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

September 11, 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
September 11, 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 June 12, 2026 Meeting **– Page 3**
3. Consideration of **Resolution #2026-04** Budget Amendment for FY2026 **– Page 9**
4. Discussion of Tract A Conveyance Requirements and Consideration of Lien Search Costs
5. Staff Reports
   A. Attorney
   B. Engineer – District Engineer's Report for Fiscal Year 2026 **– Page 12**
   C. Manager
      1) Consideration of Proposed Fiscal Year 2026 – 2027 Meeting Schedule **– Page 18**
      2) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 19**
      3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 24**
6. Financial Reports
   A. Acceptance of Funding Request **#30, #31, &, #32 – Page 29**
   B. Approval of Check Register **– Page 32**
   C. Approval of Unaudited Financials **– Page 36**
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 June 12, 2026 at 2:25 p.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Duque: Three Supervisors are present, constituting a quorum. For the record, the meetings could not be held this morning due to the lack of a quorum. The meetings were rescheduled for this afternoon, and notice of the change was posted at the entrance to the Lennar Homes offices.

SECONDORDER OF BUSINESS **Approval of the Minutes of the March 13, 2026 Meeting**

Ms. Duque: You have the minutes from the March 13, 2026 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 March 13, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Ms. Duque: There are no members of the public present to provide comments. Is there any discussion from the Board? The approved proposed Fiscal Year 2027 budget is included in the agenda package beginning on page 11. The proposed General Fund budget totals $170,161 and is funded entirely through on-roll assessments. This represents an increase from $77,005 to $170,161 for Fiscal Year 2027. The increase reflects the transition from partial developer funding to full funding through assessments, as well as additional key operating line items related to electric service, the drainage system, and roadway maintenance. The budget also includes the debt-service assessment for the Series 2023 Bonds, including the scheduled principal and interest payments and the related amortization schedule.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Ms. Duque: This resolution adopts the 2027 budget attached as exhibit A, appropriates the amounts needed to fund the general fund and the Series 2027 debt service fund, and directs that the budget is maintained in the District's records and the District website.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Ms. Duque: Next is Resolution 2026-03, which imposes and certifies the Fiscal Year 2027 non ad valorem assessment. This resolution finds that the services and also the improvements funded by the adopted budget provide that special benefit to the lands. The assessment roll is attached as exhibit B and authorizes the assessments to be placed on the Miami Dade county tax roll using the method of the uniform method of collection.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS Discussion of:

A. HOA Approved Parking Rules and Regulations (Areas Has Not Been Conveyed to the District)

Ms. Duque: The next item is the discussion of the HOA-approved Parking Rules and Regulations. I would like to remind the Board that the applicable tracts have not yet been conveyed to the District; we will discuss the conveyance status later in the meeting. However, the HOA has reviewed and agreed to the Parking Rules and Regulations previously presented by the CDD. Once the underlying tracts are conveyed to the District, these rules will apply to ensure consistent parking enforcement between the HOA-controlled areas and the CDD-controlled public areas. Staff will also request that the HOA provide its overnight-parking procedures and any related documentation so that this information may be incorporated into the District's records. At this time, the Board may provide direction regarding the Parking Rules and Regulations, or it may elect to defer further action until the applicable tracts, specifically Tract A, have been conveyed to the District. Once Tract A is conveyed, staff will bring the Parking Rules and Regulations back to the Board for further consideration.

B. Conveyance of Tract A (Roads and Drainage System)

Ms. Duque: The next item is the conveyance of Tract A, which are the roads and also the drainage system. The developer is currently coordinating with the District staff and District counsel so that we can prepare the drainage easements to be granted by Lennar. The deed to the tract was never properly conveyed. I believe was a legal description error. But we are in the process to make sure all of that is being fixed.

Mr. Pawelczyk: I communicated with Marc that we would prepare the drainage easement, the form of it, and also with regard to the conveyances. I'm not sure what the status of those are, but I would be following up with Liza who will then talk to Developer’s counsel as Liza's on her honeymoon, so we have to give her till next week she gets back. I think we'll be in good shape there.

FIFTH 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

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: First item under my report is consideration of the proposed Fiscal Year 2027 meeting schedule. The proposed schedule continues being the same. Regular meetings on the second Friday at the same time. I don't know if the Board would like to decide on this or you would like to table it for the next meeting.

2) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: The financial interest is due by July 1, 2026. Is my understanding that all of the Board of Supervisors had filed.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: This is your reminder to complete the annual ethics training by December 31, 2026. I'll be sending a link to the Board of Supervisors with those training web pages.

4) Number of Registered Voters in the District

Ms. Duque: We currently have 304 registered voters within the District.

5) District Updates

Ms. Duque: I attached some District updates. There are some pictures and photos about the current condition of the District. The maintenance of the common areas continue to be performed by the HOA while the conveyance and turnover items are finalized. This is why it's also important to have the maintenance agreement in place.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #27, #28, #29

B. Acceptance of Check Register

C. Acceptance of Unaudited Financials

Ms. Duque: You have Funding Requests #27, #28, and #29. 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.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH 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

RESOLUTION 2026-04

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Sedona Point Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 11th day of September 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Sedona Point
Community Development District

by: ______________________________
Chairman

Attest:

by: ______________________________
Secretary

Sedona Point

Community Development District

Budget Amendment

FY 2026

Sedona Point

Community Development District

Amended Budget
General Fund
Exhibit A

Description	Actuals Thru 8/31/26	Adopted Budget FY2026	Proposed Increase / (Decrease)	Amended Budget FY2026
REVENUES:				
Maintenance Assessments	$ 77,972	$ 77,005	$ -	$ 77,005
Developer Contributions	40,260	-	44,000	44,000
Carry Forward Balance			300	300
TOTAL REVENUES	**$118,232**	**$77,005**	**$44,300**	**$121,305**
EXPENDITURES:				
Administrative:				
Engineering	$ 3,854	$ 4,000	$ -	$ 4,000
Attorney	6,610	8,750	-	8,750
Annual Audit	5,600	5,600	-	5,600
Assessment Administration	2,000	2,000	-	2,000
Arbitrage Rebate	550	550	-	550
Dissemination Agent	1,574	1,717	-	1,717
Trustee Fees	4,246	3,950	300	4,250
Management Fees	25,188	27,478	-	27,478
Information Technology	1,050	1,145	-	1,145
Website Maintenance	1,050	1,145	-	1,145
Postage & Delivery	-	421	-	421
Insurance General Liability	5,512	6,350	-	6,350
Printing & Binding	-	155	-	155
Legal Advertising	2,253	2,500	-	2,500
Other Current Charges	717	1,500	-	1,500
Office Supplies	-	200	-	200
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	**$60,379**	**$67,634**	**$300**	**$67,934**
Operations and Maintenance				
Electric	40,260	-	44,000	44,000
Contingency	-	9,371	-	9,371
TOTAL OPERATIONS AND MAINTENANCE	**$ 40,260**	**$ 9,371**	**$44,000**	**$ 53,371**
TOTAL EXPENDITURES	**$100,639**	**$77,005**	**$44,300**	**$121,305**
EXCESS REVENUES (EXPENDITURES)	**$17,593**	**$-**	**$-**	**$-**

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 16, 2026

Ms. Juliana Duque
District Manager
Sedona Point Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Sedona Point Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to Special Assessment Bonds, Series 2023.

Via email only: jduque@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Sedona Point Community Development District (the "District") and U.S. Bank Trust Company, National Association as Trustee dated April 1, 2023, as it relates to the Special Assessment Bonds Series 2023 and to the District Engineer's Report dated January 20, 2023, as such Engineer's Report may be updated from time to time (the "2023 Project"). With this statement we are setting forth (i) our findings as to whether such portions of the 2023 Project owned by the District have been maintained in good repair, working order and condition, (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2023 Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

(i) As of the date of this statement, the public infrastructure described in the Engineer's Report accepted by the District's Board of Supervisors on January 20, 2023, has been completed. Tract A, shown in Exhibit 2 attached to this statement, and other easements described in the 2023 Engineer's Report, remain to be conveyed to the District. The infrastructure completed to date is in good working order and condition.

(ii) We find that for Fiscal Year 2027, the District proposed amounts for field operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to Audit/Budgets | Sedona Point for the FY 2026-2027 Proposed Budget).

a. CDD Roadways: We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavement within Tract A. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC=(PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2025	2055	2026	29	28,205	$10.00	$282,050	$577,189	0.25%	$19,215
PAVEMENT MARKINGS AND SIGNING									
2025	2035	2026	9	28,205	$2.50	$70,513	$88,061	0.25%	$9,687

b. Stormwater Management System: We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 91 drainage structures and 7,940 Linear Feet of pipes in the District. It is also estimated that 1-2 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. See Exhibit 3 for a map of the suggested maintenance phasing. Note that Phase 5 would be the responsibility of the County sine they own the roads in that area.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
2026 (Y1)	Structures Cleaning	EA	23	230.00	5,290
	Baffle Detachment	EA	22	50.00	1,100
	Baffle Replacement	EA	6	600.00	3,600
	Pipe Cleaning and CCTV	LF	1,902	6.75	12,839
	Cost				**22,829**
2027 (Y2)	Structures Cleaning	EA	17	236.00	4,012
	Baffle Detachment	EA	0	51.00	0
	Baffle Replacement	EA	0	615.00	0
	Pipe Cleaning and CCTV	LF	1,510	6.92	10,449
	Cost				**14,461**
2028 (Y3)	Structures Cleaning	EA	17	242.00	4,114
	Baffle Detachment	EA	0	53.00	0
	Baffle Replacement	EA	0	630.00	0
	Pipe Cleaning and CCTV	LF	1,510	7.09	10,706
	Cost				**14,820**
2029 (Y4)	Structures Cleaning	EA	17	248.00	4,216

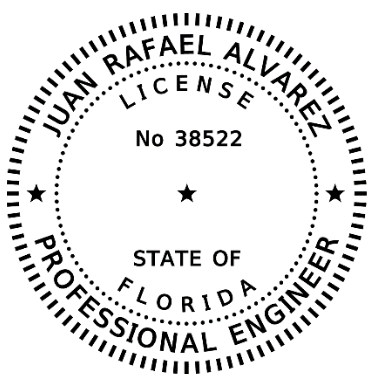
5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
	Baffle Detachment	EA	0	54.00	0
	Baffle Replacement	EA	0	646.00	0
	Pipe Cleaning and CCTV	LF	1,510	7.27	10,978
	Cost				**15,194**
2030 (Y5)	Structures Cleaning	EA	17	254.00	4,318
	Baffle Detachment	EA	0	55.00	0
	Baffle Replacement	EA	0	662.00	0
	Pipe Cleaning and CCTV	LF	1,508	7.45	11,235
	Cost				**15,553**
Total	Total Structures Cleaning	EA	91	0	0
	Total Baffle Detachment	EA	22	0	0
	Total Baffle Replacement	EA	6	0	0
	Total Pipe Cleaning and CCTV	LF	7,940	0	0
	Total Cost				**82,857.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

(iii) The District carries general liability, hired non-owned auto, employment practices liability, and public officials' liability insurance under Agreement No. 1001251003 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

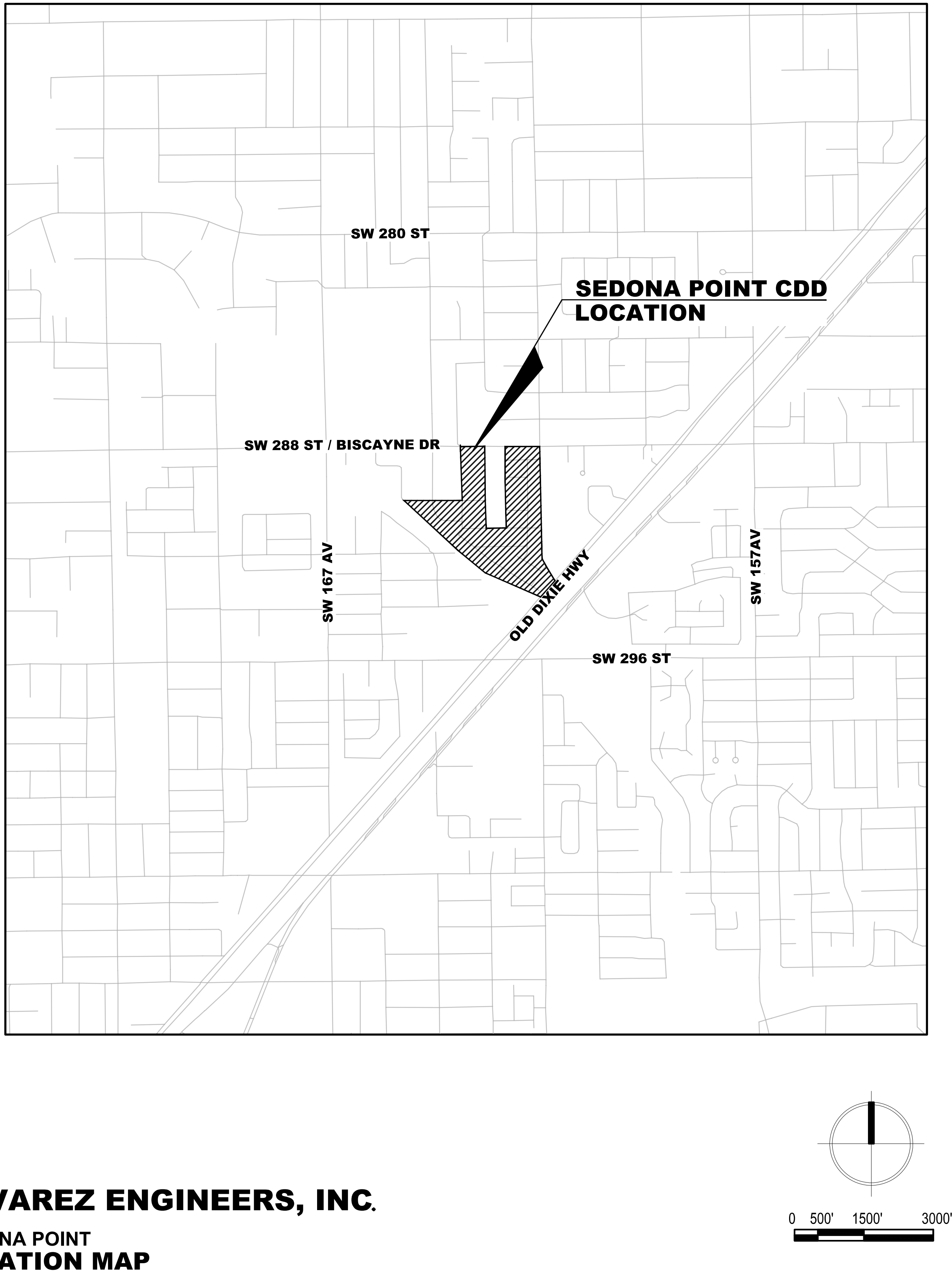


This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Juan R. Alvarez, PE
District Engineer
Date: June 16, 2026

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

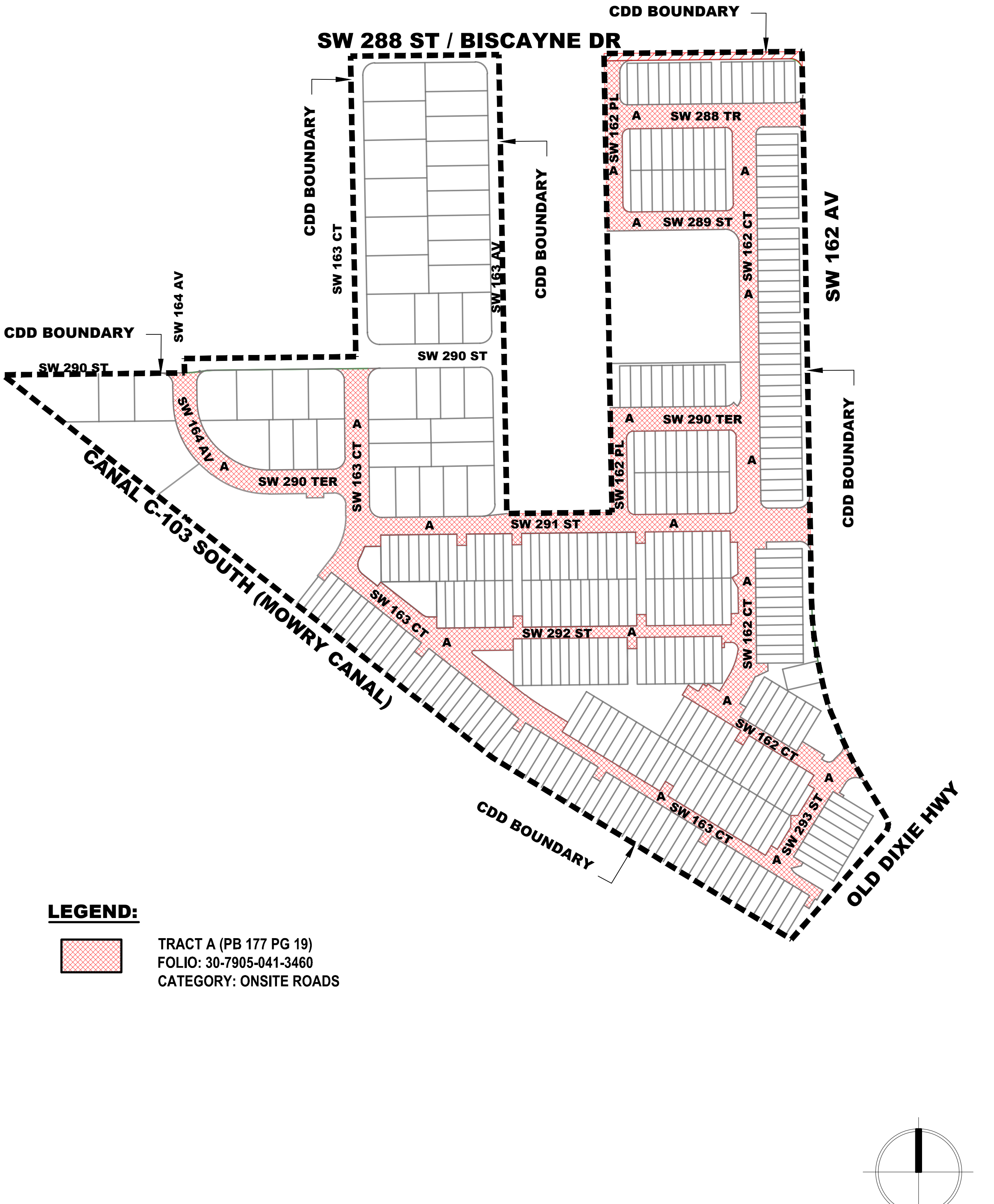


ALVAREZ ENGINEERS, INC.

SEDONA POINT

LOCATION MAP

EXHIBIT 1

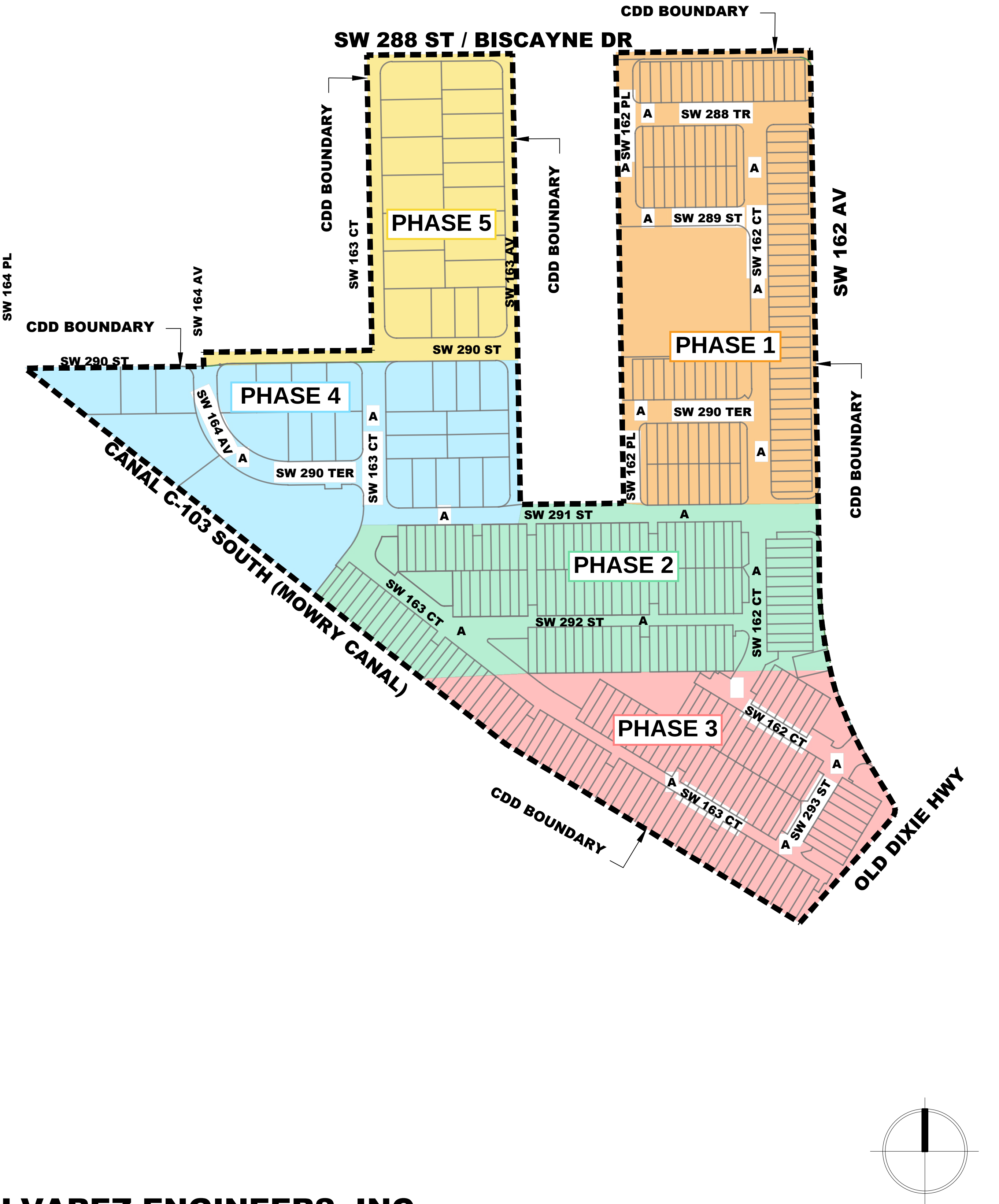


ALVAREZ ENGINEERS, INC.

SEDONA POINT CDD

FUTURE CDD OWNERSHIP

EXHIBIT 2



ALVAREZ ENGINEERS, INC.

SEDONA POINT CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3

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

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

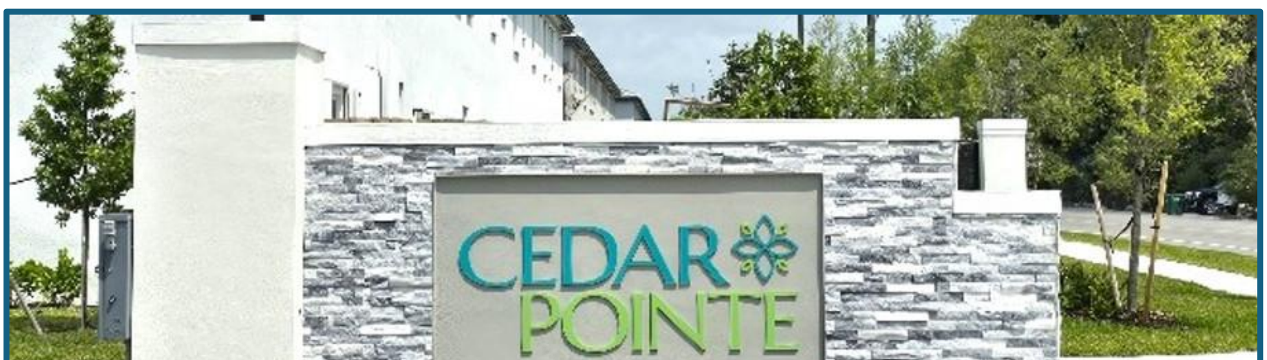
This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

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

SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

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

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1. **Community Communication and Engagement**

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Friday of the month at 10:00 PM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

Meeting Dates:
October 10, 2025 – Cancelled
November 14, 2025 – Held
December 12, 2025 – Cancelled
January 9, 2026 – Cancelled
February 13, 2026 – Cancelled
March 13, 2026 – Held
April 10, 2026 – Cancelled
May 8, 2026 – Cancelled
June 12, 2026 – Held
July 10, 2026 – Cancelled.
August 15, 2026 – Cancelled
September 11, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections
Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.
Result: Standard achieved.

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3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

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4. Engineer's Annual Report Summary (2026)

The FY 2026 Sedona Point CDD Engineer's Report finds that the District's completed public infrastructure is currently in good working order and that the proposed FY 2027 field-operations budget is sufficient for the infrastructure presently under the District's responsibility. However, Tract A and certain easements identified in the 2023 Engineer's Report have not yet been conveyed to the District. Establish a roadway sinking fund for future pavement resurfacing within Tract A. The report estimates a current resurfacing cost of $282,050, increasing to approximately $577,189 at the end of the remaining 29-year service life, and recommends an annual contribution of approximately $19,215. Establish funding for pavement markings and signage replacement. The report estimates a future cost of

Juliana Duque
District Manager
GMS-SF

approximately $88,061 and recommends an annual contribution of approximately $9,687. Implement a five-year stormwater maintenance program to clean and inspect the District's approximately 91 drainage structures and 7,940 linear feet of drainage pipe, including periodic CCTV inspections and baffle maintenance. The estimated total five-year cost is $82,857, with annual costs ranging from approximately $14,461 to $22,829. Phase 5 is identified as the County's responsibility because the County owns the roads in that area. The report also confirms that the District carries general liability, hired and non-owned auto, employment practices liability, and public officials' liability coverage through Florida Insurance Alliance, and that sufficient funds have been budgeted for policy renewal.

Overall Determination

The Sedona Point Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: ____________________________ Date: ________________

Print Name: _________________________________

Sedona Point Community Development District

District Manager: ____________________________ Date: ________________

Print Name: _________________________________

Sedona Point Community Development District

Juliana Duque

District Manager

GMS-SF

<u>**Memorandum**</u>

To: Sedona Point Board of Supervisors

From: District Management

Date: September 11, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Sedona Point Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________

Print Name:_________________________________

Sedona Point Community Development District

District Manager:____________________________ Date:________________

Print Name:_________________________________

Sedona Point Community Development District

Sedona Point

Community Development District **Funding Request #30**

June 9, 2026

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

	PAYEE		GENERAL FUND
1	**FPL** Inv# 1800107140 - Street & Roadway Lighting Fees (Jun 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 #31**

July 15, 2026

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

	PAYEE		GENERAL FUND
1	**FPL** Inv# 1800107169 - Street & Roadway Lighting Fees (Jul 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 #32**

August 14, 2026

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

	PAYEE		GENERAL FUND
1	**FPL** Inv# 1800107193 - Street & Roadway Lighting Fees (Aug 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

5/1/26 - 8/31/26

Date	check #'s	Amount	
5/1 - 5/31	125 - 128	$	6,843.75
6/1 - 6/30	129 - 135		16,302.50
7/1 - 7/31	136 - 139		21,334.87
8/1 - 8/31	140 - 144		11,061.25
	TOTAL		**$55,542.37**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00001	5/01/26	47	202605	310-51300-34000		*	2,289.83		
			MAY 26 - MGMT FEES							
		5/01/26	47	202605	310-51300-35100		*	95.42		
			MAY 26 - COMPUTER TIME							
		5/01/26	47	202605	310-51300-31300		*	143.08		
			MAY 26 - DISSEMINATION							
		5/01/26	47	202605	310-51300-49500		*	95.42		
			MAY 26 - WEBSITE							
						GMS-SF, LLC			2,623.75	000125
5/07/26	00008	4/29/26	# REG VO	202604	310-51300-49000		*	60.00		
			# OF REGISTERED VOTERS							
						MIAMI DADE ELECTIONS			60.00	000126
5/21/26	00003	4/30/26	198633	202604	310-51300-31500		*	500.00		
			APR 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000127
5/21/26	00016	5/05/26	18001071	202605	320-53800-45000		*	3,660.00		
			MAY 26 - STREET LIGHTING							
						FPL			3,660.00	000128
6/04/26	00001	6/01/26	48	202606	310-51300-34000		*	2,289.83		
			JUN 26 - MGMT FEES							
		6/01/26	48	202606	310-51300-35100		*	95.42		
			JUN 26 - COMPUTER TIME							
		6/01/26	48	202606	310-51300-31300		*	143.08		
			JUN 26 - DISSEMINATION							
		6/01/26	48	202606	310-51300-49500		*	95.42		
			JUN 26 - WEBSITE							
						GMS-SF, LLC			2,623.75	000129
6/04/26	00014	5/31/26	IN155063	202605	310-51300-48000		*	361.51		
			FY27 BUDGET HEARING							
		5/31/26	IN155064	202605	310-51300-48000		*	1,891.97		
			ADOPTION OF FY27 BUDGET							
						MCCLATCHY COMPANY LLC			2,253.48	000130
6/04/26	00010	6/04/26	06042026	202606	300-20700-10000		*	1,341.62		
			TRANSFER OF TAX RECEIPTS							
						SEDONA POINT CDD			1,341.62	000131
6/04/26	00012	5/22/26	8200312	202605	310-51300-32300		*	4,246.25		
			S2023 FY26 TRUSTEE FEES							
						U.S. BANK			4,246.25	000132

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/11/26	00003	5/31/26	199064	202605	310-51300-31500		*	500.00		
			MAY 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000133
6/11/26	00016	6/05/26	18001071	202606	320-53800-45000		*	3,660.00		
			JUN 26 - STREET LIGHTING							
						FPL			3,660.00	000134
6/18/26	00010	6/18/26	06182026	202606	300-20700-10000		*	1,677.40		
			TRANSFER OF TAX RECEIPTS							
						SEDONA POINT CDD			1,677.40	000135
7/01/26	00010	7/01/26	07012026	202607	300-20700-10000		*	13,881.12		
			TRANSFER OF TAX RECEIPTS							
						SEDONA POINT CDD			13,881.12	000136
7/10/26	00003	6/30/26	199443	202606	310-51300-31500		*	1,170.00		
			JUN 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			1,170.00	000137
7/10/26	00001	7/01/26	49	202607	310-51300-34000		*	2,289.83		
			JUL 26 - MGMT FEES							
		7/01/26	49	202607	310-51300-35100		*	95.42		
			JUL 26 - COMPUTER TIME							
		7/01/26	49	202607	310-51300-31300		*	143.08		
			JUL 26 - DISSEMINATION							
		7/01/26	49	202607	310-51300-49500		*	95.42		
			JUL 26 - WEBSITE							
						GMS-SF, LLC			2,623.75	000138
7/15/26	00016	7/14/26	18001071	202607	320-53800-45000		*	3,660.00		
			JUL 26 - STREET LIGHTING							
						FPL			3,660.00	000139
8/20/26	00002	7/29/26	9367	202607	310-51300-31100		*	2,800.00		
			2026 YEARLY REPORT							
		8/10/26	9423	202607	310-51300-31100		*	927.50		
			6/1-7/31/26 ENGINEER SVCS							
						ALVAREZ ENGINEERS, INC.			3,727.50	000140
8/20/26	00016	8/11/26	18001071	202608	320-53800-45000		*	3,660.00		
			AUG 26 - STREET LIGHTING							
						FPL			3,660.00	000141
8/20/26	00001	8/01/26	50	202608	310-51300-34000		*	2,289.83		
			AUG 26 - MGMT FEES							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	50	202608	310-51300-35100		*	95.42		
			AUG 26 - COMPUTER TIME							
		8/01/26	50	202608	310-51300-31300		*	143.08		
			AUG 26 - DISSEMINATION							
		8/01/26	50	202608	310-51300-49500		*	95.42		
			AUG 26 - WEBSITE							
						GMS-SF, LLC			2,623.75	000142
8/20/26	00015	8/13/26	4243	202608	310-51300-31200		*	550.00		
			ARBITRAGE 5/26 SER 2023							
						LLS TAX SOLUTIONS			550.00	000143
8/27/26	00003	7/31/26	199843	202607	310-51300-31500		*	500.00		
			JUL 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			500.00	000144

TOTAL FOR BANK A 55,542.37

TOTAL FOR REGISTER 55,542.37

Sedona Point

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Sedona Point

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 35,591	$ -	$ -	$ 35,591
Accounts Receivable	3,660	-	-	3,660
Due from General Fund	-	-	-	-
Investments:				
Series 2023				
Reserve	-	226,875	-	226,875
Revenue	-	193,077	-	193,077
Acq & Construction	-	-	58,739	58,739
	-			
Total Assets	**$ 39,251**	**$ 419,952**	**$ 58,739**	**$ 517,941**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	-	-	-	-
Total Liabilites	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 419,952	$ -	$ 419,952
Capital Project	-	-	58,739	58,739
Unassigned	39,251	-	-	39,251
Total Fund Balances	**$ 39,251**	**$ 419,952**	**$ 58,739**	**$ 517,941**
Total Liabilities & Fund Balance	$ 39,251	$ 419,952	$ 58,739	$ 517,941

Sedona Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 77,005	$ 77,005	$ 77,972	$ 967
Developer Contributions	-	-	40,260	$ 40,260
Total Revenues	**$ 77,005**	**$ 77,005**	**$ 118,232**	**$ 41,227**
Expenditures:				
General & Administrative:				
Engineering	$ 4,000	$ 3,667	$ 3,854	$ (187)
Attorney	8,750	8,021	6,610	1,411
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	1,574	1,574	0
Trustee Fees	3,950	3,950	4,246	(297)
Management Fees	27,478	25,188	25,188	0
Information Technology	1,145	1,050	1,050	-
Website Maintenance	1,145	1,050	1,050	-
Postage & Delivery	421	385	-	385
Insurance General Liability	6,350	6,350	5,512	838
Printing & Binding	155	142	-	142
Legal Advertising	2,500	2,292	2,253	38
Other Current Charges	1,500	1,375	717	658
Office Supplies	200	183	-	183
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 67,634**	**$ 63,550**	**$ 60,379**	**$ 3,171**
Operations & Maintenance				
Field Expenditures				
Electric	$ -	$ -	$ 40,260	$ (40,260)
Contingency	9,371	8,590	-	8,590
Subtotal Field Expenditures	**$ 9,371**	**$ 8,590**	**$ 40,260**	**$ (31,670)**
Total Expenditures	**$ 77,005**	**$ 72,140**	**$ 100,639**	**$ (28,499)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 4,865	$ 17,593	$ 12,728
Net Change in Fund Balance	**$ -**	**$ 4,865**	**$ 17,593**	**$ 12,728**
Fund Balance - Beginning	$ -		$ 21,658	
Fund Balance - Ending	$ -		$ 39,251	

Sedona Point

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 453,749	$ 453,749	$ 456,218	$ 2,469
Interest Income	7,500	7,500	16,992	9,492
Total Revenues	**$ 461,249**	**$ 461,249**	**$ 473,210**	**$ 11,961**
Expenditures:				
Interest - 12/15	$ 167,781	$ 167,781	$ 167,781	$ -
Interest - 06/15	120,000	167,781	167,781	-
Principal - 06/15	167,781	120,000	120,000	-
Total Expenditures	**$ 455,562**	**$ 455,563**	**$ 455,563**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,687	$ 5,687	$ 17,647	$ 11,961
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (7,078)	$ (7,078)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (7,078)	$ (7,078)
Net Change in Fund Balance	**$ 5,687**	**$ 5,687**	**$ 10,569**	**$ 4,883**
Fund Balance - Beginning	$ 172,452		$ 409,383	
Fund Balance - Ending	$ 178,139		$ 419,952	

Sedona Point

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1,738	$ 1,738
Total Revenues	**$ -**	**$ -**	**$ 1,738**	**$ 1,738**
Expenditures:				
Capital Outlay - Improvements	$ -	$ -	$ 2,183	$ (2,183)
Total Expenditures	**$ -**	**$ -**	**$ 2,183**	**$ (2,183)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (445)**	**$ (445)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 7,078	$ 7,078
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 7,078**	**$ 7,078**
Net Change in Fund Balance	**$ -**		**$ 6,633**	
Fund Balance - Beginning	$ -		$ 52,105	
Fund Balance - Ending	$ -		$ 58,739	

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	$ 228	$ 2,640	$ -	$ -	$ -	$ 77,972
Developer Contributions	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	-	40,260
Total Revenues	**$ 3,660**	**$ 15,280**	**$ 60,879**	**$ 5,082**	**$ 5,436**	**$ 4,367**	**$ 6,019**	**$ 3,888**	**$ 6,300**	**$ 3,660**	**$ 3,660**	**$ -**	**$ 118,232**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ 71	$ -	$ 55	$ -	$ -	$ -	$ -	$ 3,728	$ -	$ -	$ 3,854
Attorney	780	660	750	500	500	750	500	500	1,170	500	-	-	6,610
Annual Audit	-	-	-	5,600	-	-	-	-	-	-	-	-	5,600
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	550	-	550
Dissemination Agent	143	143	143	143	143	143	143	143	143	143	143	-	1,574
Trustee Fees	-	-	-	-	-	-	-	4,246	-	-	-	-	4,246
Management Fees	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	25,188
Information Technology	95	95	95	95	95	95	95	95	95	95	95	-	1,050
Website Maintenance	95	95	95	95	95	95	95	95	95	95	95	-	1,050
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	2,253	-	-	-	-	2,253
Other Current Charges	66	74	72	13	55	62	121	61	62	67	66	-	717
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 11,157**	**$ 3,358**	**$ 3,517**	**$ 8,737**	**$ 3,233**	**$ 3,436**	**$ 3,244**	**$ 9,685**	**$ 3,856**	**$ 6,918**	**$ 3,239**	**$ -**	**$ 60,379**
Operations & Maintenance													
Field Expenditures													
Electric	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ 3,660	$ -	$ 40,260
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ -**	**$ 40,260**
Total Expenditures	**$ 14,817**	**$ 7,018**	**$ 7,177**	**$ 12,397**	**$ 6,893**	**$ 7,096**	**$ 6,904**	**$ 13,345**	**$ 7,516**	**$ 10,578**	**$ 6,899**	**$ -**	**$ 100,639**
Excess (Deficiency) of Revenues over Expe	$ (11,157)	$ 8,262	$ 53,702	$ (7,315)	$ (1,457)	$ (2,728)	$ (885)	$ (9,457)	$ (1,215)	$ (6,918)	$ (3,239)	$ -	$ 17,593
Net Change in Fund Balance	**$ (11,157)**	**$ 8,262**	**$ 53,702**	**$ (7,315)**	**$ (1,457)**	**$ (2,728)**	**$ (885)**	**$ (9,457)**	**$ (1,215)**	**$ (6,918)**	**$ (3,239)**	**$ -**	**$ 17,593**

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)
Less: Principal Payment - 6/15/26		($120,000)
Current Bonds Outstanding		**$6,705,000**

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

Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2023 Debt Service	Total
						allocation in %	14.51%	85.49%	100.00%
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
05/15/26	4/1-4/30/26	1,538.98	(46.17)	15.85	-	1,569.30	227.68	1,341.62	1,569.30
06/17/26	5/1-5/31/26	1,935.72	(46.17)	19.82	-	1,962.07	284.67	1,677.40	1,962.07
06/29/26	6/14-6/15/26	15,694.63	(706.24)	164.01	-	16,236.86	2,355.74	13,881.12	16,236.86
	TOTAL	**$ 558,688.38**	**$ 19,656.31**	**$ 5,390.32**	**$ 547.90**	**$ 534,189.65**	**$ 77,971.74**	**$ 456,217.91**	**$ 534,189.65**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**