



Sedona Point Community Development District

<https://www.sedonapointcdd.com/>

Teresa Baluja, Chair

Carmen Orozco, Vice Chair

Marc Szasz, Assistant Secretary

Vanessa Perez, Assistant Secretary

Raisa Krause, Assistant Secretary

June 12, 2026



Sedona Point
Community Development District
(Cedar Pointe by Lennar/Stein Assemblage)
Agenda

Seat 1: Teresa Baluja – C.	
Seat 4: Carmen Orozco – V.C.	
Seat 2: Marc Szasz – A.S.	
Seat 3: Vanessa Perez – A.S.	
Seat 5: Raisa Krause – A.S.	

Friday
June 12, 2026
10:00 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Join the meeting now

Meeting ID: 224 728 591 948 95 and Passcode: wi9eZ732
1 872-240-4685 and Phone Conference ID: 331 941 369#

1. Roll Call
2. Approval of Minutes of the March 13, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 9**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Annual Appropriation Resolution – **Page 17**
 - D. Consideration of **Resolution #2026-03** Levy of Non Ad Valorem Assessments – **Page 20**
 - E. Motion to Close the Public Hearing
4. Discussion of:
 - A. HOA Approved Parking Rules and Regulations (Areas Has Not Been Conveyed to the District) – **Page 28**
 - B. Conveyance of Trac A (Roads and Drainage System)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 32**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 33**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **304** – **Page 37**
 - 5) District Updates – **Page 38**
6. Financial Reports
 - A. Acceptance of Funding Request **#27, #28, #29** – **Page 40**
 - B. Approval of Check Register – **Page 43**

7. Supervisors Requests and Audience Comments

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: <https://www.sedonapointcdd.com/>

**MINUTES OF MEETING
SEDONA POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sedona Point Community Development District was held on March 13, 2026 at 10:23 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Michael Pawelczyk

District Manager
GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque: Three Supervisors are present constituting a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 14, 2025 Meeting**

Ms. Duque: You have the minutes from the November 14, 2025 Board of Supervisors meeting. Are there any comments, corrections, or changes to the minutes? If there are no changes, I would ask for a motion to approve the minutes.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025 Meeting, were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Ms. Duque: The next item is the consideration of Resolution 2026-01, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Following the resolution, you will find a copy of the proposed budget for your review. Page 1 reflects the General Fund. Pages 2 and 3 provide the narrative, including a detailed explanation of each line item within the General Fund. The Debt Service Fund is presented on pages 4 and 5. This represents the first component of the District's non-ad valorem assessments, specifically the Series 2023 debt service and associated interest, which are payable from and secured by the non-ad valorem assessments. The Series 2023 Bonds mature on June 15, 2053. Page 6 includes the non-ad valorem assessment comparison. The General Fund increases from \$77,005 in Fiscal Year 2026 to \$107,161 in Fiscal Year 2027. This increase is primarily due to the District transitioning from partial developer funding to full funding through assessments. Additionally, key line items have been added for electric services, drainage, and road maintenance. As shown in the assessment comparison, the per-unit increase is \$284.23. At this time, the Board is being asked to approve the proposed budget for transmittal and to set the date and time for the public hearing. Final adoption of the budget will occur following that public hearing. Pursuant to statutory requirements, the District must adopt the budget each year prior to June 15 and transmit it to the Clerk of the Miami-Dade County Board of County Commissioners. A public hearing must be held at least 60 days after today. Based on this requirement, the recommended public hearing date is June 12, as the Board's regularly scheduled May meeting on May 8 does not satisfy the 60-day requirement. The hearing can be held at the District's regular meeting location, or at an alternate location if the Board so desires.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 12, 2026 at 10:00 a.m. at 5505 Waterford District Drive, was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Procedures for
Landowners Election Meeting –
November 13, 2026**

Ms. Duque: The next item is the discussion of procedures for the landowners' election meeting, which will take place on November 13. The materials included in your agenda package outline the process, including that landowners receive one vote per unit, as well as how proxies may be used and how votes are cast and tabulated for Seats #1, #2, and #4. The two candidates receiving the highest number of votes will serve four-year terms, and the next highest will serve a two-year term. This item is being presented for informational purposes.

FIFTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Ms. Duque: The next item is the acceptance of the audit for the fiscal year ended September 30, 2025. The audit was prepared by Grau and Associates, who issued an unmodified, or clean, opinion on the District's financial statements. They also noted no instances of noncompliance, indicating the District is in good standing

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.
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SIXTH ORDER OF BUSINESS

**Consideration of Engagement Letter
with Grau & Associates to perform the
Audit for Fiscal Year Ending
September 30, 2025**

Ms. Duque: The next item is the consideration of an engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2026. The scope of services is consistent with the audit you just accepted. The proposed fee for the Fiscal Year 2026 audit is not to exceed \$5,700, with future years subject to modest increases in accordance with the fee schedule attached to the engagement letter.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

Ms. Duque: There is nothing to report under the engineer's section.

C. Manager

Ms. Duque: Nothing additional to report at this time.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #21, #22, #23, #24, #25, & #26

B. Acceptance of Check Register

C. Acceptance of Unaudited Financials

Ms. Duque: You have Funding Requests #21, #22, #23, #24, #25, and #26. You have the financial reports in your agenda package. If there are no questions from the Board, I will ask the Board for a motion to accept them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving Funding Requests #21, #22, #23, #24, #25, and #26 and Accepting the Check Register and the Unaudited Financials, was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Duque: I will ask for a motion to adjourn the meeting.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Sedona Point
Community Development District

Approved Proposed Budget
FY 2027



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Sedona Point
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 77,005	\$ 75,104	\$ 1,901	\$ 77,005	\$ 170,161
Developer Contributions	-	25,620	18,300	43,920	-
TOTAL REVENUES	\$ 77,005	\$ 100,724	\$ 20,201	\$ 120,925	\$ 170,161

EXPENDITURES:

Administrative

Engineering	\$ 4,000	\$ 126	\$ 1,667	\$ 1,793	\$ 4,000
Attorney	8,750	4,440	3,646	8,086	8,750
Annual Audit	5,600	5,600	-	5,600	5,700
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	550	-	550	550	550
Dissemination Agent	1,717	1,002	715	1,717	1,820
Trustee Fees	3,950	-	3,950	3,950	3,950
Management Fees	27,478	16,029	11,449	27,478	29,127
Information Technology	1,145	668	477	1,145	1,214
Website Maintenance	1,145	668	477	1,145	1,214
Postage & Delivery	421	-	175	175	200
Insurance General Liability	6,350	5,512	-	5,512	6,063
Printing & Binding	155	-	64	64	200
Legal Advertising	2,500	-	1,042	1,042	2,500
Other Current Charges	1,500	461	625	1,086	1,500
Office Supplies	200	-	83	83	200
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 67,634	\$ 36,681	\$ 24,921	\$ 61,602	\$ 69,161

Operations & Maintenance

Field Expenditures

Electric	\$ -	\$ 25,620	\$ 18,300	\$ 43,920	\$ 46,000
Drainage Maintenance	-	-	-	-	17,000
Roadway Maintenance	-	-	-	-	28,000
Contingency	9,371	-	3,905	3,905	10,000
TOTAL FIELD EXPENDITURES	\$ 9,371	\$ 25,620	\$ 22,205	\$ 47,825	\$ 101,000
TOTAL EXPENDITURES	\$ 77,005	\$ 62,301	\$ 47,125	\$ 109,426	\$ 170,161
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 38,423	\$ (26,924)	\$ 11,499.00	\$ -

Sedona Point
Community Development District
Budget Narrative

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.

Expenditures - Administrative

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 Roll 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 on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

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.

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.

Sedona Point
Community Development District
Budget Narrative

Expenditures - Administrative (continued)
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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 the FloridaCommerce for \$175.

Expenditures - Field

Electric - Street Lights

The cost of electric for streetlights. The District is currently has the following account with FPL :

<u>Account</u>	<u>Address</u>
3000324352	Cedar Point Estate

Drainage Maintenance

Represents any expenditures related to drainage within the CDD.

Roadway Maintenance

The District will contract a company for the repair of the streets within the district.

Contingency

Represents any unbudgeted expense.

Sedona Point
Community Development District
Approved Proposed Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 453,749	\$ 439,318	\$ 14,431	\$ 453,749	\$ 453,749
Interest Income	7,500	10,696	500	11,196	8,000
Carry Forward Surplus ⁽¹⁾	182,311	182,508	-	182,508	187,279
TOTAL REVENUES	\$ 643,560	\$ 632,521	\$ 14,931	\$ 647,453	\$ 649,029
<u>EXPENDITURES:</u>					
Interest - 12/15	\$ 167,781	\$ 167,781	\$ -	\$ 167,781	\$ 165,306
Principal - 06/15	120,000	-	120,000	120,000	125,000
Interest - 06/15	167,781	-	167,781	167,781	165,306
TOTAL EXPENDITURES	\$ 455,563	\$ 167,781	\$ 287,781	\$ 455,563	\$ 455,613
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ (4,611)	\$ -	\$ (4,611)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (4,611)	\$ -	\$ (4,611)	\$ -
TOTAL EXPENDITURES	\$ 455,563	\$ 172,392	\$ 287,781	\$ 460,173	\$ 455,613
EXCESS REVENUES (EXPENDITURES)	\$ 187,998	\$ 460,129	\$ (272,850)	\$ 187,279	\$ 193,416

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 162,728
	<u>\$ 162,728</u>

Sedona Point
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/26	6,825,000	4.125%	120,000	167,781.25	
12/15/26	6,705,000	4.125%	-	165,306.25	453,087.50
06/15/27	6,705,000	4.125%	125,000	165,306.25	
12/15/27	6,580,000	4.125%	-	162,728.13	453,034.38
06/15/28	6,580,000	4.125%	130,000	162,728.13	
12/15/28	6,450,000	4.125%	-	160,046.88	452,775.00
06/15/29	6,450,000	4.125%	135,000	160,046.88	
12/15/29	6,315,000	4.125%	-	157,262.50	452,309.38
06/15/30	6,315,000	4.125%	140,000	157,262.50	
12/15/30	6,175,000	5.000%	-	154,375.00	451,637.50
06/15/31	6,175,000	5.000%	145,000	154,375.00	
12/15/31	6,030,000	5.000%	-	150,750.00	450,125.00
06/15/32	6,030,000	5.000%	155,000	150,750.00	
12/15/32	5,875,000	5.000%	-	146,875.00	452,625.00
06/15/33	5,875,000	5.000%	160,000	146,875.00	
12/15/33	5,715,000	5.000%	-	142,875.00	449,750.00
06/15/34	5,715,000	5.000%	170,000	142,875.00	
12/15/34	5,545,000	5.000%	-	138,625.00	451,500.00
06/15/35	5,545,000	5.000%	180,000	138,625.00	
12/15/35	5,365,000	5.000%	-	134,125.00	452,750.00
06/15/36	5,365,000	5.000%	190,000	134,125.00	
12/15/36	5,175,000	5.000%	-	129,375.00	453,500.00
06/15/37	5,175,000	5.000%	200,000	129,375.00	
12/15/37	4,975,000	5.000%	-	124,375.00	453,750.00
06/15/38	4,975,000	5.000%	210,000	124,375.00	
12/15/38	4,765,000	5.000%	-	119,125.00	453,500.00
06/15/39	4,765,000	5.000%	220,000	119,125.00	
12/15/39	4,545,000	5.000%	-	113,625.00	452,750.00
06/15/40	4,545,000	5.000%	230,000	113,625.00	
12/15/40	4,315,000	5.000%	-	107,875.00	451,500.00
06/15/41	4,315,000	5.000%	240,000	107,875.00	
12/15/41	4,075,000	5.000%	-	101,875.00	449,750.00
06/15/42	4,075,000	5.000%	255,000	101,875.00	
12/15/42	3,820,000	5.000%	-	95,500.00	452,375.00
06/15/43	3,820,000	5.000%	265,000	95,500.00	
12/15/43	3,555,000	5.000%	-	88,875.00	449,375.00
06/15/44	3,555,000	5.000%	280,000	88,875.00	
12/15/44	3,275,000	5.000%	-	81,875.00	450,750.00
06/15/45	3,275,000	5.000%	295,000	81,875.00	
12/15/45	2,980,000	5.000%	-	74,500.00	451,375.00
06/15/46	2,980,000	5.000%	310,000	74,500.00	
12/15/46	2,670,000	5.000%	-	66,750.00	451,250.00
06/15/47	2,670,000	5.000%	325,000	66,750.00	
12/15/47	2,345,000	5.000%	-	58,625.00	450,375.00
06/15/48	2,345,000	5.000%	345,000	58,625.00	
12/15/48	2,000,000	5.000%	-	50,000.00	453,625.00
06/15/49	2,000,000	5.000%	360,000	50,000.00	
12/15/49	1,640,000	5.000%	-	41,000.00	451,000.00
06/15/50	1,640,000	5.000%	380,000	41,000.00	
12/15/50	1,260,000	5.000%	-	31,500.00	452,500.00
05/15/51	1,260,000	5.000%	400,000	31,500.00	
12/15/51	860,000	5.000%	-	21,500.00	453,000.00
06/15/52	860,000	5.000%	420,000	21,500.00	
12/15/52	440,000	5.000%	-	11,000.00	452,500.00
06/15/53	440,000	5.000%	440,000	11,000.00	451,000.00
Total			\$ 6,825,000	\$ 5,828,468.75	\$ 12,653,468.75

Sedona Point
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2023	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 - 75'	15	15	\$519.18	\$234.95	\$284.23	\$1,744.36	\$1,744.36	\$0.00	\$2,263.54	\$1,979.31	\$284.23
Single Family - 50'	30	30	\$519.18	\$234.95	\$284.23	\$1,693.55	\$1,693.55	\$0.00	\$2,212.73	\$1,928.50	\$284.23
Townhomes	93	93	\$519.18	\$234.95	\$284.23	\$1,405.64	\$1,405.64	\$0.00	\$1,924.82	\$1,640.59	\$284.23
Villa	207	207	\$519.18	\$234.95	\$284.23	\$1,304.03	\$1,304.03	\$0.00	\$1,823.21	\$1,538.98	\$284.23
Total	345	345									

RESOLUTION 2026-02
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Sedona Point Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sedona Point Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF June 2026.

ATTEST:

**SEDONA POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sedona Point Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Sedona Point Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of June 2026.

ATTEST:

**SEDONA POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Sedona Point CDD

Exhibit B

Folio #	Type	O&M	Folio #	Type	O&M
30-7905-041-0010	75'	\$519.18	30-7905-041-1740	Villas	\$519.18
30-7905-041-0020	75'	\$519.18	30-7905-041-1750	Villas	\$519.18
30-7905-041-0030	75'	\$519.18	30-7905-041-1760	Villas	\$519.18
30-7905-041-0040	75'	\$519.18	30-7905-041-1770	Villas	\$519.18
30-7905-041-0050	75'	\$519.18	30-7905-041-1780	Villas	\$519.18
30-7905-041-0060	75'	\$519.18	30-7905-041-1790	Villas	\$519.18
30-7905-041-0070	75'	\$519.18	30-7905-041-1800	Villas	\$519.18
30-7905-041-0080	50'	\$519.18	30-7905-041-1810	Villas	\$519.18
30-7905-041-0090	50'	\$519.18	30-7905-041-1820	Villas	\$519.18
30-7905-041-0100	50'	\$519.18	30-7905-041-1830	Villas	\$519.18
30-7905-041-0110	50'	\$519.18	30-7905-041-1840	Villas	\$519.18
30-7905-041-0120	50'	\$519.18	30-7905-041-1850	Villas	\$519.18
30-7905-041-0130	50'	\$519.18	30-7905-041-1860	Villas	\$519.18
30-7905-041-0140	50'	\$519.18	30-7905-041-1870	Villas	\$519.18
30-7905-041-0150	50'	\$519.18	30-7905-041-1880	Villas	\$519.18
30-7905-041-0160	50'	\$519.18	30-7905-041-1890	Villas	\$519.18
30-7905-041-0170	50'	\$519.18	30-7905-041-1900	Villas	\$519.18
30-7905-041-0180	50'	\$519.18	30-7905-041-1910	Villas	\$519.18
30-7905-041-0190	50'	\$519.18	30-7905-041-1920	Villas	\$519.18
30-7905-041-0200	50'	\$519.18	30-7905-041-1930	Villas	\$519.18
30-7905-041-0210	50'	\$519.18	30-7905-041-1940	Villas	\$519.18
30-7905-041-0220	50'	\$519.18	30-7905-041-1950	Villas	\$519.18
30-7905-041-0230	75'	\$519.18	30-7905-041-1960	Villas	\$519.18
30-7905-041-0240	50'	\$519.18	30-7905-041-1970	Villas	\$519.18
30-7905-041-0250	50'	\$519.18	30-7905-041-1980	Villas	\$519.18
30-7905-041-0260	50'	\$519.18	30-7905-041-1990	Villas	\$519.18
30-7905-041-0270	50'	\$519.18	30-7905-041-2000	Villas	\$519.18
30-7905-041-0280	50'	\$519.18	30-7905-041-2010	Villas	\$519.18
30-7905-041-0290	50'	\$519.18	30-7905-041-2020	Villas	\$519.18
30-7905-041-0300	50'	\$519.18	30-7905-041-2030	Villas	\$519.18
30-7905-041-0310	50'	\$519.18	30-7905-041-2040	Villas	\$519.18
30-7905-041-0320	50'	\$519.18	30-7905-041-2050	Villas	\$519.18
30-7905-041-0330	75'	\$519.18	30-7905-041-2060	Villas	\$519.18
30-7905-041-0340	75'	\$519.18	30-7905-041-2070	Villas	\$519.18
30-7905-041-0350	75'	\$519.18	30-7905-041-2080	Villas	\$519.18
30-7905-041-0360	75'	\$519.18	30-7905-041-2090	Villas	\$519.18
30-7905-041-0370	50'	\$519.18	30-7905-041-2100	Villas	\$519.18
30-7905-041-0380	50'	\$519.18	30-7905-041-2110	Villas	\$519.18
30-7905-041-0390	50'	\$519.18	30-7905-041-2120	Villas	\$519.18
30-7905-041-0400	50'	\$519.18	30-7905-041-2130	Villas	\$519.18
30-7905-041-0410	75'	\$519.18	30-7905-041-2140	Villas	\$519.18
30-7905-041-0420	75'	\$519.18	30-7905-041-2150	Villas	\$519.18
30-7905-041-0430	75'	\$519.18	30-7905-041-2160	Villas	\$519.18
30-7905-041-0440	50'	\$519.18	30-7905-041-2170	Villas	\$519.18
30-7905-041-0450	50'	\$519.18	30-7905-041-2180	Villas	\$519.18
30-7905-041-0460	Villas	\$519.18	30-7905-041-2190	Villas	\$519.18
30-7905-041-0470	Villas	\$519.18	30-7905-041-2200	Villas	\$519.18

Sedona Point CDD

Exhibit B

Folio #	Type	O&M	Folio #	Type	O&M
30-7905-041-0480	Villas	\$519.18	30-7905-041-2210	Villas	\$519.18
30-7905-041-0490	Villas	\$519.18	30-7905-041-2220	Villas	\$519.18
30-7905-041-0500	Villas	\$519.18	30-7905-041-2230	Villas	\$519.18
30-7905-041-0510	Villas	\$519.18	30-7905-041-2240	Villas	\$519.18
30-7905-041-0520	Villas	\$519.18	30-7905-041-2250	Villas	\$519.18
30-7905-041-0530	Villas	\$519.18	30-7905-041-2260	Villas	\$519.18
30-7905-041-0540	Villas	\$519.18	30-7905-041-2270	Villas	\$519.18
30-7905-041-0550	Villas	\$519.18	30-7905-041-2280	Villas	\$519.18
30-7905-041-0560	Villas	\$519.18	30-7905-041-2290	Villas	\$519.18
30-7905-041-0570	Villas	\$519.18	30-7905-041-2300	Villas	\$519.18
30-7905-041-0580	Villas	\$519.18	30-7905-041-2310	Villas	\$519.18
30-7905-041-0590	Villas	\$519.18	30-7905-041-2320	Villas	\$519.18
30-7905-041-0600	Villas	\$519.18	30-7905-041-2330	Villas	\$519.18
30-7905-041-0610	Villas	\$519.18	30-7905-041-2340	Villas	\$519.18
30-7905-041-0620	Villas	\$519.18	30-7905-041-2350	Villas	\$519.18
30-7905-041-0630	Villas	\$519.18	30-7905-041-2360	Villas	\$519.18
30-7905-041-0640	Villas	\$519.18	30-7905-041-2370	Villas	\$519.18
30-7905-041-0650	Villas	\$519.18	30-7905-041-2380	Villas	\$519.18
30-7905-041-0660	Villas	\$519.18	30-7905-041-2390	Villas	\$519.18
30-7905-041-0670	Villas	\$519.18	30-7905-041-2400	Villas	\$519.18
30-7905-041-0680	Villas	\$519.18	30-7905-041-2410	Villas	\$519.18
30-7905-041-0690	Villas	\$519.18	30-7905-041-2420	Villas	\$519.18
30-7905-041-0700	Villas	\$519.18	30-7905-041-2430	Villas	\$519.18
30-7905-041-0710	Villas	\$519.18	30-7905-041-2440	Villas	\$519.18
30-7905-041-0720	Villas	\$519.18	30-7905-041-2450	Villas	\$519.18
30-7905-041-0730	Villas	\$519.18	30-7905-041-2460	Villas	\$519.18
30-7905-041-0740	Villas	\$519.18	30-7905-041-2470	Villas	\$519.18
30-7905-041-0750	Villas	\$519.18	30-7905-041-2480	Villas	\$519.18
30-7905-041-0760	Villas	\$519.18	30-7905-041-2490	Villas	\$519.18
30-7905-041-0770	Villas	\$519.18	30-7905-041-2500	Villas	\$519.18
30-7905-041-0780	Villas	\$519.18	30-7905-041-2510	Villas	\$519.18
30-7905-041-0790	Villas	\$519.18	30-7905-041-2520	Villas	\$519.18
30-7905-041-0800	Villas	\$519.18	30-7905-041-2530	TH	\$519.18
30-7905-041-0810	Villas	\$519.18	30-7905-041-2540	TH	\$519.18
30-7905-041-0820	Villas	\$519.18	30-7905-041-2550	TH	\$519.18
30-7905-041-0830	Villas	\$519.18	30-7905-041-2560	TH	\$519.18
30-7905-041-0840	Villas	\$519.18	30-7905-041-2570	TH	\$519.18
30-7905-041-0850	Villas	\$519.18	30-7905-041-2580	TH	\$519.18
30-7905-041-0860	Villas	\$519.18	30-7905-041-2590	TH	\$519.18
30-7905-041-0870	Villas	\$519.18	30-7905-041-2600	TH	\$519.18
30-7905-041-0880	Villas	\$519.18	30-7905-041-2610	TH	\$519.18
30-7905-041-0890	Villas	\$519.18	30-7905-041-2620	TH	\$519.18
30-7905-041-0900	Villas	\$519.18	30-7905-041-2630	TH	\$519.18
30-7905-041-0910	Villas	\$519.18	30-7905-041-2640	TH	\$519.18
30-7905-041-0920	Villas	\$519.18	30-7905-041-2650	TH	\$519.18
30-7905-041-0930	Villas	\$519.18	30-7905-041-2660	TH	\$519.18
30-7905-041-0940	Villas	\$519.18	30-7905-041-2670	TH	\$519.18

Sedona Point CDD

Exhibit B

Folio #	Type	O&M	Folio #	Type	O&M
30-7905-041-0950	Villas	\$519.18	30-7905-041-2680	TH	\$519.18
30-7905-041-0960	Villas	\$519.18	30-7905-041-2690	TH	\$519.18
30-7905-041-0970	Villas	\$519.18	30-7905-041-2700	TH	\$519.18
30-7905-041-0980	Villas	\$519.18	30-7905-041-2710	TH	\$519.18
30-7905-041-0990	Villas	\$519.18	30-7905-041-2720	TH	\$519.18
30-7905-041-1000	Villas	\$519.18	30-7905-041-2730	TH	\$519.18
30-7905-041-1010	Villas	\$519.18	30-7905-041-2740	TH	\$519.18
30-7905-041-1020	Villas	\$519.18	30-7905-041-2750	TH	\$519.18
30-7905-041-1030	Villas	\$519.18	30-7905-041-2760	TH	\$519.18
30-7905-041-1040	Villas	\$519.18	30-7905-041-2770	TH	\$519.18
30-7905-041-1050	Villas	\$519.18	30-7905-041-2780	TH	\$519.18
30-7905-041-1060	Villas	\$519.18	30-7905-041-2790	TH	\$519.18
30-7905-041-1070	Villas	\$519.18	30-7905-041-2800	TH	\$519.18
30-7905-041-1080	Villas	\$519.18	30-7905-041-2810	TH	\$519.18
30-7905-041-1090	Villas	\$519.18	30-7905-041-2820	TH	\$519.18
30-7905-041-1100	Villas	\$519.18	30-7905-041-2830	TH	\$519.18
30-7905-041-1110	Villas	\$519.18	30-7905-041-2840	TH	\$519.18
30-7905-041-1120	Villas	\$519.18	30-7905-041-2850	TH	\$519.18
30-7905-041-1130	Villas	\$519.18	30-7905-041-2860	TH	\$519.18
30-7905-041-1140	Villas	\$519.18	30-7905-041-2870	TH	\$519.18
30-7905-041-1150	Villas	\$519.18	30-7905-041-2880	TH	\$519.18
30-7905-041-1160	Villas	\$519.18	30-7905-041-2890	TH	\$519.18
30-7905-041-1170	Villas	\$519.18	30-7905-041-2900	TH	\$519.18
30-7905-041-1180	Villas	\$519.18	30-7905-041-2910	TH	\$519.18
30-7905-041-1190	Villas	\$519.18	30-7905-041-2920	TH	\$519.18
30-7905-041-1200	Villas	\$519.18	30-7905-041-2930	TH	\$519.18
30-7905-041-1210	Villas	\$519.18	30-7905-041-2940	TH	\$519.18
30-7905-041-1220	Villas	\$519.18	30-7905-041-2950	TH	\$519.18
30-7905-041-1230	Villas	\$519.18	30-7905-041-2960	TH	\$519.18
30-7905-041-1240	Villas	\$519.18	30-7905-041-2970	TH	\$519.18
30-7905-041-1250	Villas	\$519.18	30-7905-041-2980	TH	\$519.18
30-7905-041-1260	Villas	\$519.18	30-7905-041-2990	TH	\$519.18
30-7905-041-1270	Villas	\$519.18	30-7905-041-3000	TH	\$519.18
30-7905-041-1280	Villas	\$519.18	30-7905-041-3010	TH	\$519.18
30-7905-041-1290	Villas	\$519.18	30-7905-041-3020	TH	\$519.18
30-7905-041-1300	Villas	\$519.18	30-7905-041-3030	TH	\$519.18
30-7905-041-1310	Villas	\$519.18	30-7905-041-3040	TH	\$519.18
30-7905-041-1320	Villas	\$519.18	30-7905-041-3050	TH	\$519.18
30-7905-041-1330	Villas	\$519.18	30-7905-041-3060	TH	\$519.18
30-7905-041-1340	Villas	\$519.18	30-7905-041-3070	TH	\$519.18
30-7905-041-1350	Villas	\$519.18	30-7905-041-3080	TH	\$519.18
30-7905-041-1360	Villas	\$519.18	30-7905-041-3090	TH	\$519.18
30-7905-041-1370	Villas	\$519.18	30-7905-041-3100	TH	\$519.18
30-7905-041-1380	Villas	\$519.18	30-7905-041-3110	TH	\$519.18
30-7905-041-1390	Villas	\$519.18	30-7905-041-3120	TH	\$519.18
30-7905-041-1400	Villas	\$519.18	30-7905-041-3130	TH	\$519.18
30-7905-041-1410	Villas	\$519.18	30-7905-041-3140	TH	\$519.18

Sedona Point CDD

Exhibit B

Folio #	Type	O&M	Folio #	Type	O&M
30-7905-041-1420	Villas	\$519.18	30-7905-041-3150	TH	\$519.18
30-7905-041-1430	Villas	\$519.18	30-7905-041-3160	TH	\$519.18
30-7905-041-1440	Villas	\$519.18	30-7905-041-3170	TH	\$519.18
30-7905-041-1450	Villas	\$519.18	30-7905-041-3180	TH	\$519.18
30-7905-041-1460	Villas	\$519.18	30-7905-041-3190	TH	\$519.18
30-7905-041-1470	Villas	\$519.18	30-7905-041-3200	TH	\$519.18
30-7905-041-1480	Villas	\$519.18	30-7905-041-3210	TH	\$519.18
30-7905-041-1490	Villas	\$519.18	30-7905-041-3220	TH	\$519.18
30-7905-041-1500	Villas	\$519.18	30-7905-041-3230	TH	\$519.18
30-7905-041-1510	Villas	\$519.18	30-7905-041-3240	TH	\$519.18
30-7905-041-1520	Villas	\$519.18	30-7905-041-3250	TH	\$519.18
30-7905-041-1530	Villas	\$519.18	30-7905-041-3260	TH	\$519.18
30-7905-041-1540	Villas	\$519.18	30-7905-041-3270	TH	\$519.18
30-7905-041-1550	Villas	\$519.18	30-7905-041-3280	TH	\$519.18
30-7905-041-1560	Villas	\$519.18	30-7905-041-3290	TH	\$519.18
30-7905-041-1570	Villas	\$519.18	30-7905-041-3300	TH	\$519.18
30-7905-041-1580	Villas	\$519.18	30-7905-041-3310	TH	\$519.18
30-7905-041-1590	Villas	\$519.18	30-7905-041-3320	TH	\$519.18
30-7905-041-1600	Villas	\$519.18	30-7905-041-3330	TH	\$519.18
30-7905-041-1610	Villas	\$519.18	30-7905-041-3340	TH	\$519.18
30-7905-041-1620	Villas	\$519.18	30-7905-041-3350	TH	\$519.18
30-7905-041-1630	Villas	\$519.18	30-7905-041-3360	TH	\$519.18
30-7905-041-1640	Villas	\$519.18	30-7905-041-3370	TH	\$519.18
30-7905-041-1650	Villas	\$519.18	30-7905-041-3380	TH	\$519.18
30-7905-041-1660	Villas	\$519.18	30-7905-041-3390	TH	\$519.18
30-7905-041-1670	Villas	\$519.18	30-7905-041-3400	TH	\$519.18
30-7905-041-1680	Villas	\$519.18	30-7905-041-3410	TH	\$519.18
30-7905-041-1690	Villas	\$519.18	30-7905-041-3420	TH	\$519.18
30-7905-041-1700	Villas	\$519.18	30-7905-041-3430	TH	\$519.18
30-7905-041-1710	Villas	\$519.18	30-7905-041-3440	TH	\$519.18
30-7905-041-1720	Villas	\$519.18	30-7905-041-3450	TH	\$519.18
30-7905-041-1730	Villas	\$519.18			
Total				345	\$179,117.10

SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES AND REGULATIONS

1. The rules and regulations herein shall be referred to as the “Sedona Point Community Development District Parking Rules and Regulations” or the “Parking Rules.”
2. No vehicles of any nature shall be parked on any portion of the Sedona Point Community Development District (the “District”)-owned property except on the surfaced parking areas specifically designated for parking.
3. Vehicles may not be double-parked in marked parking spaces. All vehicles must fit within the footprint of a parking space, and no portion of the vehicle may extend beyond the boundaries of the parking space.
4. Overnight parking in District-owned, designated parking spaces is prohibited. For purposes of this rule, overnight parking means parking between the hours of _____ and _____.
5. Vehicles may not be parked on curbs in any District-owned property.
6. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
7. Except as otherwise provided herein or by resolution of the District’s Board of Supervisors, on-street parking is prohibited twenty-four (24) hours per day, seven (7) days per week on all District streets, roadways, thoroughfares, and rights-of-way.
8. No vehicles shall be parked within or adjacent to District-owned property in a manner that damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, irrigation facilities and structures, fire hydrants, or other public utilities.
9. No vehicles shall be parked within or adjacent to District-owned property in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9) feet of clearance for traffic; in a manner that impedes or prevents law enforcement, emergency,

- public utilities, moving, or commercial delivery vehicles from accessing such roads or rights-of-way; or in a manner that blocks a sidewalk or obstructs access to a driveway.
10. No vehicles used in business for the purpose of transporting or delivering goods, equipment, and the like, shall be parked within or upon District-owned property, except during the period of delivery.
 11. No vehicle that cannot operate on its own power shall remain within the District-owned property for more than twenty-four (24) hours.
 12. No vehicle repairs or maintenance, except emergency repairs (e.g., battery replacement, flat tire repair or replacement), shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
 13. No car washing or other cleaning of vehicles shall be permitted over or on any portion of the District roads, rights-of-way, or other District-owned property.
 14. No vehicles shall be stored on blocks or lifted on jacks within the District-owned property.
 15. No vehicles with flat, rotted, or missing tires or vehicles that are otherwise inoperable for any reason (for example, a totaled vehicle or a vehicle without a windshield) shall remain within the District-owned property for more than twenty-four (24) hours.
 16. No commercial vehicle, limousine, boat, trailer—including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description—or camper, may be kept within District-owned property. For purposes of this rule, the term “commercial vehicle” does not include marked law enforcement vehicles or recreational or personal sports utility vehicles (SUVs) or clean non-work vehicles such as pick-up trucks, vans, or cars if they are used by the owner daily for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to construction vehicles being used in connection with construction, improvements, installations, or repairs by the District at or in any property owned by the District.
 17. No vehicles displaying commercial advertising shall be parked within District-owned property.
 18. No vehicles bearing a “for sale” sign shall be parked within District-owned property.
 19. No vehicles with expired registrations or license plates (at least 30 days expired) or with tarpaulin covers or other vehicle covers may be parked within District-owned property.

20. Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.
21. Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable law.
- 22. Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Miami-Dade County and the Florida Statutes.**
23. Appropriate signage shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and the Florida Statutes. "No Parking" signs and other parking signs related to the enforcement of the Parking Rules shall not be removed. **Damaging or removing the parking signs is a violation of the Parking Rules and may constitute a crime or crimes, including, but not limited to, the crime of Criminal Mischief under section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under section 812.014, Florida Statutes, punishable as provided therein.**
24. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including, but not limited to, the requirements of chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or other approved law enforcement agency having jurisdiction thereof.
- 25. If District-owned property (including, but not limited to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair or replacement. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property may be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.**
26. The enforcement of these Parking Rules may be temporarily suspended or relaxed in whole or in part for specified periods of time (for example, on certain holidays or in the event of

an emergency or natural disaster), as determined by the District's Board of Supervisors in its sole discretion.

BOARD OF SUPERVISORS MEETING DATES
SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Sedona Point Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:00 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the second Friday of each month as follows:

October 9, 2026
November 13, 2026 Regular and Landowners Meeting
December 11, 2026
January 08, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 09, 2027
August 13, 2027
September 10, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <https://www.sedonapointcdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors - Bauer Drive Community Development District - Board of Supervisors - Biscayne Drive Estates Community Development District - Board of Supervisors - Black Creek Community Development District - Board of Supervisors - Campo Bello Community Development District - Board of Supervisors - Century Park Square Community Development District - Board of Supervisors - East Palm Drive Community Development District - Board of Supervisors - Epmore Community Development District - Board of Supervisors - Eureka Grove Community Development District - Board of Supervisors - Kingman Gate Community Development District - Board of Supervisors - Los Cayos Community Development District - Board of Supervisors - Newton Road Community Development District - Board of Supervisors - Palm Gate Community Development District - Board of Supervisors - Pine Isle Community Development District - Board of Supervisors - Princeton Commons Community Development District - Board of Supervisors - Quail Roost Community Development District - Board of Supervisors - Rancho Grande Community Development District - Board of Supervisors - San Simeon Community Development District - Board of Supervisors - Sedona Point Community Development District - Board of Supervisors - Slena North Community Development District - Board of Supervisors - Silver Palms West Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/1/2026	View Filings

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Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✔ Form 1 - 4/22/2026	View Filings
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]			
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]			

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Back

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Sedona Point Community Development District**, as described in the attached **MAP**, has **304** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



SEDONA POINT CDD

Cedar Pointe by Lennar/Stein Assemblage



JUNE 12, 2026

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

SEDONA POINT CDD



Sedona Point

Community Development District

Funding Request #27

March 19, 2026

Lennar Homes
5505 Waterford District, 5th floor
Miami, FL 33126

PAYEE		GENERAL FUND	
1	FPL Inv# 1800107070 - Street & Roadway Lighting Fees (Mar 26)	\$	3,660.00
TOTAL		\$	3,660.00

Please make check payable to:

Sedona Point Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Sedona Point

Community Development District

Funding Request #28

April 21, 2026

Lennar Homes
5505 Waterfrord District, 5th floor
Miami, FL 33126

PAYEE		GENERAL FUND	
1	FPL Inv# 1800107094 - Street & Roadway Lighting Fees (Apr 26)	\$	3,660.00
TOTAL		\$	3,660.00

Please make check payable to:

Sedona Point Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Sedona Point

Community Development District

Funding Request #29

May 19, 2026

Lennar Homes
5505 Waterford District, 5th floor
Miami, FL 33126

PAYEE		GENERAL FUND	
1	FPL Inv# 1800107117 - Street & Roadway Lighting Fees (May 26)	\$	3,660.00
TOTAL		\$	3,660.00

Please make check payable to:

Sedona Point Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Sedona Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

2/1/26 - 4/30/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
2/1 - 2/28	112 - 115	\$	17,248.50
3/1 - 3/31	116 - 120		11,007.63
4/1 - 4/30	121 - 124		20,643.89
TOTAL			\$48,900.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/26	00001	2/01/26	44	202602 310-51300-34000		*	2,289.83		
			FEB 26	- MGMT FEES					
		2/01/26	44	202602 310-51300-35100		*	95.42		
			FEB 26	- COMPUTER TIME					
		2/01/26	44	202602 310-51300-31300		*	143.08		
			FEB 26	- DISSEMINATION					
		2/01/26	44	202602 310-51300-49500		*	95.42		
			FEB 26	- WEBSITE					
				GMS-SF, LLC				2,623.75	000112
2/17/26	00003	1/31/26	197154	202601 310-51300-31500		*	500.00		
			JAN 26	- GENERAL COUNSEL					
				BILLING COCHRAN, P.A.				500.00	000113
2/17/26	00010	2/16/26	02162026	202602 300-20700-10000		*	10,464.75		
				TRANSFER OF TAX RECEIPTS					
				SEDONA POINT CDD				10,464.75	000114
2/23/26	00016	2/05/26	18001070	202602 320-53800-45000		*	3,660.00		
			FEB 26	- STREET LIGHTING					
				FPL				3,660.00	000115
3/12/26	00003	2/28/26	197513	202602 310-51300-31500		*	500.00		
			FEB 26	- GENERAL COUNSEL					
				BILLING COCHRAN, P.A.				500.00	000116
3/12/26	00001	3/01/26	45	202603 310-51300-34000		*	2,289.83		
			MAR 26	- MGMT FEES					
		3/01/26	45	202603 310-51300-35100		*	95.42		
			MAR 26	- COMPUTER TIME					
		3/01/26	45	202603 310-51300-31300		*	143.08		
			MAR 26	- DISSEMINATION					
		3/01/26	45	202603 310-51300-49500		*	95.42		
			MAR 26	- WEBSITE					
				GMS-SF, LLC				2,623.75	000117
3/12/26	00010	3/11/26	03112026	202603 300-20700-10000		*	4,168.88		
				TRANSFER OF TAX RECEIPTS					
				SEDONA POINT CDD				4,168.88	000118
3/19/26	00002	3/03/26	9067	202602 310-51300-31100		*	55.00		
			2/1-2/28/26	ENGINEER SVCS					
				ALVAREZ ENGINEERS, INC.				55.00	000119
3/19/26	00016	3/05/26	18001070	202603 320-53800-45000		*	3,660.00		
			MAR 26	- STREET LIGHTING					
				FPL				3,660.00	000120
				SEDP SEDONA POINT SRINKUS					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/16/26	00003	3/31/26 198069 MAR 26 -	202603 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	750.00	750.00 000121
4/23/26	00016	4/05/26 18001070 APR 26 -	202604 320-53800-45000 STREET LIGHTING	FPL	*	3,660.00	3,660.00 000122
4/23/26	00001	4/01/26 46 APR 26 -	202604 310-51300-34000 MGMT FEES		*	2,289.83	
		4/01/26 46 APR 26 -	202604 310-51300-35100 COMPUTER TIME		*	95.42	
		4/01/26 46 APR 26 -	202604 310-51300-31300 DISSEMINATION		*	143.08	
		4/01/26 46 APR 26 -	202604 310-51300-49500 WEBSITE		*	95.42	
			GMS-SF, LLC				2,623.75 000123
4/23/26	00010	4/23/26 04232026 TRANSFER OF TAX RECEIPTS	202604 300-20700-10000	SEDONA POINT CDD	*	13,610.14	13,610.14 000124
TOTAL FOR BANK A						48,900.02	
TOTAL FOR REGISTER						48,900.02	

SEDP SEDONA POINT SRINKUS

Sedona Point
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2023</u>
4	<u>Capital Project Fund Series 2023</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Sedona Point
Community Development District
Combined Balance Sheet
April 30, 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	\$ 56,981	\$ -	\$ -	\$ 56,981
Accounts Receivable	3,660	-	-	3,660
Due from General Fund	-	-	-	-
<u>Investments:</u>				
<u>Series 2023</u>				
Reserve	-	226,875	-	226,875
Revenue	-	460,129	-	460,129
Acq & Construction	-	-	57,414	57,414
	-			
Total Assets	\$ 60,641	\$ 687,004	\$ 57,414	\$ 805,059
Liabilities:				
Accounts Payable	\$ 560	\$ -	\$ -	\$ 560
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 560	\$ -	\$ -	\$ 560
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 687,004	\$ -	\$ 687,004
Capital Project	-	-	57,414	57,414
Unassigned	60,081	-	-	60,081
Total Fund Balances	\$ 60,081	\$ 687,004	\$ 57,414	\$ 804,499
Total Liabilities & Fund Balance	\$ 60,641	\$ 687,004	\$ 57,414	\$ 805,059

Sedona Point
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 77,005	\$ 77,005	\$ 75,104	\$ (1,901)
Developer Contributions	-	-	25,620	\$ 25,620
Total Revenues	\$ 77,005	\$ 77,005	\$ 100,724	\$ 23,719
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 4,000	\$ 2,333	\$ 126	\$ 2,207
Attorney	8,750	5,104	4,440	664
Annual Audit	5,600	5,600	5,600	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	550	550	-	550
Dissemination Agent	1,717	1,002	1,002	0
Trustee Fees	3,950	3,950	-	3,950
Management Fees	27,478	16,029	16,029	0
Information Technology	1,145	668	668	-
Website Maintenance	1,145	668	668	-
Postage & Delivery	421	245	-	245
Insurance General Liability	6,350	6,350	5,512	838
Printing & Binding	155	90	-	90
Legal Advertising	2,500	1,458	-	1,458
Other Current Charges	1,500	875	461	414
Office Supplies	200	116	-	116
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 67,634	\$ 47,213	\$ 36,681	\$ 10,532
<u>Operations & Maintenance</u>				
Field Expenditures				
Electric	\$ -	\$ -	\$ 25,620	\$ (25,620)
Contingency	9,371	5,466	-	5,466
Subtotal Field Expenditures	\$ 9,371	\$ 5,466	\$ 25,620	\$ (20,154)
Total Expenditures	\$ 77,005	\$ 52,680	\$ 62,301	\$ (9,621)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 24,325	\$ 38,423	\$ 14,098
Net Change in Fund Balance	\$ -	\$ 24,325	\$ 38,423	\$ 14,098
Fund Balance - Beginning	\$ -		\$ 21,658	
Fund Balance - Ending	\$ -		\$ 60,081	

Sedona Point
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 453,749	\$ 453,749	\$ 439,318	\$ (14,431)
Interest Income	7,500	7,500	10,696	3,196
Total Revenues	\$ 461,249	\$ 461,249	\$ 450,014	\$ (11,235)
<u>Expenditures:</u>				
Interest - 12/15	\$ 167,781	\$ 167,781	\$ 167,781	\$ -
Interest - 06/15	120,000	-	-	-
Principal - 06/15	167,781	-	-	-
Total Expenditures	\$ 455,562	\$ 167,781	\$ 167,781	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,687	\$ 293,468	\$ 282,233	\$ (11,235)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,611)	\$ (4,611)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,611)	\$ (4,611)
Net Change in Fund Balance	\$ 5,687	\$ 293,468	\$ 277,622	\$ (15,846)
Fund Balance - Beginning	\$ 172,452		\$ 409,383	
Fund Balance - Ending	\$ 178,139		\$ 687,004	

Sedona Point
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,103	\$ 1,103
Total Revenues	\$ -	\$ -	\$ 1,103	\$ 1,103
<u>Expenditures:</u>				
Capital Outlay - Improvements	\$ -	\$ -	\$ 405	\$ (405)
Total Expenditures	\$ -	\$ -	\$ 405	\$ (405)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 698	\$ 698
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,611	\$ 4,611
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,611	\$ 4,611
Net Change in Fund Balance	\$ -		\$ 5,309	
Fund Balance - Beginning	\$ -		\$ 52,105	
Fund Balance - Ending	\$ -		\$ 57,414	

Sedona Point
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 11,620	\$ 57,219	\$ 1,422	\$ 1,776	\$ 707	\$ 2,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,104
Developer Contributions	3,660	3,660	3,660	3,660	3,660	3,660	3,660	-	-	-	-	-	25,620
Total Revenues	\$ 3,660	\$ 15,280	\$ 60,879	\$ 5,082	\$ 5,436	\$ 4,367	\$ 6,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,724
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ -	\$ -	\$ 71	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126
Attorney	780	660	750	500	500	750	500	-	-	-	-	-	4,440
Annual Audit	-	-	-	5,600	-	-	-	-	-	-	-	-	5,600
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	143	143	143	143	143	143	143	-	-	-	-	-	1,002
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	-	-	-	-	16,029
Information Technology	95	95	95	95	95	95	95	-	-	-	-	-	668
Website Maintenance	95	95	95	95	95	95	95	-	-	-	-	-	668
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	66	74	72	13	55	62	121	-	-	-	-	-	461
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 11,157	\$ 3,358	\$ 3,517	\$ 8,737	\$ 3,233	\$ 3,436	\$ 3,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,681
<u>Operations & Maintenance</u>													
Field Expenditures													
Electric	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,620
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ 3,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,620
Total Expenditures	\$ 14,817	\$ 7,018	\$ 7,177	\$ 12,397	\$ 6,893	\$ 7,096	\$ 6,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,301
Excess (Deficiency) of Revenues over Expenditures	\$ (11,157)	\$ 8,262	\$ 53,702	\$ (7,315)	\$ (1,457)	\$ (2,728)	\$ (885)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,423
Net Change in Fund Balance	\$ (11,157)	\$ 8,262	\$ 53,702	\$ (7,315)	\$ (1,457)	\$ (2,728)	\$ (885)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,423

Sedona Point
Community Development District
Long Term Debt Report

Series 2023, Special Assessment Bonds		
Original Bond Issue Amount:		\$7,050,000
Term 1:	\$875,000	
Interest Rate:	4.13%	
Maturity Date:	June 15, 2023	
Term 2:	\$2,620,000	
Interest Rate:	5.00%	
Maturity Date:	June 15, 2043	
Term 3:	\$3,555,000	
Interest Rate:	5.00%	
Maturity Date:	June 15, 2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$226,875	
Reserve Fund Balance	226,875	
Bonds Outstanding - 5/31/2023		\$7,050,000
Less: Principal Payment - 6/15/24		(\$110,000)
Less: Principal Payment - 6/15/25		(\$115,000)
Current Bonds Outstanding		\$6,825,000

Sedona Point
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

Gross Assessments	\$	81,057.75	\$	477,630.63	\$	558,688.38
Net Assessments	\$	77,004.86	\$	453,749.10	\$	530,753.96

ON ROLL ASSESSMENTS

							allocation in %	14.51%	85.49%	100.00%
								2023	Debt	
Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	Service	Total	
11/12/25	10/1-10/31/25	\$ 4,718.55	\$ 188.74	\$ 45.30	\$ -	\$ 4,484.51	\$ 650.64	\$ 3,833.87	\$ 4,484.51	
11/14/25	11/1-11/10/25	32,623.41	1,304.94	313.18	-	31,005.29	4,498.43	26,506.86	31,005.29	
11/15/25	6/1-10/31/25	4,175.27	219.21	39.56	-	3,916.50	568.23	3,348.27	3,916.50	
11/28/25	11/11-11/20/25	42,805.67	1,712.21	410.94	-	40,682.52	5,902.46	34,780.06	40,682.52	
12/05/25	11/21-11/30/25	397,393.94	15,895.61	3,814.98	-	377,683.35	54,796.49	322,886.86	377,683.35	
12/19/25	12/1-12/12/25	17,436.83	571.31	168.66	-	16,696.86	2,422.48	14,274.38	16,696.86	
01/09/26	12/16-12/31/25	4,718.55	141.56	45.78	-	4,531.21	657.41	3,873.80	4,531.21	
01/09/26	11/1-12/31/25	1,912.22	57.36	18.54	-	1,836.32	266.42	1,569.90	1,836.32	
01/23/26	Interest	-	-	-	498.24	498.24	498.24	-	498.24	
02/11/26	1/1-1/31/26	12,616.67	252.33	123.64	-	12,240.70	1,775.95	10,464.75	12,240.70	
03/11/26	2/1-2/28/26	5,006.46	80.84	49.25	-	4,876.37	707.49	4,168.88	4,876.37	
04/17/26	1/1-3/31/26	16,111.48	30.78	160.81	-	15,919.89	2,309.75	13,610.14	15,919.89	
04/22/26	Interest	-	-	-	49.66	49.66	49.66	-	49.66	
TOTAL		\$ 539,519.05	\$ 20,454.89	\$ 5,190.64	\$ 547.90	\$ 514,421.42	\$ 75,103.65	\$ 439,317.77	\$ 514,421.42	

96.57%	Percent Collected
\$ 19,169.33	Balance Remaining to Collect