Rancho Grande
Community Development District
(CORAL LANDINGS/CORAL BREEZE)

June 26, 2026

Rancho Grande

Community Development District

(Coral Landings/Coral Breeze)

Special Meeting Agenda

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

Friday
June 26, 2026
11:00a.m.

The Offices of Lennar Homes
5505 Waterford District Drive Miami, Florida
Join the meeting now
Meeting ID: 256 682 355 984 03 and Passcode: Ts2p3Ni2
1 872-240-4685 and Phone Conference ID: 618 183 376#

1. Roll Call

2. Approval of Minutes of the March 20, 2026 Meeting **– Page 4**

3. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 15**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-22** Annual Appropriation Resolution **– Page 21**

   D. Consideration of **Resolution #2026-23** Levy of Non Ad Valorem Assessments **– Page 24**

   E. Consideration of Developer Funding Agreement **– Page 31**

   F. Motion to Close the Public Hearing

4. Ratification of Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County **– Page 35**

5. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 40**

   B. Engineer

   C. Manager
      1) District Updates **– Page 46**

      2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 48**

      3) Form 1 Financial Disclosure Due July 1, 2026 **– Page 49**

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

      5) Number of Registered Voters in the District **– 0 – Page 52**

6. Financial Reports
   A. Acceptance of Funding Requests **#6 & #7 – Page 53**

B. Acceptance of Unaudited Financials **– Page 55**

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: http://www.ranchograndecdd.com

MINUTES OF MEETING
RANCHO GRANDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rancho Grande Community Development District was held on Friday, March 20, 2026, at 11:06 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Vice Chairperson
Carmen Orozco	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Mike Pawelczyk	District Counsel
Raisa Krause	Lennar Homes
Jason Gonzalez *by phone*	Greenberg Traurig

FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS — Approval of Minutes of the February 20, 2026 Meeting

Ms. Duque: You have the minutes of the February 20, 2026 meeting in your agenda package. Are there any comments, corrections, or changes to the minutes? If there are no changes to the minutes, a motion of approval would take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the February 20, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS — Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing expressing the District's intent to utilize the uniform method of levying, collecting, and enforcing non-ad valorem assessments. I'll ask for 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: This item allows the District to place its non-ad valorem assessment on the county tax bill using the uniform method under Section 197 Florida statute. I do not have anyone joining us from the public. Do I have any additional discussions from the Board? Hearing no comments, we will move on to the next item.

C. Consideration of Resolution #2026-16 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Ms. Duque: Resolution 2026-16 is expressing the District's intent to utilize the uniform method of levying, collecting, and enforcing non-ad valorem assessments.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-16 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, was approved.

D. 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 — Consideration of Resolution #2026-17 Re-Setting the Fiscal Year 2026 Budget Hearing

Ms. Duque: The next item is consideration of Resolution 2026-17 resetting the Fiscal Year 2026 budget hearing. This resolution simply resets the date and time for the Fiscal Year 2026 budget hearing that we previously noticed. The proposed date is pretty much housekeeping to align the statutory notice requirements with our actual meeting calendar so that the Fiscal Year 2026 budget can be properly advertised and adopted. It does not change the acceptance of the Fiscal Year 2026 budget. A motion will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-17 Re-Setting the Fiscal Year 2026 Budget Hearing, was approved.

FIFTH ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2026 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: This is the time for any public comments or discussion. Hearing no comments we will move on to the next item.

C. Consideration of Resolution #2026-18 Adopting Final Fiscal Year 2026 Budget

Ms. Duque: Resolution 2026-18 adopts the final Fiscal Year 2026 budget. This resolution is the final step to adopt the Fiscal Year 2026 budget for Rancho Grande. We held the required public hearings, and the Board has already approved the Engineer's report, Master Assessment Methodology and the assessment resolution that supports this budget. A motion to consider Resolution 2026-18 will take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-18 Adopting Final Fiscal Year 2026 Budget, was approved.

D. 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.

SIXTH ORDER OF BUSINESS Public Hearing to Adopt the District's General and Procedural Rules

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open public hearing to adopt the District's general and procedural rules?

> 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: The general and procedural rules provide a comprehensive set of rules for the District. Again, for the record there is no one joining us from the public.

C. Consideration of Resolution #2026-19 Adopting the District's General and Procedural Rules

Ms. Duque: Do I have any discussions from the Board?

Ms. Baluja: On section 2.0 of those rules which sets forth the effective date, these were originally supposed to be considered at the January meeting, so it says January 16,

2026. We need to make sure those rules are changed so the effective date is March 20, 2026.

Ms. Duque: Unless there's anything further. A motion to adopt Resolution 2026-19, subject to amending section 2.0 of the rules would take place.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-19 Adopting the District's General and Procedural Rule, was approved as amended.

D. 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.

SEVENTH ORDER OF BUSINESS — Consideration of Preliminary First Supplemental Methodology Report for Special Assessment Bond, Series 2026 (2026 Project)

Ms. Duque: Item seven is the consideration of the Preliminary First Supplemental Methodology Report for the Series 2026 Special Assessment Bonds. This report applies the previously approved Master Methodology to the specific Series 2026 bond issuance, allocating par debt and annual debt assessments to the benefited units consistent with the Engineer's report and the bond terms. The Board has already adopted the Master Methodology, which establishes the overall framework for allocating up to approximately $20,130,000 in bond debt across the 150 single-family units in Rancho Grande on an equal per-unit basis. The preliminary supplemental report takes that framework and tailors it to the actual Series 2026 bonds, confirming the Series 2026 par amount and the corresponding annual debt service per benefited unit associated with the 2026 improvements. In addition, the report updates and reaffirms the per-unit par debt, and includes a detailed table showing how the debt is allocated by lot and by acreage, if necessary, and how it will later be assigned to the tax roll. Unless there are any questions, the next step would be for the Board to consider a motion to approve the Preliminary First Supplemental Methodology Report.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Preliminary First Supplemental Methodology Report for Special Assessment Bond, Series 2026 (2026 Project), was approved.

EIGHTH ORDER OF BUSINESS Consideration of Resolution #2026-20 Bond Delegation

Mr. Gonzalez: This delegation Resolution 2026-20 was contemplated back when the Board adopted the initial bond resolution, which was 2026-13 adopted on December 19th. That allowed and provided for the District to issue bonds in a total not to exceed amount of $20,130,000. This resolution contains documents as exhibits to sell one series of bonds for the primary purpose of providing funds to pay all or a portion of the cost of the public infrastructure for the 2026 project, which is described in the Engineer's report. The forms of documents attached to the resolution are listed at the bottom of page two of the resolution, which should be page 87 of your packet.

A. Exhibit A – Form of Bond Purchase Contract

Mr. Gonzalez: The forms include the bond purchase contract, which is the contract between the underwriter, FMS, and the District for FMS to actually purchase the bonds.

A. Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum

Mr. Gonzalez: The Preliminary Limited Offering Memorandum is used by the underwriter to market the bonds

B. Exhibit C – Form of Continuing Disclosure Agreement

Mr. Gonzalez: The Continuing Disclosure Agreement is between the District, the dissemination agent, and any landowner, which will then constitute an obligatory person. This just identifies the material events that must be noticed on EMMA should they occur.

C. Exhibit D – Form of First Supplemental Trust Indenture

Mr. Gonzalez: The First Supplemental Trust Indenture describes the structure of the bonds. There are a few items to point out, mainly in sections one and three. Section one is the Florida law findings that require you to state that you don't do a public offering, which include, due to the complexity of the financing, having a negotiated sales in the best interest of the District, which includes engaging an underwriter, in this case, FMS. FMS can assist in obtaining the most attractive financing. The bonds will be issued only to accredited investors. The District will not be adversely affected if the 2026 bonds are not sold via competitive sale. Section 3 includes the parameters for this specific sale, which shows that the bonds shall have a final maturity not later than the maximum term allowed by Florida law, which in this case is 30 years. The aggregate principal amount of the bonds shall not exceed $3.5 million. The interest rate on the bonds shall not exceed the maximum statutory rate, which is calculated under section 215 of the Florida statutes. If the bonds are going to be subject to optional redemption, that determination will be made either on or before the date of the sale. The first optional call date and the redemption price will be determined before the bond purchase contract is executed. The price at which the bonds will be sold to the underwriter will not be less than 98% of the aggregate amount of the bonds. The last thing to note is section 11 and 12 authorizes the Board to make any modifications needed to the methodology report and the Engineer's report as needed in order to close the initial bonds without the need to meet again for a formal meeting. If you have any questions, I'm happy to respond or answer.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-20 Bond Delegation, was approved.

NINTH ORDER OF BUSINESS — Consideration of Ancillary Documents

A. Acquisition Agreement

Mr. Pawelczyk: The Acquisition Agreement that you have here has since been executed by the parties. This Acquisition Agreement was previously approved in substantially final form at your February 20th meeting. I just need a motion to ratify that executed document.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Acquisition Agreement, was ratified.

B. Completion Agreement

Mr. Pawelczyk: The Completion Agreement guarantees the completion of the project; that's between the developer and the District. The developer guarantees completion of the project regardless of whether bond proceeds are issued and the amount of the proceeds.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Completion Agreement, was approved in substantially final form.

C. Collateral Assignment and Assumption of Developmental Rights

Mr. Pawelczyk: The collateral assignment and assumption of development rights is between the District, the developer, and the landowner. It provides for the assignment of development rights in the event of a default, particularly with respect to failure to pay the special assessments that are levied as the pledged revenues towards the bonds.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Collateral Assignment and Assumption of Developmental Rights, was approved in substantially final form.

D. Declaration of Consent to Jurisdiction

Mr. Pawelczyk: We just recently circulated this for execution by the developer. I've received it and have sent it to be recorded. This document is where the developer acknowledges that the District was properly established and has undertaken the assessment proceedings and other proceedings in accordance with applicable law. I would appreciate a motion to accept that executed declaration of consent from the developer and the landowner.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Declaration of Consent to Jurisdiction , was approved in substantially final form.

E. Lien of Record

Mr. Pawelczyk: The Lien of Record puts the public on notice through their title that the District levied assessments and issued bonds in this District. All those documents will be executed and delivered at closing on the bonds, which is probably going to occur sometime in May or June. And if those are okay with the Board, a motion to accept those and authorize the execution of them in substantially final form.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Lien of Record, was approved in substantially final form.

TENTH ORDER OF BUSINESS — Consideration of Resolution #2026-21 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: Resolution 2026-21 approves the proposed Fiscal Year 2027 budget for circulation and sets the public hearing. Today, the Board is not adopting the budget; rather, it is approving the proposed Fiscal Year 2027 budget for transmittal and notice, and establishing the date, time, and location of the budget hearing. ach year, the District is required to adopt a proposed operations and maintenance budget before June 15 and provide it to the Clerk of the Miami-Dade County Board of County Commissioners. At least 60 days after that submittal, the District must hold a public hearing to receive public comment and testimony on the proposed operations and maintenance budget. Following that hearing, the Board of Supervisors may adopt the budget and levy the assessments necessary to fund it, as outlined in the resolution. Counting 60 days from today, the earliest hearing date falls on May 18. Our next regular meeting is June 19, and there are additional meetings scheduled for June 26. If the Board is in agreement, the public hearing to adopt the Fiscal Year 2027 budget can be held on June 26 at the same time and location as those other meetings.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-21 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 26, 2026, was approved.

ELEVENTH ORDER OF BUSINESS Engineering Agreement with Alvarez Engineers, Inc.

Ms. Duque: This agreement formalizes Alvarez as the District engineer, consistent with their selection under the CCNA process, and sets out the scope of services and hourly rates for ongoing engineering work. If there are no questions, I'll ask a motion to approve the engineering agreement with Alvarez Engineering.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineering Agreement with Alvarez Engineers, Inc., was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: The bond validation final hearing is scheduled for next week on March 26, 2026 at 9:00 a.m.

B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Duque: I have nothing additional at this time.

THIRTEENTH ORDER OF BUSINESS Financial Reports – Acceptance of Funding Request #5

Ms. Duque: Under financial reports, you have acceptance of Funding Request #5.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Request #5, was approved.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests? There is no audience present for the record.

FIFTEENTH ORDER OF BUSINESS Adjournment

Ms. Duque: Is there 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

Rancho Grande

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Rancho Grande

Community Development District

Approved Proposed Budget

General Fund

Description		Approved Proposed Budget FY 2027	
REVENUES:			
Developer Contributions/Maintenance Assessments	$	125,443	
TOTAL REVENUES	**$**	**125,443**	
EXPENDITURES:			
Administrative			
Engineering	$	12,000	
Arbitrage		550	(1)
Dissemination		1,200	(1)
Assessment Roll		2,000	(1)
Attorney		18,000	
Annual Audit		4,500	(1)
Trustee Fees		4,200	(1)
Management Fees		30,000	
Website Admin/IT		1,000	
Postage		250	
Insurance		5,500	
Printing & Binding		500	
Legal Advertising		10,000	
Other Current Charges		500	
Office Supplies		68	
Dues, Licenses & Subscriptions		175	
TOTAL ADMINISTRATIVE	**$**	**90,443**	
Field Expenditures			
Landscape Maintenance	$	15,000	
Road		10,000	
Contingencies		10,000	
TOTAL FIELD EXPENDITURES	**$**	**35,000**	
TOTAL EXPENDITURES	**$**	**125,443**	
EXCESS REVENUES (EXPENDITURES)	**$**	**-**	

(1) Represents costs associated with the issuance of Bonds.

Rancho Grande

Community Development District

Budget Narrative

FY 2027

REVENUES

Developer Contributions/Assessments
The District will levy a Non-Ad Valorem assessment on all platted lots withing the Districts to pay all of the operating expenditures for the Fiscal Year in Accordance with the Adopted Budget.

Expenditures - Administrative

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate
The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance/IT
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Expenditures - Administrative (continued)

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to Florida Commerce for $175.

Contingencies
A contingency for any unanticipated and unscheduled cost to the District.

Expenditures – Field

Landscape Maintenance
The cost of maintaining the common areas within the District boundaries.

Contingencies
A contingency for any unanticipated and unscheduled cost to the District.

Rancho Grande

Community Development District

FY 2027

Type	# Units	Gross Assessment	Net Assessment	Gross Assmt Per Unit	Net Assessment Per Unit
Single Family	150	$ 132,045	$ 125,443	$ 880.30	$ 836.29
	150	$ 132,045			

RESOLUTION 2026-22
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

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

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rancho Grande Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

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

SECTION 4. BUDGET AMENDMENTS

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

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

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

PASSED AND ADOPTED THIS 26th DAY OF June 2026.

ATTEST:

RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING ASEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Miami-Dade County, Florida ("County"); and

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), the Board of Supervisors ("Board") of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets ("Adopted Budget") attached hereto as Exhibit A and now desires to set forth the method by which operation and maintenance special assessments and debt service special assessments shall be collected and enforced; and

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

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

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

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

WHEREAS, the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said special assessments; and

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

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit B, and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit B; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibits A and B and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits A and B.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Rancho Grande Community Development District Special Assessment Bonds, Series 2026, shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits A and B. Operations and maintenance assessments directly collected by the District are due in equal 12-month installments. Debt service assessments are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 70% due no later than April 1, 2027 and 30% due no later than September 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT, THIS 26TH DAY OF JUNE 2026.

ATTEST:	**RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Rancho Grande CDD

Exhibit B

Folio	Gross O&M	Folio	Gross O&M
30-7814-021-0010	$604.80	30-7814-021-0760	$604.80
30-7814-021-0020	$604.80	30-7814-021-0770	$604.80
30-7814-021-0030	$604.80	30-7814-021-0780	$604.80
30-7814-021-0040	$604.80	30-7814-021-0790	$604.80
30-7814-021-0050	$604.80	30-7814-021-0800	$604.80
30-7814-021-0060	$604.80	30-7814-021-0810	$604.80
30-7814-021-0070	$604.80	30-7814-021-0820	$604.80
30-7814-021-0080	$604.80	30-7814-021-0830	$604.80
30-7814-021-0090	$604.80	30-7814-021-0840	$604.80
30-7814-021-0100	$604.80	30-7814-021-0850	$604.80
30-7814-021-0110	$604.80	30-7814-021-0860	$604.80
30-7814-021-0120	$604.80	30-7814-021-0870	$604.80
30-7814-021-0130	$604.80	30-7814-021-0880	$604.80
30-7814-021-0140	$604.80	30-7814-021-0890	$604.80
30-7814-021-0150	$604.80	30-7814-021-0900	$604.80
30-7814-021-0160	$604.80	30-7814-021-0910	$604.80
30-7814-021-0170	$604.80	30-7814-021-0920	$604.80
30-7814-021-0180	$604.80	30-7814-021-0930	$604.80
30-7814-021-0190	$604.80	30-7814-021-0940	$604.80
30-7814-021-0200	$604.80	30-7814-021-0950	$604.80
30-7814-021-0210	$604.80	30-7814-021-0960	$604.80
30-7814-021-0220	$604.80	30-7814-021-0970	$604.80
30-7814-021-0230	$604.80	30-7814-021-0980	$604.80
30-7814-021-0240	$604.80	30-7814-021-0990	$604.80
30-7814-021-0250	$604.80	30-7814-021-1000	$604.80
30-7814-021-0260	$604.80	30-7814-021-1010	$604.80
30-7814-021-0270	$604.80	30-7814-021-1020	$604.80
30-7814-021-0280	$604.80	30-7814-021-1030	$604.80
30-7814-021-0290	$604.80	30-7814-021-1040	$604.80
30-7814-021-0300	$604.80	30-7814-021-1050	$604.80
30-7814-021-0310	$604.80	30-7814-021-1060	$604.80
30-7814-021-0320	$604.80	30-7814-021-1070	$604.80
30-7814-021-0330	$604.80	30-7814-021-1080	$604.80
30-7814-021-0340	$604.80	30-7814-021-1090	$604.80
30-7814-021-0350	$604.80	30-7814-021-1100	$604.80
30-7814-021-0360	$604.80	30-7814-021-1110	$604.80
30-7814-021-0370	$604.80	30-7814-021-1120	$604.80
30-7814-021-0380	$604.80	30-7814-021-1130	$604.80
30-7814-021-0390	$604.80	30-7814-021-1140	$604.80
30-7814-021-0400	$604.80	30-7814-021-1150	$604.80
30-7814-021-0410	$604.80	30-7814-021-1160	$604.80
30-7814-021-0420	$604.80	30-7814-021-1170	$604.80

Rancho Grande CDD

Exhibit B

Folio	Gross O&M
30-7814-021-0430	$604.80
30-7814-021-0440	$604.80
30-7814-021-0450	$604.80
30-7814-021-0460	$604.80
30-7814-021-0470	$604.80
30-7814-021-0480	$604.80
30-7814-021-0490	$604.80
30-7814-021-0500	$604.80
30-7814-021-0510	$604.80
30-7814-021-0520	$604.80
30-7814-021-0530	$604.80
30-7814-021-0540	$604.80
30-7814-021-0550	$604.80
30-7814-021-0560	$604.80
30-7814-021-0570	$604.80
30-7814-021-0580	$604.80
30-7814-021-0590	$604.80
30-7814-021-0600	$604.80
30-7814-021-0610	$604.80
30-7814-021-0620	$604.80
30-7814-021-0630	$604.80
30-7814-021-0640	$604.80
30-7814-021-0650	$604.80
30-7814-021-0660	$604.80
30-7814-021-0670	$604.80
30-7814-021-0680	$604.80
30-7814-021-0690	$604.80
30-7814-021-0700	$604.80
30-7814-021-0710	$604.80
30-7814-021-0720	$604.80
30-7814-021-0730	$604.80
30-7814-021-0740	$604.80
30-7814-021-0750	$604.80

Folio	Gross O&M
30-7814-021-1180	$604.80
30-7814-021-1190	$604.80
30-7814-021-1200	$604.80
30-7814-021-1210	$604.80
30-7814-021-1220	$604.80
30-7814-021-1230	$604.80
30-7814-021-1240	$604.80
30-7814-021-1250	$604.80
30-7814-021-1260	$604.80
30-7814-021-1270	$604.80
30-7814-021-1280	$604.80
30-7814-021-1290	$604.80
30-7814-021-1300	$604.80
30-7814-021-1310	$604.80
30-7814-021-1320	$604.80
30-7814-021-1330	$604.80
30-7814-021-1340	$604.80
30-7814-021-1350	$604.80
30-7814-021-1360	$604.80
30-7814-021-1370	$604.80
30-7814-021-1380	$604.80
30-7814-021-1390	$604.80
30-7814-021-1400	$604.80
30-7814-021-1410	$604.80
30-7814-021-1420	$604.80
30-7814-021-1430	$604.80
30-7814-021-1440	$604.80
30-7814-021-1450	$604.80
30-7814-021-1460	$604.80
30-7814-021-1470	$604.80
30-7814-021-1480	$604.80
30-7814-021-1490	$604.80
30-7814-021-1500	$604.80

Total $90,720.00

FISCAL YEAR 2027 DEVELOPER FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEVELOPER FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 26th day of June, 2026, by and between:

ACACIA GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, which is situated in the Miami-Dade County, Florida, and whose mailing address is c/o Governmental Management Services – South Florida, 5385 N. Nob Hill Road Sunrise, FL 33351 ("**District**"); and

LENNAR HOMES, LLC, a Florida limited liability company, the developer of lands within the boundary of the District, whose mailing address is **5505 Waterford District Drive, Miami, Florida 33126** **("Developer").**

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes,* is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 ("**FY 2027 Budget**"), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund the FY 2027 Budget; and

WHEREAS, the Developer has agreed to fund the operating and maintenance expenses prior to receiving O&M Assessments levied to fund the FY 2027 Budget amount subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Advances**") necessary for the FY 2027 Budget prior to the District's receipt of O&M Assessments as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the FY 2027 Budget that the Developer

fund the actual expenses of the District. The Developer is not required to fund the total general fund FY 2027 Budget in the event that actual expenses are less than the projected total general fund FY 2027 Budget set forth in **Exhibit A.** The District shall repay the Developer for all funds advanced under this Agreement upon the District's receipt of O&M Assessments sufficient to repay advance.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the Agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement

with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ACACIA GROVE COMMUNITY DEVELOPMENT DISTRICT

____
By: __________________________________
Its: __________________________________

LENNAR HOMES, LLC, a Florida limited liability company

____
By: __________________________________
Its: __________________________________

EXHIBIT A: FY 2027 Budget

AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED BY THE OFFICE OF THE PROPERTY APPRAISER OF MIAMI-DADE COUNTY

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE OFFICE OF THE PROPERTY APPRAISER OF MIAMI-DADE COUNTY (**AGREEMENT**), made and entered into this 26 day of May, 2026, by and between the **Rancho Grande Community Development District** (hereinafter referred to as the "**CDD**") and the **PROPERTY APPRAISER OF MIAMI-DADE COUNTY**, (hereinafter referred as the "**Property Appraiser**").

WITNESSETH

WHEREAS, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

WHEREAS, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

WHEREAS, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes ("**Exempt Information**"),

WHEREAS, under section 119.071 of the Florida Statutes, "home addresses" includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

WHEREAS, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

WHEREAS, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

NOW, THEREFORE, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.

2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.

3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information.

5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Exempt Information, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.

6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.

7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.

8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.

9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. Upon termination of the Agreement, the CDD shall destroy all Exempt Information within ten (10) days. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.

10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. main, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Rancho Grande Community Development District:	5385 N Nob Hill Road, Sunrise, FL 33351; Attn: Jennifer McConnell Jmcconnell@gmssf.com
With a Copy to:	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301; Attn: Michael J. Pawelczyk; mjp@bclmr.com
Property Appraiser	Miami-Dade County Office of the Property Appraiser 111 Northwest First Street, Suite 710 Miami, Florida 33128

IN WITNESS WHEREOF, the Rancho Grande Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

By: DocuSigned by: 63215D558947430...
Assistant Secretary

By: DocuSigned by: 94784E94D2FF4EE...
Chairperson

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

Signed by: Michael J. Pawelczyk
6813FD0CAF6E49D...
CDD Attorney

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

ATTEST:

By: Tomás Regalado
Property Appraiser or Designee

5/26/26
Date

docusign

Certificate Of Completion

Envelope Id: 4F67ADC7-3BE4-8707-8089-D99B6811DCC0		Status: Completed
Subject: Complete with Docusign: PA interlocal for exempt information - Rancho Grande CDD.pdf, PA interl...		
Source Envelope:		
Document Pages: 6	Signatures: 6	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
EnvelopeId Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original 5/19/2026 1:36:34 PM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 63215D558947430... Signature Adoption: Drawn on Device Using IP Address: 172.58.129.130	Sent: 5/19/2026 1:39:01 PM Viewed: 5/19/2026 1:41:44 PM Signed: 5/19/2026 1:42:04 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Michael J. Pawelczyk mjp@bclmr.com Security Level: Email, Account Authentication (None)	Signed by: Michael J. Pawelczyk 6813FD0CAF8E49D... Signature Adoption: Pre-selected Style Using IP Address: 192.110.170.61	Sent: 5/19/2026 1:39:02 PM Viewed: 5/19/2026 2:05:57 PM Signed: 5/19/2026 2:06:43 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Teresa Baluja teresa.baluja@lennar.com VP of Community Management Lennar Homes LLC Security Level: Email, Account Authentication (None)	DocuSigned by: 94764E94D2FF4EE... Signature Adoption: Uploaded Signature Image Using IP Address: 50.223.15.20	Sent: 5/19/2026 1:39:00 PM Viewed: 5/19/2026 1:50:02 PM Signed: 5/19/2026 1:50:25 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/19/2026 1:39:02 PM
Certified Delivered	Security Checked	5/19/2026 1:50:02 PM
Signing Complete	Security Checked	5/19/2026 1:50:25 PM
Completed	Security Checked	5/19/2026 2:06:43 PM

Payment Events	Status	Timestamps

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

RANCHO GRANDE CDD

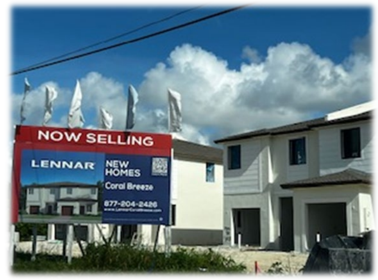
Coral Landings/Coral Breeze

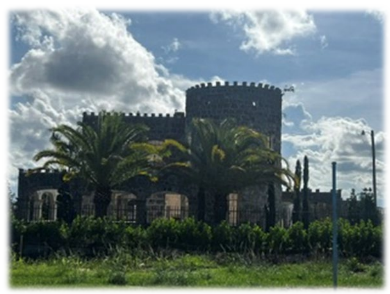
JUNE 12, 2026

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

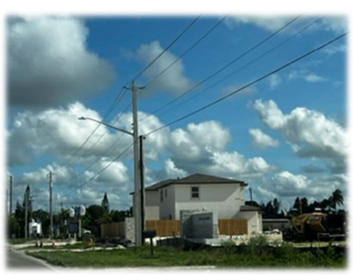
Juliana Duque
District Manager
jduque@gmssf.com

RANCHO GRANDE CDD










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

BOARD OF SUPERVISORS MEETING DATES
***RANCHO GRANDE* COMMUNITY DEVELOPMENT DISTRICT**
FISCAL YEAR 2026/2027

The Board of Supervisors of the *Rancho Grande* Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 11:00 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida 33126, on the third Friday of each month as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 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 ***http://www.ranchograndecdd.com***

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

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

Juliana Duque
Manager

Public Search Results

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

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

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

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	• Acacia Grove Community Development District - Board of Supervisors • Bauer Drive Community Development District - Board of Supervisors • Biscayne Drive Estates Community Development District - Board of Supervisors • Black Creek Community Development District - Board of Supervisors • Campo Bello Community Development District - Board of Supervisors • Century Park Square Community Development District - Board of Supervisors • East Palm Drive Community Development District - Board of Supervisors • Epmore Community Development District - Board of Supervisors • Eureka Grove Community Development District - Board of Supervisors • Kingman Gate Community Development District - Board of Supervisors • Los Cayos Community Development District - Board of Supervisors • Newton Road Community Development District - Board of Supervisors • Palm Gate Community Development District - Board of Supervisors • Pine Isle Community Development District - Board of Supervisors • Princeton Commons Community Development District - Board of Supervisors • Quail Roost Community Development District - Board of Supervisors • Rancho Grande Community Development District - Board of Supervisors • San Simeon Community Development District - Board of Supervisors • Sedona Point Community Development District - Board of Supervisors • Siena North Community Development District - Board of Supervisors • Silver Palms West Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/1/2026	View Filings
319526	2025	Nicolas Duenas	• Rancho Grande Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
272858	2025	Carmen Beatriz Orozco	• Bauer Drive Community Development District - Board of Supervisors • Biscayne Drive Estates Community Development District - Board of Supervisors • Black Creek Community Development District - Board of Supervisors • East Palm Drive Community Development District - Board of Supervisors • Epmore Community Development District - Board of Supervisors • Kingman Gate Community Development District - Board of Supervisors • Los Cayos Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 4/22/2026	View Filings

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PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• Newton Road Community Development District - Board of Supervisors • Palm Gate Community Development District - Board of Supervisors • Pine Isle Community Development District - Board of Supervisors • Princeton Commons Community Development District - Board of Supervisors • Quail Roost Community Development District - Board of Supervisors • Rancho Grande Community Development District - Board of Supervisors • San Simeon Community Development District - Board of Supervisors • Sedona Point Community Development District - Board of Supervisors			
280466	2025	Vanessa Perez	• Acacia Grove Community Development District - Board of Supervisors • Bauer Drive Community Development District - Board of Supervisors • Biscayne Drive Estates Community Development District - Board of Supervisors • Black Creek Community Development District - Board of Supervisors • Campo Bello Community Development District - Board of Supervisors • East Palm Drive Community Development District - Board of Supervisors • Epmore Community Development District - Board of Supervisors • Eureka Grove Community Development District - Board of Supervisors • Kingman Gate Community Development District - Board of Supervisors • Los Cayos Community Development District - Board of Supervisors • Newton Road Community Development District - Board of Supervisors • Palm Gate Community Development District - Board of Supervisors • Pine Isle Community Development District - Board of Supervisors • Princeton Commons Community Development District - Board of Supervisors • Quail Roost Community Development District - Board of Supervisors • Rancho Grande Community Development District - Board of Supervisors • San Simeon Community Development District - Board of Supervisors • Sedona Point Community Development District - Board of Supervisors • Siena North Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/4/2026	View Filings
299519	2025	Marc Szasz	• Acacia Grove Community Development District - Board of Supervisors • Bauer Drive Community Development District - Board of Supervisors • Biscayne Drive Estates Community Development District - Board of Supervisors • Black Creek Community Development District - Board of Supervisors • Century Park Square Community Development District - Board of Supervisors • East Palm Drive Community Development District - Board of Supervisors • Epmore Community Development District - Board of Supervisors • Eureka Grove Community Development District - Board of Supervisors • Kingman Gate Community Development District - Board of Supervisors • Los Cayos Community Development District - Board of Supervisors • MainStreet at Coconut Creek Community Development District - Board of Supervisors • Newton Road Community Development District - Board of Supervisors • Palm Gate Community Development District - Board of Supervisors • Pine Isle Community Development District - Board of Supervisors • Princeton Commons Community Development District - Board of Supervisors • Rancho Grande Community Development District - Board of Supervisors • San Simeon Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/8/2026	View Filings

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

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Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Rancho Grande Community Development District,** as described in the attached **MAP**, has **0** voters.

Alina Garcia
Supervisor of Elections

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

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

Rancho Grande

Community Development District

BILL TO: **Lennar Homes**
5505 Waterford District, 5th Floor
Miami, FL 33126

May 26, 2026
Funding Request #6

	PAYEE		GENERAL FUND
1	**Alvarez Engineers**		
	Inv# 9149 - Enineering Services (Jan-Mar 2026)	$	1,556.26
2	**Billing Cochran PA**		
	Inv# 198078 - General Counsel (Mar 26)	$	2,790.00
	Inv# 198626 - General Counsel (Apr 26)	$	500.00
3	**Egis Insurance Advisors**		
	Inv# 32356 - Insurance FY2026	$	2,055.00
4	**GMS - SF, LLC**		
	Inv# 4 - Management Fees & Expenses (Apr 26)	$	2,583.33
	Inv# 5 - Management Fees & Expenses (May 26)	$	2,583.33
5	**McClatchy Media**		
	Inv# 34449 - Legal Ad	$	705.38
	Inv# 34450 - Legal Ad	$	1,485.71
	TOTAL	**$**	**14,259.01**

Please make check payable to:

Rancho Grande Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Rancho Grande

Community Development District

BILL TO: **Lennar Homes**
5505 Waterford District, 5th Floor
Miami, FL 33126

June 26, 2026
Funding Request #7

	PAYEE		GENERAL FUND
1	**Billing Cochran PA**		
	Inv# 198955 - General Counsel (May 26)	$	1,200.00
2	**GMS - SF, LLC**		
	Inv# 6- Management Fees & Expenses (Jun 26)	$	2,583.33
	TOTAL	**$**	**3,783.33**

Please make check payable to:

Rancho Grande Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Rancho Grande

Community Development District

Unaudited Financial Reporting

March 31, 2026

Table of Contents

Rancho Grande

Community Development District

Combined Balance Sheet

March 31, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	2,241
Due from Developer		-
Due from General Fund		-
Prepaid Expenses		-
Deposits		-
Total Assets	**$**	**2,241**
Liabilities:		
Accounts Payable	$	30,675
Due to Debt Service		-
Total Liabilites	**$**	**30,675**
Fund Balance:		
Nonspendable:		
Prepaid Items	$	-
Deposits		-
Restricted for:		
Debt Service		-
Capital Project		-
Assigned for:		
Reserves		-
Unassigned		(28,434)
Total Fund Balances	**$**	**(28,434)**
Total Liabilities & Fund Balance	$	2,241

Rancho Grande

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	$ 125,443	$ 20,496	$ 16,332	$ (4,164)
Interest	-	-	-	-
Total Revenues	**$ 125,443**	**$ 20,496**	**$ 16,332**	**$ (4,164)**
Expenditures:				
General & Administrative:				
Engineering	$ 12,000	$ 8,000	$ 1,556	$ 6,444
Arbitrage	550	367	-	367
Dissemination	1,200	-	-	-
Assessment Roll	2,000	-	-	-
Attorney	18,000	12,000	18,759	(6,759)
Annual Audit	4,500	-	-	-
Trustee Fees	4,200	-	-	-
Management Fees	30,000	20,000	12,500	7,500
Website Admin/IT	1,000	667	417	250
Postage	250	167	54	112
Insurance	5,500	3,667	2,055	1,612
Printing & Binding	500	-	24	(24)
Legal Advertising	10,000	6,667	8,956	(2,289)
Other Current Charges	500	333	165	168
Office Supplies	68	45	80	(35)
Dues, Licenses & Subscriptions	175	175	200	(25)
Total General & Administrative	**$ 90,443**	**$ 52,087**	**$ 44,766**	**$ 7,321**
Operations & Maintenance				
Field Expenditures				
Landscape Maintenance	$ 15,000	$ 10,000	$ -	$ 10,000
Road	10,000	6,667	-	6,667
Contingencies	10,000	6,667	-	6,667
Subtotal Field Expenditures	**$ 35,000**	**$ 23,333**	**$ -**	**$ 23,333**
Total Operations & Maintenance	**$ 35,000**	**$ 23,333**	**$ -**	**$ 23,333**
Total Expenditures	**$ 125,443**	**$ 75,420**	**$ 44,766**	**$ 30,654**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (54,924)	$ (28,434)	$ 26,490
Net Change in Fund Balance	**$ -**	**$ (54,924)**	**$ (28,434)**	**$ 26,490**
Fund Balance - Beginning	**$ -**		**$ -**	
Fund Balance - Ending	**$ -**		**$ (28,434)**	

Rancho Grande

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ 16,332	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,332
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 16,332**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 16,332**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	1,556	-	-	-	-	-	-	1,556
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	4,499	4,170	2,623	2,978	2,790	500	1,200	-	-	-	-	18,759
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	2,500	2,500	2,500	2,500	2,500	-	-	-	-	12,500
Website Admin/IT	-	-	-	83	83	83	83	83	-	-	-	-	417
Postage	-	-	-	-	10	44	-	-	-	-	-	-	54
Insurance	-	-	-	-	-	-	-	2,055	-	-	-	-	2,055
Printing & Binding	-	-	-	-	24	-	-	-	-	-	-	-	24
Legal Advertising	-	-	2,996	-	3,769	-	2,191	-	-	-	-	-	8,956
Other Current Charges	-	-	-	-	-	3	82	81	-	-	-	-	165
Office Supplies	-	-	80	0	-	-	-	-	-	-	-	-	80
Dues, Licenses & Subscriptions	-	-	200	-	-	-	-	-	-	-	-	-	200
Total General & Administrative	**$ -**	**$ 4,499**	**$ 7,445**	**$ 5,207**	**$ 9,364**	**$ 6,977**	**$ 5,356**	**$ 5,919**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 44,766**
Operations & Maintenance													
Field Expenditures													
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ -**	**$ 4,499**	**$ 7,445**	**$ 5,207**	**$ 9,364**	**$ 6,977**	**$ 5,356**	**$ 5,919**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 44,766**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (4,499)	$ (7,445)	$ (5,207)	$ (9,364)	$ 9,356	$ (5,356)	$ (5,919)	$ -	$ -	$ -	$ -	$ (28,434)
Net Change in Fund Balance	**$ -**	**$ (4,499)**	**$ (7,445)**	**$ (5,207)**	**$ (9,364)**	**$ 9,356**	**$ (5,356)**	**$ (5,919)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (28,434)**