSTAGE	*	23.68	
		10/01/25 89	202510 310-51300-42500	OCT 25 - COPIES	*	55.35	
		10/01/25 90	202510 320-53800-34000	OCT 25 - FIELD SERVICES	*	1,060.00	
				GMS-SF, LLC			7,652.69 000215
10/16/25	00009	9/30/25 8790	202509 310-51300-31100	SEP 25 - ENGINEERING SVCS	*	892.50	
				ALVAREZ ENGINEERS, INC.			892.50 000216
10/16/25	00022	9/30/25 09302025	202509 310-51300-31510	LEG.SVCS-CLBH ACQUISITION	*	19,400.00	
				GREENBERG TRAUIG			19,400.00 000217
10/16/25	00014	10/14/25 1640	202510 320-53800-46800	OCT 25 - LAKE MAINTENANCE	*	700.00	
				SOUTHEAST LAND AND WATER			700.00 000218

WVWN WESTVIEW NORTH SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/16/25	00009	8/05/25 8686	202507 310-51300-31100		*	1,219.50	
		JUN&JUL 25-ENGINEER. SVCS		ALVAREZ ENGINEERS, INC.			1,219.50 000219
						TOTAL FOR BANK A	49,738.98
						TOTAL FOR REGISTER	49,738.98

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/25	00006	10/01/25 93504	202510 310-51300-54000		*	175.00	
			FY26-SPECIAL DISTRICT FEE				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 005002
10/31/25	00004	9/09/25 8-985-67	202509 310-51300-42000		*	31.50	
			DELIVERIES THRU 09/05/25				
				FEDEX			31.50 005003
10/31/25	00015	9/30/25 IN60543	202509 310-51300-48000		*	310.49	
			SEP 25-LEGALS&PUB NOTICES				
		9/30/25 IN60544	202509 310-51300-48000		*	2,351.14	
			SEP 25-LEGALS&PUB.NOTICES				
		9/30/25 IN60545	202509 310-51300-48000		*	3,768.97	
			SEP 25-LEGALS&PUB.NOTICES				
		9/30/25 IN60546	202509 310-51300-48000		*	329.45	
			SEP 25-LEGALS&PUB.NOTICES				
				MCCLATCHY COMPANY LLC			6,760.05 005004
						TOTAL FOR BANK Z	6,966.55
						TOTAL FOR REGISTER	6,966.55

WVWN WESTVIEW NORTH SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/17/25	00022	9/30/25 09302025	202509 310-51300-31510	LEG.SVCS-CLBH ACQUISITION	V	19,400.00-	
				GREENBERG TRAURIG			19,400.00-000217
11/04/25	00013	10/23/25 280967	202510 320-53800-46400	SOIL/BAHIA SOD COVER HOLE	*	920.00	
		11/01/25 SC19200	202511 320-53800-46200	NOV 25-LNDSCP LAKE&PRESRV	*	5,039.30	
				DIXIE LANDSCAPE, LLC			5,959.30 000220
11/17/25	00001	11/01/25 91	202511 320-53800-34000	NOV 25 - FIELD SERVICES	*	1,060.00	
				GMS-SF, LLC			1,060.00 000221
11/17/25	00022	9/30/25 09302025	202509 310-51300-31510	LEG.SVCS-CLBH ACQUISITION	*	19,400.00	
				GREENBERG TRAURIG			19,400.00 000222
TOTAL FOR BANK A						7,019.30	
TOTAL FOR REGISTER						7,019.30	

WVWN WESTVIEW NORTH SNEEROOA

Westview North
Community Development District

Unaudited Financial Reporting
November 30, 2025



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5	<u>Month to Month</u>
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7	<u>Assessment Receipt Schedule</u>

Westview North
Community Development District
Combined Balance Sheet
November 30, 2025

	<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	\$ 106,738	\$ -	\$ -	\$ 106,738
Due from Other	3,950	-	-	3,950
Due from General Fund	-	100,127	-	100,127
<u>Investments:</u>				
State Board of Administration (SBA)	92	-	-	92
<u>Series 2022</u>				
Reserve	-	490,666	-	490,666
Revenue	-	492,705	-	492,705
Acq & Construction	-	-	86,008	86,008
Total Assets	\$ 110,781	\$ 1,083,498	\$ 86,008	\$ 1,280,286
Liabilities:				
Accounts Payable	\$ 51,811	\$ -	\$ -	\$ 51,811
Accounts Payable	16,000	-	-	16,000
Due to Debt Service	100,127	-	-	100,127
Total Liabilities	\$ 167,938	\$ -	\$ -	\$ 167,938
Fund Balance:				
Restricted for:				
Debt Service	-	1,083,498	-	1,083,498
Capital Project			86,008	86,008
Unassigned	(57,158)	-	-	(57,158)
Total Fund Balances	\$ (57,158)	\$ 1,083,498	\$ 86,008	\$ 1,112,348
Total Liabilities & Fund Balance	\$ 110,781	\$ 1,083,498	\$ 86,008	\$ 1,280,286

Westview North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 193,919	\$ 19,530	\$ 19,530	\$ -
Interest Income	1,000	167	28	(139)
Misc. Income	-	-	2,851	2,851
Total Revenues	\$ 194,919	\$ 19,696	\$ 22,408	\$ 2,712
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 1,200	\$ 1,800	\$ (600)
FICA Expense	551	92	138	(46)
Engineering	5,000	833	-	833
Attorney	15,000	2,500	11,822	(9,322)
Annual Audit	5,200	-	-	-
Assessment Administration	2,544	2,544	2,544	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	6,238	1,040	1,040	0
Trustee Fees	4,445	4,445	4,445	0
Management Fees	39,130	6,522	6,522	(0)
Information Technology	1,134	189	189	0
Website Maintenance	1,134	189	189	0
Telephone	50	8	-	8
Postage & Delivery	100	17	34	(17)
Insurance General Liability	6,395	6,395	6,163	232
Printing & Binding	100	17	55	(39)
Legal Advertising	2,500	2,500	-	2,500
Other Current Charges	2,500	2,500	576	1,924
Office Supplies	75	12	-	12
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 100,021	\$ 31,178	\$ 35,691	\$ (4,514)
<u>Operations & Maintenance</u>				
<u>Field Expenditures:</u>				
Field Management	\$ 12,720	\$ 2,120	\$ 2,120	\$ -
Landscape Maintenance	62,289	10,381	10,079	303
Plant Replacement	3,000	500	920	(420)
Lake & Canal Maintenance	9,000	1,500	1,400	100
Preserve Maintenance	3,000	500	-	500
Stormwater Drainage Maintenance	3,500	583	-	583
Lift Station	4,000	667	-	667
R&M - Entry Road	2,000	333	-	333
Repairs & Maintenance	5,000	833	482	351
Contingency	2,500	417	-	417
Total Field Expenditures:	\$ 107,009	\$ 17,835	\$ 15,001	\$ 2,834
Total Expenditures	\$ 207,030	\$ 49,013	\$ 50,692	\$ (1,679)
Excess (Deficiency) of Revenues over Expenditures	\$ (12,111)	\$ (29,316)	\$ (28,284)	\$ 1,033
Net Change in Fund Balance	\$ (12,111)	\$ (29,316)	\$ (28,284)	\$ 1,033
Fund Balance - Beginning	\$ 12,111		\$ (28,874)	
Fund Balance - Ending	\$ -		\$ (57,158)	

Westview North
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 561	\$ 561
Total Revenues	\$ -	\$ -	\$ 561	\$ 561
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 561	\$ 561
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,316	\$ 3,316
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,316	\$ 3,316
Net Change in Fund Balance	\$ -	\$ -	\$ 3,877	\$ 3,877
Fund Balance - Beginning	\$ -		\$ 82,131	
Fund Balance - Ending	\$ -		\$ 86,008	

Westview North
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 991,280	\$ 99,832	\$ 99,832	\$ -
Interest Income	32,000	5,333	6,629	1,295
Total Revenues	\$ 1,023,280	\$ 105,165	\$ 106,460	\$ 1,295
<u>Expenditures:</u>				
Interest - 12/15	\$ 385,531	\$ -	\$ -	\$ -
Interest - 6/15	385,531	-	-	-
Principal - 6/15	215,000	-	-	-
Total Expenditures	\$ 986,063	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,218	\$ 105,165	\$ 106,460	\$ 1,295
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,316)	\$ (3,316)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,316)	\$ (3,316)
Net Change in Fund Balance	\$ 37,218	\$ 105,165	\$ 103,144	\$ (2,021)
Fund Balance - Beginning	\$ 477,149		\$ 980,354	
Fund Balance - Ending	\$ 514,366		\$ 1,083,498	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,530
Interest Income	27	0	-	-	-	-	-	-	-	-	-	-	28
Misc. Income	-	2,851	-	-	-	-	-	-	-	-	-	-	2,851
Total Revenues	\$ 27	\$ 22,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,408
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Expense	61	77	-	-	-	-	-	-	-	-	-	-	138
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	10,169	1,653	-	-	-	-	-	-	-	-	-	-	11,822
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,544	-	-	-	-	-	-	-	-	-	-	-	2,544
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	520	520	-	-	-	-	-	-	-	-	-	-	1,040
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,261	3,261	-	-	-	-	-	-	-	-	-	-	6,522
Information Technology	95	95	-	-	-	-	-	-	-	-	-	-	189
Website Maintenance	95	95	-	-	-	-	-	-	-	-	-	-	189
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	-	-	-	-	-	-	-	-	-	-	34
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	55	-	-	-	-	-	-	-	-	-	-	-	55
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	348	227	-	-	-	-	-	-	-	-	-	-	576
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,310	\$ 11,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,691
<u>Operations & Maintenance</u>													
<u>Field Expenditures:</u>													
Field Management	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,120
Landscape Maintenance	5,039	5,039	-	-	-	-	-	-	-	-	-	-	10,079
Plant Replacement	920	-	-	-	-	-	-	-	-	-	-	-	920
Lake & Canal Maintenance	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entry Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	482	-	-	-	-	-	-	-	-	-	-	482
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field Expenditures:	\$ 7,719	\$ 7,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,001
Total Expenditures	\$ 32,029	\$ 18,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,692
Excess (Deficiency) of Revenues over Expenditures	\$ (32,002)	\$ 3,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,284)
Net Change in Fund Balance	\$ (32,002)	\$ 3,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,284)

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

	Gross Assessments	\$	204,125	\$	1,043,453	\$	1,247,578
ON ROLL ASSESSMENTS	Net Assessments	\$	193,919	\$	991,280	\$	1,185,199

	Allocation in %		16%		84%		100%
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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
TOTAL	\$ 125,607	\$ 4,891	\$ 1,355	\$ -	\$ 119,361	\$ 19,530	\$ 99,832		\$ 119,361

10%		Percent Collected
\$ 1,121,971		Balance Remaining to Collect