

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

September 18, 2026

Rancho Grande
Community Development District
(Coral Landings/Coral Breeze)
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
September 18, 2026
11:00a.m.

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

Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3
1 872-240-4685 and Phone Conference ID: 321 189 93#

1. Roll Call
2. Approval of Minutes of the June 26, 2026 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 8**
 - 2) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 11**
 - 3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 19**
4. Financial Reports
 - A. Acceptance of Funding Requests **#8 & #9 – Page 24**
 - B. Acceptance of Unaudited Financials – **Page 26**
5. Supervisors Requests and Audience Comments
6. 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, June 26, 2026, at 12:08 p.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Vanessa Perez
Nicolas Duenas
Carmen Orozco

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Mike Pawelczyk

District Manager, GMS
District Counsel

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 March 20, 2026 Meeting

Ms. Duque: The next item is approval of the minutes from the March 20, 2026 meeting. Are there any corrections, additions, or revisions to the minutes? Hearing none, may I have a motion to approve the minutes as presented?

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Minutes of the March 20, 2026 Meeting, were approved.
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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the Fiscal Year 2027 budget. Is there a motion to open the public hearing?

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

B. Public Comment and Discussion

Ms. Duque: At this time, I will open the floor for public comments on the proposed Fiscal Year 2027 budget. For the record, no members of the public are present in person or participating by teleconference.

C. Consideration of Resolution #2026-22 Annual Appropriation Resolution

Ms. Duque: This resolution formally adopts the budget for fiscal year beginning October 1, 2026, and ending September 30, 2027. A motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-22 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-23 Levy of Non Ad Valorem Assessments

Ms. Duque: Resolution 2026-23, levies the non ad valorem assessment. This resolution imposes and certifies the operation and maintenance assessment.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-23 Levy of Non Ad Valorem Assessments, was approved.

E. Consideration of Developer Funding Agreement

Ms. Duque: You have the Developer Funding Agreement for Fiscal Year 2027, beginning on page 31 of your agenda package. This agreement provides for the developer to fund the District's operations and maintenance expenses.

Mr. Pawelczyk: Before we do that, it looks like you all included the Acacia Grove funding agreement. All things considered this agreement will be revised to say Rancho Grande instead of Acacia Grove.

Ms. Duque: Thank you for that Mike, my apologies. A motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Developer Funding Agreement, was approved.

F. Motion to Close the Public Hearing

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

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

FOURTH ORDER OF BUSINESS

Ratification of Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County

Ms. Duque: Item four is ratification of agreement for access to certain exempt information maintained by the office of property appraiser of Miami-Dade County. This agreement has been executed and allows the District to control access to certain exempt information subject to confidentiality safeguards.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: The only thing we have is a legislative update, which you've heard in other meetings, so I'll limit that for the record. Items of importance include the sovereign immunity liability caps increasing, as well as the recall election process that has been established for CDDs, for which I'll call bad actors or people who have abandoned their

position. Another one I could report on is if Districts are accepting forms of payment for anything, they will now be required to accept forms of electronic payment, like credit cards, and can include the administrative fee. So, the District's not out of pocket on that.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) District Updates

Ms. Duque: District updates begin on page 46 of the agenda package. We have included several photographs for informational purposes.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board of Supervisors would like to meet on the four Wednesday of each month at the same time and location.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.
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3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Financial form 1 financial disclosure is due on July 1st, so for those that haven't done it please make sure it's completed.

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

Ms. Duque: The next one is reminder to complete the annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District

Ms. Duque: We have zero registered voters within the District.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Requests #6 & #7

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial report, acceptance of funding request numbers #6 and #7, and acceptance of unedited financials. Unless there's any question, motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Accepting Funding Request #6 & #7 and Accepting the Unaudited Financials, was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Is there a motion to adjourn the meeting?

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

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

COMPLETED

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 - 6/30/2026	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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Rows per page: 25

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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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Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

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

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

RANCHO GRANDE COMMUNITY DEVELOPMENT
DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied its public-meeting compliance objective by holding Board meetings as necessary during Fiscal Year 2026, including its organizational meeting and subsequent regular meetings. Certain regularly scheduled meetings were cancelled when Board action was not required.

Meetings were scheduled to take place at 11:00 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the third Friday of each month.

Meeting Dates:

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

During Fiscal Year 2026, the District conducted meetings as necessary to establish and administer its governance, financial, assessment, infrastructure-financing, and public-improvement framework.

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings held during the reporting period were properly noticed in accordance with applicable Florida law. Meeting notices, agendas, and supporting materials were made available through the District's established public-notice and records procedures. Cancelled meetings were cancelled as appropriate when a meeting was not required.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

During the reporting period, the District remained in the development and infrastructure-acquisition phase. District management coordinated with the Developer and District professionals regarding the anticipated acquisition, ownership, operation, and maintenance of the District's public infrastructure.

The District's capital improvement plan includes roadway improvements, stormwater-management and drainage facilities, water-distribution facilities, sanitary sewer-collection facilities, related easements, and applicable connection and mobility-impact fees. The development plan consists of 150 single-family homes on approximately 21.34 acres.

As of the reporting period, the District's primary focus was coordinating the financing, acquisition, conveyance, and future operation of the public infrastructure. Routine field-maintenance inspections will be implemented as District-owned infrastructure is conveyed to and accepted by the District.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District coordinated with Alvarez Engineers, Inc., the District Engineer, regarding the District's public infrastructure program. The District Engineer's Report, accepted December 19, 2025, identifies an estimated public-infrastructure program of approximately \$16,798,000.

The infrastructure program includes:

- Roadway improvements, including applicable Miami-Dade County mobility-impact fees: \$6,477,000
- Stormwater management and drainage improvements: \$2,077,000
- Water-distribution system improvements, including water-connection fees: \$2,967,000
- Sanitary sewer-collection system improvements, including sewer-connection fees: \$5,277,000

The Engineer's Report provides that the District will partially finance the acquisition or construction of infrastructure serving the Rancho Grande development. The project includes onsite and offsite roadway, drainage, water-distribution, sanitary-sewer, force-main, and lift-station improvements, as applicable.

The District Engineer will conduct periodic and annual infrastructure inspections, as appropriate, following conveyance and acceptance of the applicable District-owned infrastructure.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The District conducted its annual budgeting process during Fiscal Year 2026 in accordance with applicable Florida law. As the District proceeds through the development and infrastructure-acquisition phase, its budget is expected to reflect primarily administrative and professional-service expenses until the District accepts responsibility for the operation and maintenance of public infrastructure.

Following conveyance of District-owned roads, drainage facilities, land, easements, or other infrastructure, future District budgets will be updated to include anticipated field operations, maintenance, repair, reserve, and replacement expenditures associated with those assets.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District maintained financial-reporting and recordkeeping procedures through the District's accounting and management functions. Financial records, budget documents, assessment materials, invoices, check registers, and other required public information were maintained in accordance with applicable law and District procedures.

The District's Master Assessment Methodology dated December 19, 2025, contemplates the issuance of approximately \$20,130,000 in special assessment bonds, in one or more series, to finance all or a portion of the District's public infrastructure program, fund reserves and capitalized interest as applicable, and pay bond issuance costs. The methodology allocates the anticipated debt among 150 single-family homes based on one equivalent residential unit per home.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

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

The District will continue to maintain its financial records and supporting documentation so that its financial activity is available for annual audit review.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

The District Engineer's Report, accepted December 19, 2025, describes the District's planned public infrastructure and anticipated ownership and maintenance responsibilities.

The District is expected to partially finance the acquisition or construction of public infrastructure supporting the Rancho Grande development, including:

- Onsite and offsite roadway improvements.
- Stormwater management and drainage facilities.
- Water-distribution improvements.
- Sanitary sewer-collection, force-main, and lift-station improvements.
- Related Miami-Dade County mobility-impact fees and water and sewer connection fees.

The Engineer's Report identifies an estimated total public-infrastructure cost of \$16,798,000. The related Master Assessment Methodology contemplates an estimated bond par amount of \$20,130,000, including construction funds, debt-service reserve funding, capitalized interest, underwriter's discount, and issuance costs. Accepted-Rancho-Grande-CDD-Engineer-s-Report-12-19-2025.pdf+1

The Master Assessment Methodology allocates the estimated \$20,130,000 of bond debt across the anticipated 150 single-family homes. Under the preliminary allocation, the estimated maximum par debt allocation is \$134,200 per single-family home, with an estimated annual debt assessment of \$9,749.48 per home before the applicable gross-up for early-payment discounts and County collection fees.

During the reporting period, the District continued coordination with the Developer, District Engineer, District Counsel, and other professionals concerning public infrastructure, financing, assessment allocation, future conveyance documentation, and the transition to District ownership and maintenance responsibilities.

Result: Standard achieved.

Overall Determination

Rancho Grande Community Development District achieved its performance measures and standards for Fiscal Year 2026. During the reporting period, the District conducted properly noticed Board meetings as needed, maintained public-records and financial-

recordkeeping procedures, advanced its budgeting and assessment processes, and coordinated with its professional team regarding the financing, acquisition, conveyance, and future maintenance of District infrastructure.

The District remains in its development and public-infrastructure acquisition phase. As infrastructure is conveyed to and accepted by the District, future annual reports and budgets will reflect the District's ongoing field-management, inspection, maintenance, repair, reserve, and replacement responsibilities for District-owned roads, drainage facilities, easements, and related public improvements.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rancho Grande Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rancho Grande Community Development District



Memorandum

To: Rancho Grande Board of Supervisors

From: District Management

Date: September 18, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Rancho Grande Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rancho Grande Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rancho Grande Community Development District

Rancho Grande

Community Development District

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

July 28, 2026
Funding Request #8

PAYEE		GENERAL FUND	
1	Billing Cochran PA Inv# 199439 - General Counsel (Jun 26)	\$	1,050.00
2	GMS - SF, LLC Inv# 7 - Management Fees & Expenses (Jul 26)	\$	2,583.33
	Inv# 8 - Management Fees & Expenses (Aug 26)	\$	2,583.33
5	McClatchy Media Inv# 163624 - Legal Ad	\$	775.94
	Inv# 163625 - Legal Ad	\$	1,891.97
TOTAL		\$	8,884.57

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

September 18, 2026
Funding Request #9

PAYEE		GENERAL FUND	
1	Billing Cochran PA Inv# 199840 - General Counsel (Jul 26)	\$	500.00
2	GMS - SF, LLC Inv# 9 Management Fees & Expenses (Sep 26)	\$	2,583.33
TOTAL		\$	3,083.33

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
August 31, 2026



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Month to Month

Rancho Grande
Community Development District
Combined Balance Sheet
August 31, 2026

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	4,547
Due from Developer		-
Due from General Fund		-
Prepaid Expenses		-
Deposits		-
Total Assets	\$	4,547
Liabilities:		
Accounts Payable	\$	9,385
Due to Debt Service		-
Total Liabilities	\$	9,385
Fund Balance:		
Nonspendable:		
Prepaid Items	\$	-
Deposits		-
Restricted for:		
Debt Service		-
Capital Project		-
Assigned for:		
Reserves		-
Unassigned		(4,838)
Total Fund Balances	\$	(4,838)
Total Liabilities & Fund Balance	\$	4,547

Rancho Grande
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contributions	\$ 125,443	\$ 20,496	\$ 57,560	\$ 37,064
Interest	-	-	-	-
Total Revenues	\$ 125,443	\$ 20,496	\$ 57,560	\$ 37,064
Expenditures:				
<u>General & Administrative:</u>				
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	20,309	(8,309)
Annual Audit	4,500	-	-	-
Trustee Fees	4,200	-	-	-
Management Fees	30,000	20,000	20,000	-
Website Admin/IT	1,000	667	667	0
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	17,049	(10,382)
Other Current Charges	500	333	403	(70)
Office Supplies	68	45	80	(35)
Dues, Licenses & Subscriptions	175	175	200	(25)
Total General & Administrative	\$ 90,443	\$ 52,087	\$ 62,397	\$ (10,310)
<u>Operations & Maintenance</u>				
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	\$ 62,397	\$ 13,023
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (54,924)	\$ (4,838)	\$ 50,087
Net Change in Fund Balance	\$ -	\$ (54,924)	\$ (4,838)	\$ 50,087
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (4,838)	

Rancho Grande
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<u>Revenues:</u>																										
Developer Contributions	\$	-	\$	-	\$	-	\$	-	\$	-	\$	16,332	\$	-	\$	-	\$	37,444	\$	-	\$	3,783	\$	-	\$	57,560
Interest		-		-		-		-		-		-		-		-		-		-		-		-	-	
Total Revenues	\$	-	\$	-	\$	-	\$	-	\$	-	\$	16,332	\$	-	\$	-	\$	37,444	\$	-	\$	3,783	\$	-	\$	57,560
<u>Expenditures:</u>																										
<u>General & Administrative:</u>																										
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		1,050		500		-		-		20,309
Annual Audit		-		-		-		-		-		-		-		-		-		-		-		-		-
Trustee Fees		-		-		-		-		-		-		-		-		-		-		-		-		-
Management Fees		-		-		-		2,500		2,500		2,500		2,500		2,500		2,500		2,500		2,500		-		20,000
Website Admin/IT		-		-		-		83		83		83		83		83		83		83		83		-		667
Postage		-		-		-		-		10		44		-		-		-		-		-		-		54
Insurance		-		-		-		-		-		-		-		2,055		-		-		-		-		2,055
Printing & Binding		-		-		-		-		24		-		-		-		-		-		-		-		24
Legal Advertising		-		-		2,996		1,466		7,728		2,191		-		-		2,668		-		-		-		17,049
Other Current Charges		-		-		-		-		-		3		82		81		81		78		80		-		403
Office Supplies		-		-		80		0		-		-		-		-		-		-		-		-		80
Dues, Licenses & Subscriptions		-		-		200		-		-		-		-		-		-		-		-		-		200
Total General & Administrative	\$	-	\$	4,499	\$	7,445	\$	6,673	\$	13,323	\$	9,168	\$	3,165	\$	5,919	\$	6,382	\$	3,161	\$	2,663	\$	-	\$	62,397
<u>Operations & Maintenance</u>																										
Field Expenditures																										
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Road		-		-		-		-		-		-		-		-		-		-		-		-		-
Total Operations & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	4,499	\$	7,445	\$	6,673	\$	13,323	\$	9,168	\$	3,165	\$	5,919	\$	6,382	\$	3,161	\$	2,663	\$	-	\$	62,397
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	(4,499)	\$	(7,445)	\$	(6,673)	\$	(13,323)	\$	7,164	\$	(3,165)	\$	(5,919)	\$	31,062	\$	(3,161)	\$	1,120	\$	-	\$	(4,838)
Net Change in Fund Balance	\$	-	\$	(4,499)	\$	(7,445)	\$	(6,673)	\$	(13,323)	\$	7,164	\$	(3,165)	\$	(5,919)	\$	31,062	\$	(3,161)	\$	1,120	\$	-	\$	(4,838)