

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

November 13, 2026

GMS
Governmental
Management Services

Sedona Point

Community Development District

(Cedar Pointe by Lennar/Stein Assemblage)

Revised 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
November 13, 2026
10:00 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Join the meeting now
Meeting ID: 290 840 963 777 904 5 and Passcode: HY77mU7k
1 872-240-4685 and Phone Conference ID: 774 206 433#

1. Oath of Office for Newly Elected Supervisors at the Landowners Meeting – Seat #1, Seat #2, and Seat #4

2. Roll Call

3. Organizational Matters:
   A. Consideration of Resolution #2027-01 Canvassing and Certifying Results of Landowners Election **– Page 4**

   B. Consideration of Resolution #2027-02 Electing Officers **– Page 6**

4. Approval of Minutes of the September 11, 2026 Meeting **– Page 8**

5. Consideration of Declaration of Restrictions **– Page 14**

6. Discussion of Road/Drainage System Conveyances

7. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager
      1) Ratification of Fiscal Year 2027 Meeting Schedule **– Page 23**

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

8. Financial Reports
   A. Acceptance of Funding Request **#33 – Page 24**

   B. Approval of Check Register **– Page 26**

   C. Approval of Unaudited Financials **– Page 28**

9. Supervisors Requests and Audience Comments

10. 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/

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Sedona Point Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Sedona Point Community Development District, _____, Florida**.

Signature _____

Mailing Address _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 2027-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing ***three*** Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on ***November 13, 2026*** at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	four (4) year term
_____	four (4) year term
_____	four (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, ____DAY OF _____

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Sedona Point Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the Sedona Point Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		LO Seat	Term Expires: 11-202
Vice Chairman		LO Seat	Term Expires: 11-202
Assistant Secretary		LO Seat	Term Expires: 11-202
Assistant Secretary		LO Seat	Term Expires: 11-202
Assistant Secretary		LO Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE _____ COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 2026.

SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT

_____
Print name:_____
Chairman / Vice Chairman

_____
Print name:_____
Secretary / Assistant Secretary

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 September 11, 2026 at 10:37 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel
Juliana Duque	District Manager, GMS
Ben Quesada	GMS

FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque: It's 10:37 a.m. and at this time I will call to order the Sedona Point CD meeting. We have three Supervisors present constituting a quorum.

SECONDORDER OF BUSINESS — Approval of the Minutes of the June 12, 2026 Meeting

Ms. Duque: Next item is the approval of the minutes of the June 12, 2026 meeting. This is the moment to present any additions, corrections, or deletions. If there are no changes, a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Minutes of the June 12, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS **Consideration of Resolution #2026-04 Budget Amendment for FY2026**

Ms. Duque: Item three is consideration of Resolution 2026-04, which amends the Fiscal Year 2026 budget. The amendment mainly recognizes developer contributions and appropriates those funds to cover expenses that were not part of the original adopted budget. It also makes a small $300 adjustment to the trustee fee line item. If the Board has no questions, I would ask for a motion to adopt Resolution 2026-04, amending the Fiscal Year 2026 budget.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-04 Budget Amendment for FY2026, was approved.

FOURTH ORDER OF BUSINESS **Discussion of Tract A Conveyance Requirements and Consideration of Lien Search Costs**

Ms. Duque: The next item is a discussion of the Tract A conveyance requirements and consideration of the associated lien search costs. Tract A includes the onsite road and drainage system. Although the infrastructure is complete and in good working order, Tract A and certain related easements have not yet been conveyed to the District. District Counsel and staff have been coordinating with the developer to address the necessary corrections and obtain the drainage easements and other documentation required to complete the conveyance. A lien search is also required as part of this process to confirm that the property can be conveyed without any liens or encumbrances that the District has not agreed to accept. We are seeking the Board's direction on how to proceed, including authorization for the lien search costs .Mike, do you have any comments or additional information to share?

Mr. Pawelczyk: The only other thing is there was an oversizing credit issue that I think we're working out with the District engineer. There was also a developer was required to make a payment to the county, and we're waiting for verification that that

payment was made. That all came up in the title work. I think we're in pretty good shape. But for this one, I think we want the Board to authorize us to move forward to order the lien search to verify that the liens have been removed from the property. And as part of that motion, we'll coordinate with developer's counsel before we order that lien search, because he might be able to tell us that the code violations have been removed.

Ms. Duque: Do I have a not to exceed amount too, Mike?

Mr. Pawelczyk: Well, if we're going to say not to exceed, let's say not to exceed $1,000, I don't think it's going to cost that much. Do we have a motion to that effect?

Ms. Baluja: What was the payment that was supposed to be paid to the county by the developer? What was that for?

Mr. Pawelczyk: It's pursuant to some declaration that was recorded in the public records. I'm not sure what the document is. But we are following up with your team to see if it was paid or get proof that it was paid.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Authorizing a One-Time Lien Search in a NTE Amount of $1,000, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: For Sedona we're just working on that conveyance, and that's really all I have.

B. Engineer-District Engineer's Report for Fiscal Year 2026

Ms. Duque: The next item is the District Engineer's report for Fiscal Year 2026. The report confirms that the public infrastructure identified in the report, and originally identified in the District Engineer's 2023 report, has been completed and is in good working order. However, as previously mentioned, Tract A and certain related easements have not yet been conveyed to the District. The Engineer also concludes that the proposed Fiscal Year 2027 operating budget is sufficient to maintain the infrastructure currently under the District's responsibility. Additionally, the report recommends establishing a sinking fund for future roadway resurfacing, pavement markings, and

signage within Tract A. It also recommends implementing the five-year stormwater maintenance program outlined in the report. Unless there are any questions or comments, may I have a motion to accept the District Engineer's report for Fiscal Year 2026?

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the District Engineer's Report for Fiscal Year 2026, was approved.

C. Manager

1) Consideration of Proposed Fiscal Year 2026 – 2027 Meeting Schedule

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2026-2027 meeting schedule. It's been proposed to meet on the third Wednesday of each month at 10:45 a.m. at the offices of Lennar Home located 5505 Waterford Drive, District Drive. Motion will take place.

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposed Fiscal Year 2026 – 2027 Meeting Schedule, was approved.

2) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards

Ms. Duque: The next item is the final approval of the District's Fiscal Year 2025–2026 Performance Measures and Standards Report, located on page 19 of your agenda package. The report addresses the District's goals relating to public meeting notices, access to public records, site and infrastructure inspections, budget preparation, financial reporting, and completion of the annual financial audit. All performance standards were met during the fiscal year. Unless there are any questions or comments, may I have a motion to approve the report?

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards, was approved.

3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required

Ms. Duque: The next item is consideration of the District's Fiscal Year 2026–2027 Performance Measures and Standards, as required by Florida Statutes. The proposed standards establish goals for community communication and engagement, infrastructure and facility maintenance, and financial transparency and accountability. These include conducting at least three regular Board meetings annually, providing public notices in compliance with statutory requirements, conducting monthly website reviews, and completing management and engineering inspections. Unless there are any questions or comments, may I have a motion to approve the proposed Fiscal Year 2026–2027 Performance Measures and Standards?

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, FY2026 – FY2027 Performance Measures and Standards as Required, was approved.

SIXTH ORDER OF BUSINESS Financial Reports

- **A. Approval of Funding Request #30, #31, #32**
- **B. Acceptance of Check Register**
- **C. Acceptance of Unaudited Financials**

Ms. Duque: Next item is the acceptance of funding request #30, #31, and #32, which begins on page 99, and then the approval of check register on page 33. Unless there is any question, motion to approve and will take place. Then we also have the approval of the united financials which is on page 36.

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Approving Funding Requests #30, #31, #32, 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. Krause, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary	Chairman / Vice Chairman

CFN: 20230099436 BOOK 33580 PAGE 2256
DATE:02/13/2023 04:13:42 PM
LUIS G. MONTALDO, CLERK AD INTERIM
MIAMI-DADE COUNTY, FL

This instrument was prepared by:

Juan J. Mayol, Jr., Esq
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, AG EHC II (LEN) Multi State 2, LLC, a Delaware limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), Florida, which is legally described in **Exhibit "A"** to this Declaration (the "Property");

WHEREAS, the Property received zoning approvals pursuant to Resolution No. CZAB14-13-22 (the "Resolution"), passed and adopted by Community Zoning Appeals Board 14, on July 28, 2022, to allow residential development of the Property;

WHEREAS, Condition No. 10 of the Resolution provides that "*the applicant shall facilitate discussions with the Traffic Engineering Division of the Miami-Dade Department of Transportation and Public Works to evaluate the possibility of replacing the approved traffic signal at S.W. 288th Street and S.W. 162nd Avenue with a traffic circle, which shall be maintained by the applicant if allowed and/or permitted by the County, (sic) Notwithstanding the foregoing the current Traffic Engineering Division approval requires a traffic signal at that intersection so, unless the Traffic Engineering Division agrees to replace the signal with a traffic circle, the signal shall be installed and deemed to satisfy the requirement*";

WHEREAS, Condition No. 11 of the Resolution further requires that the Owner (as successor to the applicant) provide a $20,000 monetary contribution (the "Contribution") to an area school as identified by the Concerned Citizens of South Dade or, if a traffic circle is approved by the Traffic Engineering Division, said contribution shall be utilized to secure an art installation to be placed and exhibited within the traffic circle as may be approved by Miami-Dade County in consultation with the Miami-Dade County Department of Cultural Affairs, Public Arts Division;

WHEREAS, the Owner has facilitated discussions with the Traffic Engineering Division in compliance with the requirements of Condition No. 10 of the Resolution but despite those discussions, a decision has not yet been made regarding the substitution of the required traffic signal for a traffic circle;

WHEREAS, Conditions Nos. 10 and 11 of the Resolution do not restrict the Owner's ability to obtain building permits or certificates of use and occupancy while the Traffic Engineering Division evaluates the potential substitution of the traffic signal with a traffic circle;

Section-Township-Range: 5-57-39
Folio number: 30-7905-000-0250, 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0290, 30-7905-000-0232, 30-7905-007-0010, 30-7905-005-0071, 30-7905-000-0231, 30-7905-000-0260, 30-7905-000-0230, and 30-7905-000-0240

WHEREAS, until the Traffic Engineering Division concludes its evaluation, the Owner will be prevented from complying with the requirements of Condition No. 11; and

WHEREAS, the Owner desires to obtain building permits and/or certificates of use and occupancy while the Traffic Engineering Division conducts its evaluation but is entering into this Declaration of Restrictions to assure the Director of the Department of Regulatory and Economic Resources of its intent to comply with the requirements of Conditions Nos. 10 and 11 of the Resolution.

***NOW, THEREFORE*, IN ORDER TO ASSURE** Miami-Dade County that the representations made by the Owner during its consideration of applications for building permits for the development of the Property will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. Compliance with Resolution No. CZAB14-13-22. The Owner acknowledges that the Director's zoning sign off on applications for building permits and/or certificates of use and occupancy for the proposed dwelling units on the Property in no way constitute a waiver of its obligations under Conditions Nos. 10 and 11 of the Resolution. The Owners agrees that it shall make payment of the Contribution within sixty (60) days following receipt of the written determination by the Traffic Engineering Division regarding the substitution of the traffic signal with a traffic circle. Upon the request of the Owner, the Director, in its discretion, may extend the sixty day period for good cause show.

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this

Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the Property, any further permits, and refuse to make any inspections or grant any approvals with respect to the Property, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner. This Declaration shall become effective immediately upon recordation.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. Any violation of this Declaration shall subject the unit owners to joint and several liability. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other available at law, in equity or both.

M. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

N. Severability. Invalidation of any one of these covenants, by judgment of Court, in no way shall affect any of the other provisions which shall remain in full force and effect.

[Execution Pages Follow]

Section-Township-Range: 5-57-39
Folio number: 30-7905-000-0250, 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0290, 30-7905-000-0232, 30-7905-007-0010, 30-7905-005-0071, 30-7905-000-0231, 30-7905-000-0260, 30-7905-000-0230, and 30-7905-000-0240

Signed, witnessed, executed and acknowledged on this 31 day of January, 2023

IN WITNESS WHEREOF, AG EHC II (LEN) MULTI STATE 2, LLC has caused these presents to be signed in its name by its proper officials.

OWNER:

Signed, sealed and delivered in the presence of:

AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

Signature of Witness

Jeanette Lakavage
Print Name

By: Steven S. Benson
Steven S. Benson, its Manager

Signature of Witness

Wendy Stoeckel
Print Name

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31 day of January, 2023, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

(SEAL)

Notary Public

Section-Township-Range: 5-57-39
Folio number: 30-7905-000-0250, 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0290, 30-7905-000-0232, 30- 7905-007-0010, 30-7905-005-0071, 30-7905-000-0231, 30-7905-000-0260, 30-7905-000-0230, and 30-7905-000-0240

EXHIBIT "A"

PARCEL NO. 1

Parcel 1A:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, more particularly described as follows:

Commence at the center of said Section 5; thence run South 00 degrees 59 minutes 45 seconds East (bearings derived from Florida State System of Plane Coordinates) along the East line of said Southwest 1/4 for 1325.26 feet to the point of intersection with the South line of the Southeast 1/4 of the Northeast 1/4 of said Southwest 1/4, said point being the Point of Beginning of the herein described parcel of land; thence run South 89 degrees 19 minutes 15 seconds West along the South line of the Southeast 1/4 of the Northeast 1/4 of said Southwest 1/4 for 401.88 feet to an intersection with a line that is 401.87 feet Westerly of and parallel to the East line of said Southwest 1/4; thence run North 00 degrees 59 minutes 45 seconds West along the last described parallel line for 198.62 feet; thence run South 83 degrees 08 minutes 09 seconds East for 405.69 feet to a point of intersection with the East line of said Southwest 1/4; thence run South 00 degrees 59 minutes 45 seconds East along the East line of said Southwest 1/4 for 145.36 feet to the Point of Beginning, LESS the East 35.00 feet thereof and LESS the South 25.00 feet thereof

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Parcel 1B:

Lots 12, 13, and 14, Block 14, Biscayne Entrada, according to the plat thereof, as recorded in Plat Book 30, Page 29, of the Public Records of Miami-Dade County, Florida, LESS road.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Parcel 1C:

That portion of Tracts 1 and 2, Block 12, and lying Northeasterly of C-103, Canal Rights of Way of Plaza Coronado, according to the plat thereof, as recorded in Plat Book 31 at Page 16, of the Public Records of Miami-Dade, County, Florida.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within

or adjacent to the described real property.

Parcel 1D:

The North 1/2 of Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS: a parcel of land in the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of Section 5, Township 57 South, Range 39 East, Dade County, Florida; said parcel of land being more specifically described as follows:

From a 1 foot iron pipe marking the center of said Section 5, bear South 00 degrees 59 minutes 49 seconds East, along the East line of the Southwest one-quarter (SW 1/4) of said Section 5, a distance of 1656.51 feet to the Southeast (SE) corner of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; thence South 89 degrees 18 minutes 10 seconds West, along the South line of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4), a distance of 462.27 feet to the Point of Beginning; thence, continue South 89 degrees 18 minutes 10 seconds West, along said South line, a distance of 179.37 feet; thence North 58 degrees 43 minutes 00 seconds West, of a distance of 31.94 feet to a point on the West line of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; said point bears North 01 degrees 00 minutes 32 seconds West, a distance of 26.91 feet from the Southwest (SW) corner of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; thence North 01 degrees 00 minutes 32 seconds West, along said West line, a distance of 112.38 feet; thence South 58 degrees 43 minutes 00 seconds East, a distance of 244.13 feet to the Point of Beginning.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Parcel 1E:

The West 67.52 feet of the South 25 feet of the East 401.88 feet of the South ½ of the SE ¼ of the NE ¼ of SW ¼ of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 2:

The East 310.0 feet of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, LESS the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 3:

That portion of Tracts 1 and 2, Block 14, all lying northeasterly of C-103, canal right of way, of PLAZA CORONADO, according to the plat thereof as recorded in Plat Book 31, page 16, Public Records of Miami-Dade County, Florida; together with the vacated alley lying between Tracts 1 and 2, and the West 1/2 of vacated SW 164 Avenue, also known as Esteban Avenue, adjacent to said Tract on the East, lying South of SW 290 St and North of Canal, as described in Resolution R-11-06 recorded February 9, 2006 in Official Records Book 24222, Page 3464-3478, Public Records of Miami-Dade County, Florida.

PARCEL 4:

Parcel 4A:

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the South 25 feet thereof dedicated for Right-of-Way per Deed Book 14188 at Page 2427 of the Public Records of Miami-Dade County, Florida. LESS Canal 103 right-of-way, more specifically described as follows: From a 1 1/4 inch iron pipe marking the Northwest corner of the Southwest 1/4 of said Section 5, bear South 01°02'37" East, along the West line of said Section 5 a distance of 664.67 feet to the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 5; thence North 89°22'08" East along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 5 a distance of 1337.71 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence South 01°01'13" East along the West line of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5 a distance of 335.12 feet to the Pont of Beginning; thence continue South 01°01'13" East along said West line a distance of 122.28 feet; thence South 52°00'00" East a distance of 330.03 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; said point bears North 89°19'29" East a distance of 256.42 feet from the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence North 89°19'29" East along said South line a distance of 152.02 feet; thence North 52°00'00" West a distance of 525.70 feet to the Point of Beginning.

LESS: Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East; thence run North 89°19'29" East along the South line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 a distance of 256.42 feet, more or less, to the Southwesterly right-of-way of Canal 103; thence run North 52°00'00" West along the Southwesterly right-of-way line a distance of 330.03 feet to the Westerly line of aforesaid Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4; thence run South 01°01'13" East along said West line a distance of 206.23 feet, more or less, to the Point of Beginning. The foregoing property lying and being situate in Miami-Dade County, Florida.

Parcel 4B:

All of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 in Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS the South 25 feet thereof dedicated for Right of Way per Deed Book 14188, Page 2427, Public Records of Miami-Dade County, Florida.

Section-Township-Range: 5-57-39

Folio number: 30-7905-000-0250, 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0290, 30-7905-000-0232, 30-7905-007-0010, 30-7905-005-0071, 30-7905-000-0231, 30-7905-000-0260, 30-7905-000-0230, and 30-7905-000-0240

LESS that Parcel described as follows: Commence at the center of Section 5, Township 57 South, Range 39 East; thence run South 00°59'45" East (bearings derived from Florida State System of Plane Coordinates) along the East line of the Southwest 1/4 of Section 5 for 1325.26 feet to the point of intersection with the South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, said point being the Point of Beginning of the herein described Parcel of land; thence run South 89°19'15" West along the South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5 for 401.88 feet to an intersection with a line that is 401.87 feet Westerly of and parallel to the East line of the Southwest 1/4 of said Section 5; thence run North 00°59'45" West along the last describe parallel line for 198.62 feet; thence run South 83°08'09" East for 405.69 feet to a point of intersection with the East line of the Southwest 1/4 of said Section 5; thence run South 00°59' 45" East along the East line of the Southwest 1/4 of said Section 5 for 145.36 feet to the Point of Beginning.
LESS the East 35.00 feet.

Parcel 4C:

The West 413.95 feet of the East 448.95 feet of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 35 feet for right of way; lying and being in Miami-Dade County, Florida, in Section 5, Township 57 South, Range 39 East.

PARCEL 5:

That portion of the South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 less the East 35 feet for road, all lying Northeasterly of C-103 canal right of way, Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Section-Township-Range: 5-57-39
Folio number: 30-7905-000-0250, 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0290, 30-7905-000-0232, 30-7905-007-0010, 30-7905-005-0071, 30-7905-000-0231, 30-7905-000-0260, 30-7905-000-0230, and 30-7905-000-0240

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 10:45 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the third Tuesday of each month as follows:

October 20, 2026
November 13, 2026, (at 10:00 a.m.) Exception Regular and Landowners Meeting
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 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 (954) 721-8681 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

Sedona Point

Community Development District

Invoice #33

September 21, 2026

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

	PAYEE		GENERAL FUND
1	**FPL** Inv# 1800107215 - Street & Roadway Lighting Fees (Sep 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

PAYMENT COUPON

/4112087600613000324352180010721500000366000

4,1,1208,760061,3000324352,1800107215,0,0000366000

1800107215 1 of 1

Cust. No.:**3000324352**	Inv. No.:**1800107215**
This Month's Charges Past Due After 10/04/2026	Amount Due This Invoice $ 3,660.00

SEDONA POINT COMMUNITY
DEVELOPMENT
5505 BLUE LAGOON DR, 5TH FLOOR
MIAMI FL 33126

Please see payment options and instructions at the bottom of this invoice.
FPL Energy Services, Inc.
6001 Village Blvd
West Palm Beach, FL 33407

Please mail this upper portion with your check

Please retain this portion for your records

INVOICE

FPL Energy Services, Inc.

SEDONA POINT COMMUNITY DEVELOPMENT
5505 BLUE LAGOON DR, 5TH FLOOR
MIAMI FL 33126

Federal Tax ID:	**65-0064000**
Customer Number:	**3000324352**
Invoice Number:	**1800107215**
Invoice Date:	**09/20/2026**
Payment Due Date:	**10/04/2026**

CURRENT CHARGES AND CREDITS
Customer No: 3000324352 Invoice No: 1800107215

Description	Amount
Cedar Pointe Estate Lighting services Sep 2026	3,660.00

For Inquiries Contact: Karayne Allen 561-640-2014	**Total Amount Due $3,660.00** This Month's Charges Past Due After 10/04/2026

Wire & ACH Payment information:

Legal Entity Name: FPL Energy Services, Inc.
Bank Account Name: FPL Energy Services, Inc.
Account Number: 3751071178
Account Currency: USD
SWIFT: BOFAUS3N
Bank of America
ACH Routing/ABA: 111-000-012
ACH Bank Address: Global Finance, Dallas TX 75202
Wire Routing/ABA: 026-009-593
Wire Bank Address: 100 West 33rd Street, New York, NY 10001
Please include the invoice number in the payment reference

Check Payments

Make checks payable to
FPL Energy Services, Inc.
in USD and mail payment with the top portion of this invoice to the address below:

FPL Energy Services, Inc.
General Mail Facility
Miami, FL 33188-0001

OR

Expedited Mail
FEDEX, UPS, USPS Priority
FPL Energy Services, Inc.
5100 NW 159th Street
Miami Lakes, FL 33014

1800107215 1 of 1

Sedona Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

9/1/26 - 9/30/26

Date	*check #'s*		*Amount*
9/1 - 9/30	145 - 147	$	6,783.75
	TOTAL		**$6,783.75**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** SEDONA PT - GENERAL FUND
BANK A SEDONA POINT GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/26	00001	9/01/26	51	202609	310	51300-34000				*	2,289.83		
			SEP 26 - MGMT FEES										
		9/01/26	51	202609	310	51300-35100				*	95.42		
			SEP 26 - COMPUTER TIME										
		9/01/26	51	202609	310	51300-31300				*	143.08		
			SEP 26 - DISSEMINATION										
		9/01/26	51	202609	310	51300-49500				*	95.42		
			SEP 26 - WEBSITE										
									GMS-SF, LLC			2,623.75	000145
9/24/26	00003	8/31/26	200434	202608	310	51300-31500				*	500.00		
			AUG 26 - GENERAL COUNSEL										
									BILLING COCHRAN, P.A.			500.00	000146
9/24/26	00016	9/20/26	18001072	202609	320	53800-45000				*	3,660.00		
			SEP 26 - STREET LIGHTING										
									FPL			3,660.00	000147
									TOTAL FOR BANK A		6,783.75		
									TOTAL FOR REGISTER		6,783.75		

Sedona Point

Community Development District

Unaudited Financial Reporting

September 30, 2026

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1 Balance Sheet

2 General Fund

3 Debt Service Fund Series 2023

4 Capital Project Fund Series 2023

5 Month to Month

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Sedona Point
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 28,741	$ -	$ -	$ 28,741
Accounts Receivable	7,320	-	-	7,320
Due from General Fund	-	-	-	-
Investments:				
Series 2023				
Reserve	-	226,875	-	226,875
Revenue	-	193,613	-	193,613
Acq & Construction	-	-	59,532	59,532
	-			
Total Assets	**$ 36,061**	**$ 420,488**	**$ 59,532**	**$ 516,081**
Liabilities:				
Accounts Payable	$ 1,946	$ -	$ -	$ 1,946
Due to Debt Service	-	-	-	-
Total Liabilites	**$ 1,946**	**$ -**	**$ -**	**$ 1,946**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 420,488	$ -	$ 420,488
Capital Project	-	-	57,349	57,349
Unassigned	34,115	-	-	34,115
Total Fund Balances	**$ 34,115**	**$ 420,488**	**$ 57,349**	**$ 511,952**
Total Liabilities & Fund Balance	$ 36,061	$ 420,488	$ 57,349	$ 513,898

Sedona Point

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Amended Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 77,005	$ 77,005	$ 77,972	$ 967
Developer Contributions	-	-	43,920	$ 43,920
Total Revenues	**$ 77,005**	**$ 77,005**	**$ 121,892**	**$ 44,887**
Expenditures:				
General & Administrative:				
Engineering	$ 4,000	$ 4,000	$ 4,324	$ (324)
Attorney	8,750	8,750	8,220	530
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	1,717	1,717	0
Trustee Fees	4,250	4,250	4,246	3
Management Fees	27,478	27,478	27,478	0
Information Technology	1,145	1,145	1,145	-
Website Maintenance	1,145	1,145	1,145	-
Postage & Delivery	421	421	-	421
Insurance General Liability	6,350	6,350	5,512	838
Printing & Binding	155	155	-	155
Legal Advertising	2,500	2,500	2,619	(119)
Other Current Charges	1,500	1,500	783	717
Office Supplies	200	200	-	200
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 67,934**	**$ 67,934**	**$ 65,514**	**$ 2,420**
Operations & Maintenance				
Field Expenditures				
Electric	$ 44,000	$ 44,000	$ 43,920	$ 80
Contingency	9,371	9,371	-	9,371
Subtotal Field Expenditures	**$ 53,371**	**$ 53,371**	**$ 43,920**	**$ 9,451**
Total Expenditures	**$ 121,305**	**$ 121,305**	**$ 109,434**	**$ 11,871**
Excess (Deficiency) of Revenues over Expenditures	$ (44,300)	$ (44,300)	$ 12,457	$ 56,757
Net Change in Fund Balance	**$ (44,300)**	**$ (44,300)**	**$ 12,457**	**$ 56,757**
Fund Balance - Beginning	$ -		$ 21,658	
Fund Balance - Ending	$ (44,300)		$ 34,115	

Sedona Point

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Amended Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 453,749	$ 453,749	$ 456,218	$ 2,469
Interest Income	7,500	7,500	18,158	10,658
Total Revenues	**$ 461,249**	**$ 461,249**	**$ 474,376**	**$ 13,127**
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	$ 18,814	$ 13,127
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (7,708)	$ (7,708)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (7,708)	$ (7,708)
Net Change in Fund Balance	**$ 5,687**	**$ 5,687**	**$ 11,105**	**$ 5,419**
Fund Balance - Beginning	$ 172,452		$ 409,383	
Fund Balance - Ending	$ 178,139		$ 420,488	

Sedona Point

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Amended Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1,901	$ 1,901
Total Revenues	**$ -**	**$ -**	**$ 1,901**	**$ 1,901**
Expenditures:				
Capital Outlay - Improvements	$ -	$ -	$ 2,183	$ (2,183)
Total Expenditures	**$ -**	**$ -**	**$ 4,365**	**$ (4,365)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (2,464)**	**$ (2,464)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 7,708	$ 7,708
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 7,708**	**$ 7,708**
Net Change in Fund Balance	**$ -**		**$ 5,244**	
Fund Balance - Beginning	$ -		$ 52,105	
Fund Balance - Ending	$ -		$ 57,349	

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	3,660	43,920
Total Revenues	**$ 3,660**	**$ 15,280**	**$ 60,879**	**$ 5,082**	**$ 5,436**	**$ 4,367**	**$ 6,019**	**$ 3,888**	**$ 6,300**	**$ 3,660**	**$ 3,660**	**$ 3,660**	**$ 121,892**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ 71	$ -	$ 55	$ -	$ -	$ -	$ -	$ 3,728	$ -	$ 470	$ 4,324
Attorney	780	660	750	500	500	750	500	500	1,170	500	500	1,110	8,220
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	143	1,717
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	2,290	27,478
Information Technology	95	95	95	95	95	95	95	95	95	95	95	95	1,145
Website Maintenance	95	95	95	95	95	95	95	95	95	95	95	95	1,145
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	2,253	-	-	-	366	2,619
Other Current Charges	66	74	72	13	55	62	121	61	62	67	66	66	783
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**	**$ 3,739**	**$ 4,636**	**$ 65,514**
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	$ 3,660	$ 43,920
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**	**$ 3,660**	**$ 43,920**
Total Expenditures	**$ 14,817**	**$ 7,018**	**$ 7,177**	**$ 12,397**	**$ 6,893**	**$ 7,096**	**$ 6,904**	**$ 13,345**	**$ 7,516**	**$ 10,578**	**$ 7,399**	**$ 8,296**	**$ 109,434**
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)	$ (3,739)	$ (4,636)	$ 12,457
Net Change in Fund Balance	**$ (11,157)**	**$ 8,262**	**$ 53,702**	**$ (7,315)**	**$ (1,457)**	**$ (2,728)**	**$ (885)**	**$ (9,457)**	**$ (1,215)**	**$ (6,918)**	**$ (3,739)**	**$ (4,636)**	**$ 12,457**

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

allocation in %						14.51%	85.49%		100.00%
Date	*Distribution*	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2023 Debt 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
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**