



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.

Juliana Duque
District Manager
GMS-SF

SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT 2025-2026 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, 2025 – September 30, 2026

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 17, 2025 – Held

November 21, 2025 – Cancelled

December 19, 2025 – Cancelled

January 16, 2026 – Cancelled

February 20, 2026 – Cancelled

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

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

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

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

Grau and Associates completed the annual independent audit, and the District approved it, published it online, and sent it to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

The District Engineer reviewed the Siena North Community Development District's infrastructure for Fiscal Year 2026–2027 and found that the District-owned landscaping, mail center, roadways, and drainage improvements are complete, have been conveyed to the District, and are being maintained in good repair, working order, and condition.

The Engineer also concluded that the proposed FY 2026–2027 budget, including field operations reserves, is adequate to maintain, repair, and operate the District's public infrastructure.

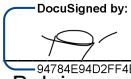
The Engineer recommended that the District consider establishing a sinking fund for future roadway resurfacing, pavement markings, and signage. Based on the report's estimates, annual contributions of approximately \$9,550 for roadway resurfacing and \$5,229 for pavement markings and signage would help fund future replacement costs.

Juliana Duque
District Manager
GMS-SF

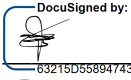
The report further recommends a five-year drainage-maintenance program that would service approximately 20% of the stormwater system each year. The program would include cleaning drainage structures, servicing and replacing baffles, and cleaning and performing CCTV inspections of drainage pipes. Over the five-year cycle, the program would cover approximately 50 drainage structures and 5,183 linear feet of pipe, at an estimated total cost of \$56,315. The Board may choose to fund this work annually, as a lump-sum project, or under another schedule as determined appropriate. Finally, the Engineer confirmed that the District maintains general liability, hired and non-owned automobile, employment practices liability, and public officials liability insurance coverage through Florida Insurance Alliance. The report states that sufficient funds have been budgeted for the policy renewal

Overall Determination

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

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

Date: 2026-09-18

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

Date: 2026-09-18

Juliana Duque
District Manager
GMS-SF

Certificate Of Completion

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

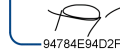
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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