



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

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 2025:

- 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 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

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

Juliana Duque
District Manager
GMS-SF

SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Siena North Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meetings were held on the third Tuesday of the month at 9:30 AM at Lennar Homes, 5505 Waterford District Drive, Miami, FL 33126.

Meeting Dates:

October 18, 2024 – Cancelled

November 15, 2024 – Landowners meeting

December 20, 2024 – Cancelled

January 17, 2025 – Cancelled

February 21, 2025 – Cancelled

March 21, 2025 – Cancelled

April 18, 2025 – Held

May 16, 2025 – Cancelled

June 20, 2025 – Cancelled

Revised Meeting Location

Fiscal Year 2025 at 9:30 AM Palm Glades Clubhouse 23770 SW 115th Avenue Miami, Florida, on the third Friday of each month as follows:

Special Meeting June 27, 2025 - Held

July 18, 2025 - Cancelled

August 15, 2025 - Cancelled

September 19, 2025 - Cancelled

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Siena North CDD 2025 Annual Maintenance Report, prepared by Alvarez Engineers, assessed the current condition and maintenance needs of infrastructure owned by the District.

The District's land tracts and infrastructure have been completed and properly conveyed for District ownership. Current inspections confirm they are all in good order and maintained as expected.

Operations and Maintenance

The District's proposed budget for Fiscal Year 2025-2026 is adequate for ongoing field operations, covering routine maintenance and repairs.

Juliana Duque
District Manager
GMS-SF

Special attention is recommended for shoreline erosion around the District’s lake, with a \$35,600 proposal from Landshore Enterprises, LLC suggested for a study and possible remediation.

A recommendation is made for the District to consider establishing a sinking fund to cover future capital expenses for road resurfacing at the end of pavements’ 30-year service life. Projected future costs and suggested annual contributions are outlined for both the pavement and road markings, accounting for inflation and interest.

Stormwater System and Maintenance Scheduling

The report proposes a 5-year cyclical program to service inlets, manholes, pipes, and French drains—ensuring 100% of the system is maintained within each cycle.

Annual budget estimates are provided for both drainage structure cleaning and baffle replacements (estimated 4–5 per year, out of 85 total in the District).

These recurring costs can be budgeted yearly or handled in lump sums, depending on District Board discretion.

Insurance

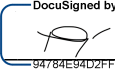
The District maintains appropriate insurance policies, including general liability and public officials liability, with budgeted funds allocated for ongoing coverage.

Land Tract Ownership

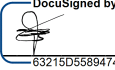
Detailed lists and maps of District-owned land tracts are included as exhibits, confirming the District’s responsibilities for specific landscape, roadway, mail distribution, and preservation areas.

Overall Determination

The Siena North Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: 
Print Name: Teresa Baluja
Siena North Community Development District

Date: 2025-10-17

District Manager: 
Print Name: Juliana Duque
Siena North Community Development District

Date: 2025-10-17

Juliana Duque
District Manager
GMS-SF