



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

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

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

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

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

Juliana Duque
District Manager
GMS-SF

BISCAYNE DRIVE COMMUNITY DEVELOPMENT
DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



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District Manager
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Biscayne Drive Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular and special Board meetings as necessary during Fiscal Year 2026. Meetings that were not required were cancelled as appropriate.

Meetings were scheduled to take place at 10:30 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the third Friday of each month.

Meeting Dates:

- October 17, 2025 – Held
- November 21, 2025 – Cancelled
- December 19, 2025 – Cancelled
- January 16, 2026 – Cancelled
- February 20, 2026 – Cancelled
- March 20, 2026 – Held
- April 17, 2026 – Cancelled
- May 15, 2026 – Cancelled
- June 19, 2026 – Cancelled
- June 26, 2026 – Special Meeting Held
- July 17, 2026 – Cancelled
- August 6, 2026 – Special Meeting Held
- August 21, 2026 – Cancelled
- September 18, 2026 – Held

During Fiscal Year 2026, the District held meetings to conduct District business, consider financial and operational matters, oversee District infrastructure and maintenance responsibilities, and provide the public with access to Board deliberations.

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings held during the reporting period were properly noticed in accordance with applicable Florida law. Meeting notices, agendas, and supporting materials were made

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available through the District's established public-notice and records procedures. Meetings that were not required were cancelled as appropriate.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

The District maintained procedures for the retention and availability of public records. Meeting agendas, minutes, resolutions, budget documents, assessment materials, financial reports, contracts, engineer reports, and other District records were maintained and made available in accordance with Florida public-records requirements.

The District also continued to maintain current public information through its website and established public-records procedures.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

District management conducted site inspections and coordinated with District vendors, the District Engineer, and other professionals regarding the operation, maintenance, repair, and condition of District-owned infrastructure and facilities.

The District owns completed land tracts, easements, and public infrastructure, including roads, drainage facilities, common open areas, mail-distribution facilities, landscape buffers, and related improvements. The District Engineer reported that these facilities were in good repair, working order, and condition, except for a stop sign that had been knocked down at the intersection of SW 290th Terrace and SW 169th Court.

Management will continue to monitor District facilities, coordinate necessary maintenance and repairs, and address operational issues as they arise.

Result: Standard achieved.

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Goal 2.2: District Engineer Inspections

The District Engineer completed the annual infrastructure inspection and submitted the Yearly District Engineer's Report dated June 30, 2026, in accordance with the Master Trust Indenture requirements for the District's Special Assessment Bonds, Series 2022.

The Engineer's Report confirms that the District-owned land tracts, easements, roads, drainage improvements, common open areas, mail-distribution facilities, and landscape buffers have been completed and conveyed to the District. The report found the District's infrastructure to be in good repair, working order, and condition, subject to repair or replacement of the knocked-down stop sign at SW 290th Terrace and SW 169th Court.

The Engineer concluded that the proposed Fiscal Year 2026–2027 field-operations budget amounts are adequate to properly maintain, repair, and operate the public infrastructure for which the District is responsible.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The District prepared, considered, adopted, and published its annual budget in accordance with applicable Florida law and District procedures.

The District Engineer reviewed the proposed Fiscal Year 2026–2027 field-operations budget and concluded that the proposed amounts are adequate for the proper maintenance, repair, and operation of District-owned public infrastructure.

The District will continue to evaluate operating costs, vendor contracts, maintenance needs, reserve requirements, insurance expenses, and future capital-replacement needs as part of its annual budget process.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District maintained financial-reporting and recordkeeping procedures through the District's accounting and management functions. Financial records, budget documents,

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check registers, invoices, assessment information, audit reports, and other required public information were maintained in accordance with applicable law and District procedures.

The District's website and public-records procedures provide access to applicable financial and budget information.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The District coordinated the completion, Board acceptance, filing, and publication of its annual independent financial audit in accordance with applicable Florida law and required reporting deadlines.

The District will continue to maintain financial records and supporting documentation to facilitate audit review and promote financial transparency and accountability.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Biscayne Drive Estates Community Development District Yearly District Engineer's Report, dated June 30, 2026, evaluated the condition, maintenance requirements, and anticipated future capital needs of the District's infrastructure.

The report confirms that District-owned land tracts and easements, together with the completed public infrastructure located within them, have been conveyed to the District for ownership and maintenance. District-owned improvements include roads, drainage facilities, common open areas, mail-distribution facilities, landscape buffers, and related improvements. The Engineer found these assets to be in good repair, working order, and condition, with the exception of a knocked-down stop sign at SW 290th Terrace and SW 169th Court.

The Engineer determined that the proposed Fiscal Year 2026–2027 field-operations budget includes adequate funding for the proper maintenance, repair, and operation of the District's existing public infrastructure.

The Engineer recommended that the District consider establishing a sinking fund to finance future pavement and pavement-marking replacement needs. The estimated pavement service life is 30 years. The report estimates an annual contribution of approximately \$18,572 for future pavement milling and resurfacing and approximately \$9,363 for future pavement markings and signing replacement.

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The Engineer also recommended a five-year cyclical stormwater drainage-maintenance program. The program would provide for annual cleaning and inspection of approximately 20 percent of the drainage system so that the entire system is serviced over a five-year period. The system includes approximately 96 drainage structures and 8,440 linear feet of pipes. The proposed program includes structure cleaning, baffle detachment and replacement, pipe cleaning, and CCTV inspection, with an estimated total five-year cost of approximately \$101,428.

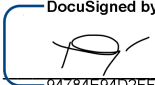
The Engineer further reported that the District maintains general liability, hired and non-owned auto, employment-practices liability, and public-officials liability insurance coverage through Florida Insurance Alliance. The District budgeted sufficient funds for the estimated \$5,732 insurance-policy renewal.

Result: Standard achieved.

Overall Determination

Biscayne Drive Estates Community Development District achieved its Performance Measures and Standards for Fiscal Year 2026. During the reporting period, the District held properly noticed Board meetings as necessary, maintained public-records and financial-recordkeeping procedures, conducted annual budget and financial-administration activities, and coordinated the maintenance and operation of District-owned public infrastructure.

The District Engineer confirmed that the District's roads, drainage facilities, common open areas, mail-distribution facilities, landscape buffers, and related District-owned improvements are generally in good repair, working order, and condition. The District will continue to address routine repairs, including the replacement or repair of the knocked-down stop sign, and will consider the Engineer's long-term recommendations regarding pavement reserves and the cyclical stormwater-maintenance program.

DocuSigned by:

 Chair/Vice Chair: _____
 Print Name: Teresa Baluja
 Biscayne Drive Community Development District

Date: 2026-09-18

DocuSigned by:

 District Manager: _____
 Print Name: Juliana Duque
 Biscayne Drive Community Development District

Date: 2026-09-18

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 District Manager
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