

***Siena North
Community Development District
June 26, 2026***

Siena North
Community Development District
(Burr Berry)
Special Meeting Agenda

Seat 1: Teresa Baluja – C	
Seat 5: Mauricio Pelaez – V.C.	
Seat 2: Raisa Krause– A.S.	
Seat 3: Vanessa Perez – A.S.	
Seat 4: Marc Szasz – A.S.	

Friday
June 26, 2026
9:30 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida 33126
Microsoft Teams
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, 2025 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 9**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution – **Page 18**
 - D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments – **Page 21**
 - E. Motion to Close the Public Hearing
4. Authorization to Open an Account with State Board of Administration
5. Ratification of First Amendment to Engineering Agreement – **Page 28**
6. Staff Reports
 - A. Attorney – Memorandum – Legislative Update – **Page 39**
 - B. Engineer
 - C. Field Manager
 - 1) District Updates and Discussion of:
 - a. Encroachment/Work Performed on CDD Property – **Page 45**
 - b. Plat for Siena North – **Page 50**
 - 2) Hurricane Preparedness Plan with Tony's Nursery and Garden – **Page 56**
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 58**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 59**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – 189 – Page 63

7. Financial Reports

A. Approval of Check Register – Page 64

B. Approval of Unaudited Financials – Page 71

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://www.sienanorthcdd.com>

**MINUTES OF MEETING
SIENA NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Siena North Community Development District was held on March 20, 2026, at 9:44 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Mauricio Pelaez <i>by phone</i>	Vice Chair
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

Ms. Duque: For the record I administered the oath of office to Mr. Marc Szasz.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Duque called the meeting to order at 9:44 a.m. and called the roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Election of Officers

Ms. Duque: Currently Ms. Baluja serves as Chairperson, Mr. Pelaez as Vice Chairman, and Ms. Krause, Mr. Szasz, and Ms. Perez as Assistant Secretaries. I also serve as an Assistant Secretary, Patti Powers serves as your Treasurer and Sharyn Henning as your Assistant Treasurer, and Paul Winkeljohn serves as your Secretary.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Election of Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 17, 2025 Meeting

Ms. Duque: You have the minutes from October 17, 2025 Board of Supervisors meeting. Are there any comments or corrections? Hearing no changes from the Board, I would ask for a motion to approve those.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the October 17, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: The next item is consideration of Resolution 2026-03, which approves the proposed Fiscal Year 2027 budget and sets the public hearing. As shown in the draft budget, there are two scenarios for the Board's consideration, one with the annexation and one without the annexation. Under Option 1 (no annexation), the total budget is \$191,459, which would increase the assessment on the 125 existing units to \$482.03 per unit. Under Option 2 (with annexation), the total budget is \$217,774.95, which would result in an increase of \$244.17 for those same 125 units. It will be up to the Board to determine which option it wishes to move forward with. The primary changes in this budget relate to Supervisor fees, as it is our understanding that the developer is prepared to move toward resident control and we have already seated one resident, Mauricio, on the Board. The other significant changes involve funding for road repairs, stormwater drainage system maintenance, and landscape services associated with the annexation area if the Board elects to proceed with Option.

Ms. Baluja: The annexation you have here is the right one, it's the 54 homes. If we approve with this annexation, which we already know we have a resolution to commence

the annexation, then how does that affect the budget for next year, I guess they'll go on roll?

Ms. Duque: If the annexation area is in the budget but the bonds have not yet been issued, it is almost always developer-funded at first, not on the tax roll. We can adopt the budget that includes the annexation area and shows anticipated O&M and future debt service, even if the related bonds have not closed yet. However, until a valid non-ad valorem assessment is levied and certified to the Tax Collector, nothing actually appears on the tax bill for those annexed parcels.

Ms. Baluja: Considering this is the correct one, then I think we approve with the annexation.

Ms. Duque: We need to set up the hearing to adopt the budget 60 days from today. If the Board agrees, June 10, 2026 would be your next scheduled meeting that is 60 days out.

Ms. Baluja: June 19th is a bad week.

Ms. Duque: Does June 26th work? Same time and location?

Ms. Baluja: Yes.

Ms. Duque: So that will be Resolution 2026-03, approving the proposed Fiscal Year budget 2027 option #2 with the annexation and setting the public hearing for June 26, 2026 same time and location that we currently have.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget Option#2 with the annexation and Setting the Public Hearing for June 26, 2026, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: The independent auditor has completed their review. The report shows that the District's financial statements are fairly presented in all material respects.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

SEVENTH ORDER OF BUSINESS Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: This engagement confirms Grau & Associates as our auditor and sets the not to exceed fee, which is consistent with the auditor selection process.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending in September 30, 2025, was ratified.

EIGHTH ORDER OF BUSINESS Discussion of Procedures of Landowners Election Meeting – November 20, 2026

Ms. Duque: The purpose of today's meeting is not to take any formal action, but rather to ensure the Board is clear on how the process works and what to expect for the upcoming landowners' meeting. The landowners' meeting will be held on November 20, 2026, and you have been provided with a sample proxy form, a list of the seats that will be up for election, and an explanation of how the terms for those seats are determined. There is nothing further needed from the Board at this time unless there are questions about the landowners' meeting or the materials provided.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: We don't have anything for Siena North.

B. Engineer – Engineer's Personnel Billing Rates

Ms. Duque: Under the engineer's report, Alvarez engineer has requested that the Board approve their 2026 hourly rate schedule as is outlined in the letter included in your

agenda. Juan Alvarez has indicated those rates adjustments do not exceed the adopted 2026 budget and proposed 2026 budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Engineer's Personnel Billing Rates, was approved.

C. Manager

Ms. Duque: I don't have anything additional to report.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the approval of check register and Tab B is the approval of unaudited financials.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving the Check Register and Accepting the Unaudited Financials, was approved.

ELVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: Are there any Supervisor request or audience comments? Hearing none, we will move on to the next item.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

Siena North
Community Development District

Approved Proposed Budget
FY 2027



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Siena North
Community Development District
Approved Proposed Budget
General Fund

						Option 2
Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget w/ Annexation FY 2027	
<u>REVENUES:</u>						
Special Assessments - On Roll	\$ 124,644	\$ 124,874	\$ 540	\$ 125,415	\$ 201,886	
Carry Forward Surplus	-	8,761	-	8,761	-	
TOTAL REVENUES	\$ 124,644	\$ 133,635	\$ 540	\$ 134,176	\$ 201,886	
<u>EXPENDITURES:</u>						
<u>Administrative</u>						
Supervisor Fees	\$ -	\$ 400	\$ 400	\$ 800	\$ 4,800	
FICA Taxes	-	31	31	61	367	
Engineering	1,200	532	669	1,200	2,100	
Attorney	7,500	5,880	2,500	8,380	9,000	
Annual Audit	5,600	5,600	-	5,600	5,700	
Trustee Fees	4,041	4,445	-	4,445	4,450	
Assessment Administration	2,200	2,200	-	2,200	2,310	
Arbitrage Rebate	550	-	550	550	550	
Dissemination Agent	2,200	1,467	733	2,200	2,310	
Management Fees	29,425	19,617	9,808	29,425	30,896	
Information Technology	1,177	785	392	1,177	1,236	
Website Maintenance	1,412	941	471	1,412	1,483	
Postage & Delivery	40	47	150	197	150	
Insurance General Liability	6,450	6,163	-	6,163	6,779	
Printing & Binding	75	7	54	61	100	
Legal Advertising	3,000	439	1,000	1,439	1,000	
Other Current Charges	1,399	1,336	377	1,713	1,650	
Office Supplies	-	10	10	20	50	
Dues, Licenses & Subscriptions	175	175	-	175	175	
First Quarter Operating Reserve	-	-	-	-	25,000	
Total Administrative	\$ 66,444	\$ 50,072	\$ 17,145	\$ 67,218	\$ 100,106	

Siena North
Community Development District
Approved Proposed Budget
General Fund

						Option 2 Approved Proposed Budget w/ Annexation FY 2027
Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26		
Operations & Maintenance						
<u>Field Operations</u>						
Electric	\$ 36,000	\$ 23,986	\$ 12,172	\$ 36,158	\$ 43,080	
Water	3,000	-	-	-	-	
Landscape Maintenance	19,200	12,800	6,400	19,200	19,200	
Landscape (Annexation)	-	-	-	-	20,000	
Mail Kiosk	-	-	-	-	2,500	
Field Management	-	-	-	-	5,000	
Road Repair	-	-	1,800	1,800	1,900	
Stormwater Drainage	-	-	9,800	9,800	10,100	
Total Field Operations	\$ 58,200	\$ 36,786	\$ 30,172	\$ 66,958	\$ 101,780	
TOTAL EXPENDITURES	\$ 124,644	\$ 86,858	\$ 47,317	\$ 134,175	\$ 201,886	
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 46,777	\$ (46,777)	\$ -	\$ -	

Gross Assessments	\$ 212,512
Less: Discounts & Collections 5%	10,626
Net Assessments	\$ 201,886

Option 2 With Annexation:

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family-100's	19	\$ 23,782.34	\$ 1,049.64	\$ 1,251.70	\$ 202.06
Single Family-50's	106	\$ 132,680.43	\$ 1,049.64	\$ 1,251.70	\$ 202.06
Single Family - Villacis	54	\$ 56,049.01	\$ -	\$ 1,037.94	\$ 1,037.94
Total	179	\$ 212,511.79			

Siena North
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees

The District has contracted with **Alvarez Engineering** to providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney Fees

The District has contracted with **Billing Cochran, P.A.** as legal counsel who will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with **Grau and Associates**.

Trustee Fees

The District has issued Series 2022 Special Assessment bonds which are held and administered by **U.S. Bank** as Trustee. This represents the trustee annual fee.

Assessment Roll Administration

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District. **GMS-SF, LLC** serves as the Assessment Administrator.

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. **GMS-SF, LLC** serves as the Dissemination Agent.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with **GMS-SF, LLC**.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by **GMS-SF, LLC**.

Website Administration

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.

Siena North
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Postage and Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

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

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies

Due, Licenses & Subscriptions

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

First Quarter Operating Reserve

To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures - Field Operations

Electric

The District has 59 streetlights with **FPL**.

Landscape Maintenance

The District has contracted with Tony's Nursery & Garden for the monthly maintenance of common areas.

Description	Vendor	Monthly amount	Total Amount
Monthly mowing	Tony's Nursery & Garden	1,600.00	19,200.00

Mail Kiosk

Maintenance of mail kiosk for residents.

Field Management

The District currently contracts **GMS-SF, LLC** for the operation of the property and its contractors.

Road Repair

Cost for repairs to the roadway pavements.

Stormwater Drainage

Cost for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system.

Siena North
Community Development District
Approved Proposed Budget
Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 157,600	\$ 157,890	\$ 683	\$ 158,574	\$ 157,600
Interest Earnings	-	3,858	1,000	4,858	1,500
Carry Forward Surplus ⁽¹⁾	68,367	78,263	-	78,263	88,172
TOTAL REVENUES	\$ 225,967	\$ 240,011	\$ 1,683	\$ 241,694	\$ 247,272

EXPENDITURES:

Interest 12/15	\$ 49,261	\$ 49,261	\$ -	\$ 49,261	\$ 48,471
Principal 06/15	55,000	-	55,000	55,000	55,000
Interest 06/15	49,261	-	49,261	49,261	48,471
TOTAL EXPENDITURES	\$ 153,523	\$ 49,261	\$ 104,261	\$ 153,523	\$ 151,941

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 153,523	\$ 49,261	\$ 104,261	\$ 153,523	\$ 151,941
EXCESS REVENUES (EXPENDITURES)	\$ 72,444	\$ 190,750	\$ (102,578)	\$ 88,172	\$ 95,331

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27 \$47,680

Gross Assessments	\$ 165,895
Less: Discounts & Collections 5%	8,295
Net Assessments	\$ 157,600

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family-100's	19	\$ 31,999.99	\$ 1,684.21	\$ 1,684.21	\$ -
Single Family-50's	106	\$ 133,894.96	\$ 1,263.16	\$ 1,263.16	\$ -
Total	125	\$ 165,894.95			

Siena North
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/25	2,550,000	2.875%	-	49,261	154,313.13
06/15/26	2,550,000	2.875%	55,000	49,261	
12/15/26	2,495,000	2.875%	-	48,471	152,731.88
06/15/27	2,495,000	2.875%	55,000	48,471	
12/15/27	2,440,000	3.300%	-	47,680	151,150.63
06/15/28	2,440,000	3.300%	60,000	47,680	
12/15/28	2,380,000	3.300%	-	46,690	154,370.00
06/15/29	2,380,000	3.300%	60,000	46,690	
12/15/29	2,320,000	3.300%	-	45,700	152,390.00
06/15/30	2,320,000	3.300%	65,000	45,700	
12/15/30	2,255,000	3.300%	-	44,628	155,327.50
06/15/31	2,255,000	3.300%	65,000	44,628	
12/15/31	2,190,000	3.300%	-	43,555	153,182.50
06/15/32	2,190,000	3.300%	70,000	43,555	
12/15/32	2,120,000	4.000%	-	42,400	155,955.00
06/15/33	2,120,000	4.000%	70,000	42,400	
12/15/33	2,050,000	4.000%	-	41,000	153,400.00
06/15/34	2,050,000	4.000%	75,000	41,000	
12/15/34	1,975,000	4.000%	-	39,500	155,500.00
06/15/35	1,975,000	4.000%	75,000	39,500	
12/15/35	1,900,000	4.000%	-	38,000	152,500.00
06/15/36	1,900,000	4.000%	80,000	38,000	
12/15/36	1,820,000	4.000%	-	36,400	154,400.00
06/15/37	1,820,000	4.000%	80,000	36,400	
12/15/37	1,740,000	4.000%	-	34,800	151,200.00
06/15/38	1,740,000	4.000%	85,000	34,800	
12/15/38	1,655,000	4.000%	-	33,100	152,900.00
06/15/39	1,655,000	4.000%	90,000	33,100	
12/15/39	1,565,000	4.000%	-	31,300	154,400.00
06/15/40	1,565,000	4.000%	95,000	31,300	
12/15/40	1,470,000	4.000%	-	29,400	155,700.00
06/15/41	1,470,000	4.000%	95,000	29,400	
12/15/41	1,375,000	4.000%	-	27,500	151,900.00
06/15/42	1,375,000	4.000%	100,000	27,500	
12/15/42	1,275,000	4.000%	-	25,500	153,000.00
06/15/43	1,275,000	4.000%	105,000	25,500	
12/15/43	1,170,000	4.000%	-	23,400	153,900.00
06/15/44	1,170,000	4.000%	110,000	23,400	
12/15/44	1,060,000	4.000%	-	21,200	154,600.00
06/15/45	1,060,000	4.000%	115,000	21,200	
12/15/45	945,000	4.000%	-	18,900	155,100.00
06/15/46	945,000	4.000%	120,000	18,900	
12/15/46	825,000	4.000%	-	16,500	155,400.00
06/15/47	825,000	4.000%	125,000	16,500	
12/15/47	700,000	4.000%	-	14,000	155,500.00
06/15/48	700,000	4.000%	130,000	14,000	
12/15/48	570,000	4.000%	-	11,400	155,400.00
06/15/49	570,000	4.000%	135,000	11,400	
12/15/49	435,000	4.000%	-	8,700	155,100.00
06/15/50	435,000	4.000%	140,000	8,700	
12/15/50	295,000	4.000%	-	5,900	154,600.00
06/15/51	295,000	4.000%	145,000	5,900	
12/15/51	150,000	4.000%	-	3,000	153,900.00
06/15/52	150,000	4.000%	150,000	3,000	153,000.00
Total			\$ 2,710,000	\$ 1,995,341	\$ 4,705,341

Siena North
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Option 2

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)
Single Family-100's	19	19	\$1,251.70	\$1,049.64	\$202.06	\$1,684.21	\$1,684.21	\$0.00	\$2,935.91	\$2,733.85	\$202.06
Single Family-50's	106	106	\$1,251.70	\$1,049.64	\$202.06	\$1,263.16	\$1,263.16	\$0.00	\$2,514.86	\$2,312.80	\$202.06
Single Family - Villacis	54	0	\$1,037.94	\$0.00	\$1,037.94	\$0.00	\$0.00	\$0.00	\$1,037.94	\$0.00	\$1,037.94
Total	179	125									

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SIENA NORTH 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 Siena North 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 Statutes*; 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 SIENA NORTH 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 Siena North 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:

**SIENA NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Siena North Community Development District (the “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](#) (the “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, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; 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 special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “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 Assessments for operations and maintenance in the amount set forth in the Adopted Budget; 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 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 of the Siena North Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that 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, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an 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 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem 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 such 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 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, 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 6. 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 7. 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 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of June 2026.

ATTEST:

**SIENA NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio	Debt	O&M	Total	Count
30-6911-023-0010	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0020	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0030	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0040	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0050	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0060	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0070	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0080	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0090	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0100	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0110	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0120	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0130	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0140	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0150	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0160	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0170	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0180	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0190	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0200	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0210	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0220	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0230	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0240	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0250	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0260	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0270	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0280	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0290	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0300	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0310	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0320	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0330	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0340	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0350	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0360	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0370	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0380	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0390	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0400	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0410	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0420	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0430	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0440	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0450	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0460	\$1,684.21	\$1,251.70	\$2,935.91	1

Exhibit B

Folio	Debt	O&M	Total	Count
30-6911-023-0470	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0480	\$1,684.21	\$1,251.70	\$2,935.91	1
30-6911-023-0490	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0500	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0510	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0520	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0530	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0540	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0550	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0560	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0570	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0580	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0590	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0600	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0610	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0620	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0630	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0640	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0650	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0660	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0670	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0680	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0690	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0700	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0710	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0720	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0730	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0740	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0750	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0760	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0770	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0780	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0790	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0800	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0810	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0820	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0830	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0840	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0850	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0860	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0870	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0880	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0890	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0900	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0910	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0920	\$1,263.16	\$1,251.70	\$2,514.86	1

Exhibit B

Folio	Debt	O&M	Total	Count
30-6911-023-0930	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0940	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0950	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0960	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0970	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0980	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-0990	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1000	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1010	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1020	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1030	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1040	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1050	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1060	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1070	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1080	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1090	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1100	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1110	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1120	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1130	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1140	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1150	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1160	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1170	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1180	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1190	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1200	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1210	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1220	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1230	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1240	\$1,263.16	\$1,251.70	\$2,514.86	1
30-6911-023-1250	\$1,263.16	\$1,251.70	\$2,514.86	1
Future Annex (54 SF Villacias)	\$0.00	\$56,048.76	\$56,048.76	54
	\$165,894.95	\$212,511.26	\$378,406.21	179

FIRST AMENDMENT TO ENGINEERING AGREEMENT

THIS FIRST AMENDMENT TO ENGINEERING AGREEMENT ("First Amendment"), dated the 20th day of March, 2026, is by and between:

SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

ALVAREZ ENGINEERS, INC., a Florida corporation, whose principal and mailing address is 8935 NW 35th Lane, Suite 101, Doral, Florida 33172 (the "Engineer").

WITNESSETH:

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Engineer entered into an Agreement dated January 21, 2022 (the "Agreement"), pursuant to which the Engineer was engaged to serve as District Engineer and provide professional engineering services to the District; and

WHEREAS, the District and the Engineer desire to amend the Agreement to provide for the increase in certain hourly personnel billing rates, modifications to staff classifications, and to address other ancillary matters concerning the contractual relationship; and

WHEREAS, the District and Engineer have agreed to this First Amendment to provide for the hourly personnel billing rates, attached hereto as Schedule "A".

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment

Section 2. Schedule "A" (Hourly Personnel Billing Rates), attached as an exhibit to the Agreement, is hereby amended and restated in its entirety and replaced with the updated Schedule "A" attached to this First Amendment.

Section 3. Article 14 of the Agreement entitled “PUBLIC RECORDS” is hereby replaced in its entirety with the following:

A. Engineer shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Engineer does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Engineer transfers all public records to the District upon completion of the Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District’s custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Engineer acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Engineer acknowledges that should Engineer fail to provide the public records to the District within a reasonable time, Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

Section 4. Article 21 of the Agreement entitled "NOTICES" is hereby replaced in its entirety with the following:

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: Siena North Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: District Counsel
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

ENGINEER: Alvarez Engineers, Inc.
8935 NW 35th Lane, Suite 101
Doral, Florida 33172
Attention: Juan R. Alvarez, P.E.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be

extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 5. The Agreement is amended to add a new Article 26, entitled “SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION,” as follows:

ARTICLE 26 SCRUTINIZED COMPANY OR OTHER ENTITY
CERTIFICATION

Engineer hereby certifies that as of the date below Engineer is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Engineer further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Engineer is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Engineer does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Engineer does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Engineer is not engaged in business operations in Cuba or Syria.

Engineer understands that this Agreement may be terminated at the option of the District if Engineer is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more,

been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 6. The Agreement is amended to add a new Article 27, entitled “RESPONSIBLE VENDOR DETERMINATION,” as follows:

ARTICLE 27 RESPONSIBLE VENDOR DETERMINATION

Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a Engineer’s, vendor’s, or service provider’s social, political, or ideological interests when determining if the Engineer, vendor, or service provider is a responsible Engineer, vendor, or service provider.

Section 7. The Agreement is amended to add a new Article 28, entitled “CONVICTED VENDOR LIST,” as follows:

ARTICLE 28 CONVICTED VENDOR LIST

Engineer hereby certifies that neither Engineer nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Engineer, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 8. The Agreement is amended to add a new Article 29, entitled “ANTI-HUMAN TRAFFICKING AFFIDAVIT,” as follows:

ARTICLE 29 ANTI-HUMAN TRAFFICKING AFFIDAVIT

Engineer shall provide the District with an affidavit executed by an officer or representative of the Engineer under penalty of perjury attesting

that the Engineer does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

Section 9. This First Amendment shall be effective on March 20th, 2026 (the “Effective Date”). Prior to the Effective Date, the terms of the Agreement shall apply.

Section 10. In all other respects the Agreement, effective January 21, 2022, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:


Print name: Juliana Duque
Secretary

**SIENA NORTH COMMUNITY
DEVELOPMENT DISTRICT**


Print name: Teresa Baluja
Chairperson

25 day of March, 2026

ALVAREZ ENGINEERS, INC., a Florida corporation

Print Name

Print Name

By: 
Print Name: Juan R. Alvarez, P.E.
Title: President

25 day of March, 2026

SCHEDULE "A"
HOURLY PERSONNEL BILLING RATES



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Siena North Community Development District
Attn: District Manager Juliana Duque
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: Siena North Community Development District
Alvarez Engineers Personnel Billing Rates

Via: Email Only: jduque@gmssf.com

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated August 20, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:


91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.comWebsite www.alvarezeng.com

Siena North CDD			
Current 2021 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer	\$ 130.00	Engineer Intern	\$ 140.00
		Senior Designer	\$ 120.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	CADD/Computer Technician	\$ 105.00
Engineering Technician	\$ 88.00	Senior Engineering Technician	\$ 110.00
Senior Administrative	\$ 86.00	Engineering Technician	\$ 100.00
Administrative	\$ 52.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification**Definition**

Principal

Chief Engineer

Project Manager

Senior Engineer

Engineer 2

Engineer 1

Electrical Engineer

Engineer Intern

Senior Designer

CADD/Computer Technician

Senior Engineering Technician

Engineering Technician

Senior Administrative

Administrative

Professional Engineer with 15+ years of experience

Professional Engineer with 10+ years of experience

Professional Engineer with 10+ years of experience (production)

Professional Engineer with 5+ years of experience

Professional Engineer with 0+ years of experience

Electrical Engineer with 2+ years of post-graduate experience

Entry level with engineering degree; Engineering Intern License

15+ years of design experience, non-registered

Design and Drafting with 1+ years of experience

5+ years of experience

Entry level with 0-4 years of experience

Degreed executive assistant with 8+ years of experience

Secretary / Clerical

Certificate Of Completion

Envelope Id: 3D71282F-FDD7-4544-A0C8-442B7906005A

Status: Completed

Subject: Complete with Docusign: 1st Amd. District Engineer Agmt (Alvarez) 2026.pdf, 1st Amd. District E...

Source Envelope:

Document Pages: 36

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld 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

Holder: Ellen Acosta

Location: DocuSign

3/23/2026 1:59:29 PM

eacosta@gmssf.com

Signer Events

Juan R. Alvarez, P.E.

juan.alvarez@alvarezeng.com

President

Alvarez Engineers, Inc.

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


91E21FBBCEDD4E0...

Signature Adoption: Pre-selected Style
Using IP Address: 74.95.138.1

Timestamp

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Viewed: 3/25/2026 5:57:30 AM

Signed: 3/25/2026 5:58:46 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

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Using IP Address: 23.24.191.101

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Signed: 3/24/2026 5:40:48 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication
(None)

DocuSigned by:


94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image
Using IP Address: 204.109.20.254

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Viewed: 3/25/2026 6:44:30 AM

Signed: 3/25/2026 6:46:49 AM

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
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/23/2026 2:09:16 PM
Certified Delivered	Security Checked	3/25/2026 6:44:30 AM
Signing Complete	Security Checked	3/25/2026 6:46:49 AM
Completed	Security Checked	3/25/2026 6:46:49 AM

Payment Events	Status	Timestamps
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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/>.



SIENA NORTH CDD

Verdana Landings / Burr Berry



JUNE 26, 2026

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

SIENA NORTH CDD



Property with encroachment / work performed on CDD property:

21519 SW 127 CT MIAMI, FL 33177



12728 SW 215 TER MIAMI, FL 33177



21101 SW 127 CT MIAMI, FL 33177



21331 SW 127 CT MIAMI, FL 33177



21341 SW 127 CT MIAMI, FL 33177



21277 SW 127 CT MIAMI, FL 33177



SIENA NORTH

PLAT BOOK 176

PAGE 101

SHEET 1 OF 6 SHEETS

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS: DUEY AUTHORIZED TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, THAT OCS-HS LOT OPTION POOL 01, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SIENA NORTH, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

- PARCEL 1:
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL 2:
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL 3:
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- AND
- THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL 4:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL 5:
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF:

THAT OCS-HS LOT OPTION POOL 01, L.P., A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO CONDUCT BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY STEVEN C. PORATH, AS AUTHORIZED PERSON, ON BEHALF OF HEARTHSTONE INC., AS SOLE GENERAL PARTNER OF HEARTHSTONE PROFESSIONALS-PI, L.P., AS MANAGER OF OCS-HS LOT OPTION JOINT VENTURE II, L.L.C., AS SOLE MEMBER OF OCS-HS LOT II GP, L.L.C., AS SOLE MEMBER AND GENERAL PARTNER OF OCS-HS LOT OPTION POOL 01, L.P., AND ITS SEAL HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1ST DAY OF August, A.D. 2021.

OCS-HS LOT OPTION POOL 01, L.P., a Delaware limited partnership
By: OCS-HS LOT II GP, L.L.C., its sole member and general partner
By: OCS-HS LOT OPTION JOINT VENTURE II, L.L.C., its sole member
By: HEARTHSTONE PROFESSIONALS-PI, L.P., its manager
By: HEARTHSTONE INC., its sole general partner

WITNESS: Mark Ausley
PRINT NAME: MARK AUSLEY
WITNESS: Steven C. Porath
PRINT NAME: Steven C. Porath



ACKNOWLEDGMENT:

STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS: I HEREBY CERTIFY: THAT ON THIS 1ST DAY OF August, 2021, BEFORE ME, KAREN S. HORNBACK, NOTARY PUBLIC, PERSONALLY APPEARED STEVEN C. PORATH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS: MY HAND AND OFFICIAL SEAL.

PRINTED NAME: KAREN S. HORNBACK

NOTARY PUBLIC, STATE OF CALIFORNIA

COMMISSION NUMBER: 2251498

MY COMMISSION EXPIRES: JULY 31, 2022

By: Karen Hornback
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

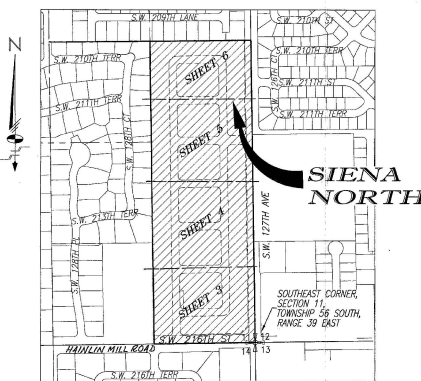


NOTARY SEAL

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
SSA SCHWEBKE SHISKIN + ASSOCIATES
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LS#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO. (305) 652-7010
NOVEMBER, 2020 ORDER # 212849



LOCATION MAP

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE 1"=300'

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 29TH DAY OF September, A.D. 2021. THE SIZE OF THE LOTS, TRACTS, AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

SIGNED: [Signature] DIRECTOR
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

THIS PLAT WAS APPROVED BY THE MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS 27TH DAY OF December, A.D. 2021.

SIGNED: [Signature] DIRECTOR
SIGNED: [Signature] COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 335 CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 335. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-1137-21, PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 1ST DAY OF December, A.D. 2021.

BOARD OF COUNTY COMMISSIONERS
ATTEST: CLERK OF THE CIRCUIT COURT

SIGNED: [Signature] DANIELA LEVINE CAVA
MIAMI-DADE COUNTY MAYOR

By: [Signature] DEPUTY CLERK

NOTE:

THE LOT SIZES SHOWN ON THIS PLAT HAVE BEEN APPROVED PURSUANT TO THE APPLICATION OF FEASIBLE USE RIGHTS IN ACCORDANCE WITH SECTION 335 OF THE MIAMI-DADE COUNTY CODE.



FILED FOR RECORD THIS 3RD DAY OF January, A.D. 2022 AT 11:02AM, IN BOOK 176 OF PLATS, AT PAGE 101 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:

FILED FOR RECORD THIS 3RD DAY OF January, A.D. 2022 AT 11:02AM, IN BOOK 176 OF PLATS, AT PAGE 101 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

By: [Signature] DEPUTY CLERK
NICOLE COWAN

OWNER'S PLAT RESTRICTIONS:

THE UTILITY EASEMENTS, AS SHOWN HEREON BY DASHED LINES, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT S.W. 127TH AVENUE AND S.W. 216TH STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT TRACTS "A" AND "B" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED AS COMMON AREAS AND FOR LANDSCAPE PURPOSES FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS. WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE RIGHT TO INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ON SAID TRACTS SHALL INCLUDE THE INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANCE EQUIPMENT AND APPURTENANCE ABOVE-GROUND EQUIPMENT) OVER, ALONG, UNDER AND ACROSS SAID TRACTS, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS' ASSOCIATION AND/OR THE MIAMI-DADE COUNTY APPROVED SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT, OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT, NO DRIVEWAY CONNECTIONS ARE PERMITTED ACROSS SAID TRACTS.

THAT TRACT "C" AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED AS COMMON AREA FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS. WITHIN THIS SUBDIVISION AND AS A MEANS OF PARKING AND INGRESS-EGRESS AND FOR LANDSCAPE PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE RIGHT TO INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ON SAID TRACT SHALL INCLUDE THE INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANCE EQUIPMENT AND APPURTENANCE ABOVE-GROUND EQUIPMENT) OVER, ALONG, UNDER AND ACROSS SAID TRACT, AND AN EASEMENT OVER SUCH COMMON AREA IS GRANTED HEREBY TO THE UNITED STATES POSTAL SERVICE FOR THE USE BY THE POSTAL SERVICE FOR INGRESS AND EGRESS TO, AND USE OF, A CENTRALIZED DELIVERY UNIT(S) TO DELIVER AND RECEIVE MAIL AND PACKAGES. THE COMMON AREA SHALL ALSO BE FOR THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR TENANTS, LESSEES AND OTHER GUESTS OR INVITEES FOR PEDESTRIAN ACCESS TO AND FROM, AND USE OF, THE CENTRALIZED DELIVERY UNIT(S), AND SHALL BE OWNED AND MAINTAINED BY AN APPROVED HOMEOWNERS' ASSOCIATION, AND/OR OWNED AND MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT OR, WITH THE EXCEPTION OF THE UNITED STATES POSTAL SERVICE CENTRALIZED DELIVERY UNIT(S), MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT, THERE SHALL BE NO CHANGES OR MODIFICATIONS TO THE COMMON AREA OR THE EASEMENT HEREBY GRANTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID TRACT IS REPLEATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY.

THAT TRACT "D" AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED AS COMMON AREA FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS. WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND TRACTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE RIGHT TO INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ON SAID TRACT SHALL INCLUDE THE INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANCE EQUIPMENT AND APPURTENANCE ABOVE-GROUND EQUIPMENT) OVER, ALONG, UNDER AND ACROSS SAID TRACT, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS' ASSOCIATION AND/OR THE MIAMI-DADE COUNTY APPROVED SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT, OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED SIENA NORTH IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS INDICATED HEREON WERE SET.

SCHWEBKE SHISKIN + ASSOCIATES, INC. (LS#87)

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO. (305) 652-7010 FAX NO. (305) 652-8284

By: [Signature] PRINCIPAL
MARK JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA

DATE: AUGUST 9, 2021

SURVEYOR'S SEAL



SIENA NORTH

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK 176

PAGE 10²

SHEET 2 OF 6 SHEETS

PREPARED BY:
SSA SCHWEBKE SHISKIN + ASSOCIATES

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33085 • TEL. NO. (305) 652-7010

NOVEMBER, 2020
ORDER # 212649

CONSENT BY COMMUNITY DEVELOPMENT DISTRICT:

KNOW ALL MEN BY THESE PRESENTS THAT SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAVING A RIGHT AND INTEREST IN THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, PURSUANT TO THAT CERTAIN ORDINANCE NO. 21-40 DULY PASSED AND ADOPTED ON MAY 10, 2021, BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, EFFECTIVE MAY 26, 2021, AND, THE NOTICE OF ESTABLISHMENT OF THE SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT DATED May 26, 2021, AND RECORDED JUNE 08, 2021, IN OFFICIAL RECORDS BOOK 32552 AT PAGE 1849, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DECLARATIONS.

SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT
a Local Unit of Special Purpose Government

WITNESS:

PRINT NAME: Walter Oates

WITNESS: Rebecca Zuluaga Oates

PRINT NAME: Rebecca Zuluaga Oates

BY:

TITLE: Chair

PRINT NAME: TERESA BALUCH

ACKNOWLEDGMENT:

STATE OF Florida SS: I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, TERESA BALUCH OF THE SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF August, A.D., 2021.

COMMISSION NO.: 66 987625

MY COMMISSION EXPIRES MAY 12, 2024

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINT NAME: REBECCA ZULUAGA OATES



NOTARY SEAL

20220001390

RECORDING STATEMENT:

FILED FOR RECORD THIS 3rd DAY OF January, A.D., 2022, AT 11:02AM, IN BOOK 176 OF PLATS, AT PAGE 10² OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARRY RYAN
CLERK OF THE CIRCUIT COURT



By: Nicole Davis DEPUTY CLERK
NICOLE DAVIS #77943



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

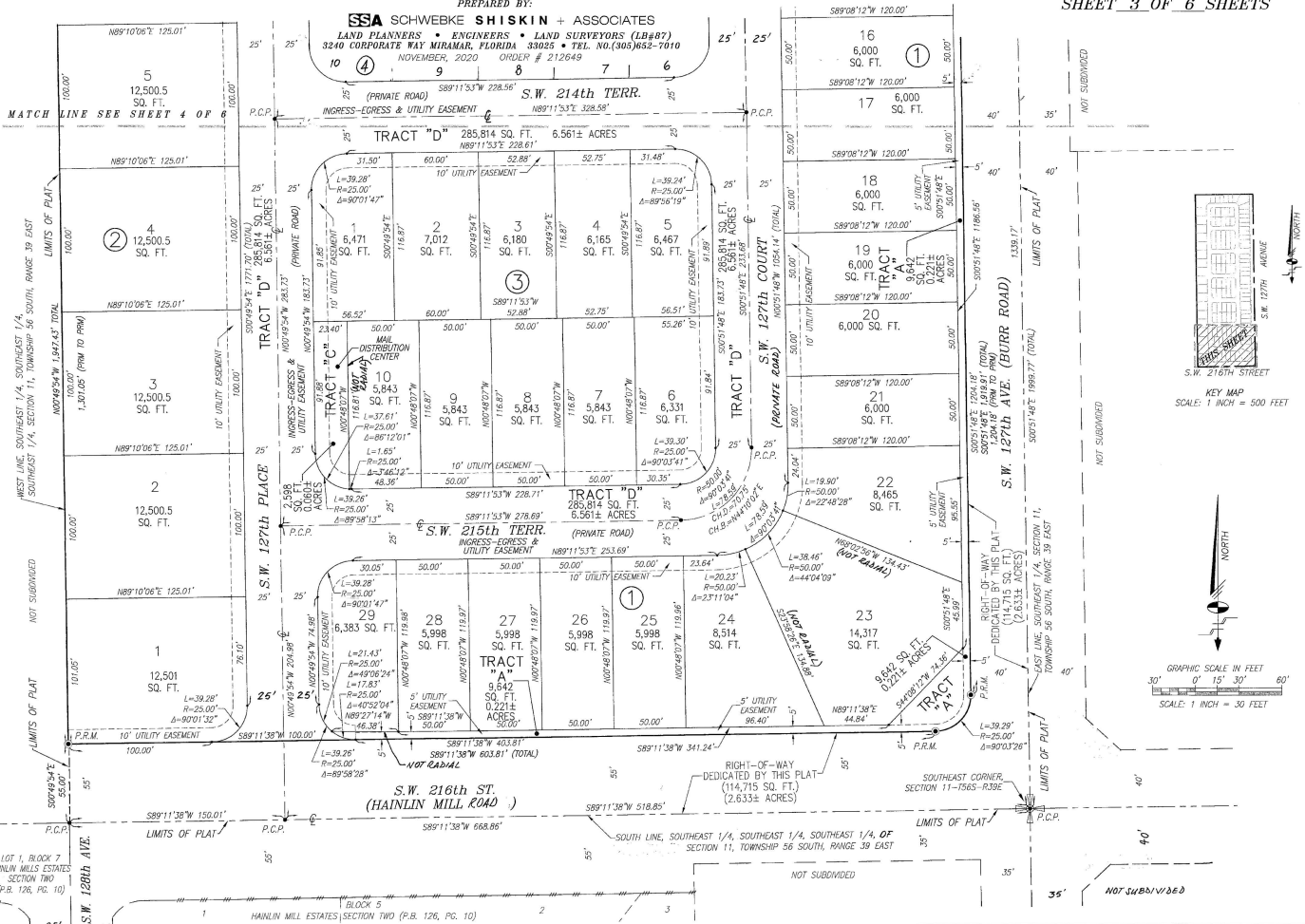
SIENA NORTH

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK 176
PAGE 103

SHEET 3 OF 6 SHEETS

PLATTING
605



SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREIN RELATE TO AN ASSUMED BEARING OF SOUTH 90 DEGREES 11 MINUTES 38 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 216TH STREET BETWEEN SOUTHWEST 128TH PLACE AND SOUTHWEST 127TH AVENUE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- E. DENOTES CENTERLINE
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- R DENOTES INTERIOR ANGLE
- L DENOTES RADIUS
- L DENOTES ARC LENGTH
- CH.B. DENOTES CHORD BEARING
- CH.D. DENOTES CHORD DISTANCE
- ± DENOTES MORE OR LESS
- SQ. FT. DENOTES SQUARE FEET

SECTION 11-7565-R39E DENOTES SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST



DENOTES SECTION CORNER



DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED:

- 1) DEED BOOK 1846, PAGE 536
- 2) OFFICIAL RECORDS BOOK 13197, PAGE 1841
- 3) OFFICIAL RECORDS BOOK 16408, PAGE 4363
- 4) OFFICIAL RECORDS BOOK 32380, PAGE 1468
- 5) OFFICIAL RECORDS BOOK 32395, PAGE 4650
- 6) OFFICIAL RECORDS BOOK 32400, PAGE 4083
- 7) OFFICIAL RECORDS BOOK 32533, PAGE 436
- 8) OFFICIAL RECORDS BOOK 32533, PAGE 442
- 9) OFFICIAL RECORDS BOOK 32548, PAGE 4261
- 10) OFFICIAL RECORDS BOOK 32552, PAGE 1949
- 11) OFFICIAL RECORDS BOOK 32580, PAGE 2251
- 12) OFFICIAL RECORDS BOOK 32580, PAGE 2281

NOTICE:

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RECORDING STATEMENT:

FILED FOR RECORD THIS 3rd DAY OF January, A.D. 2022 AT 11:02 A.M. IN BOOK 176 OF PLATS, AT PAGE 103 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUIN
CLERK OF THE CIRCUIT COURT

BY: Nicole Davis
NICOLE DAVIS 179943 DEPUTY CLERK

SIENA NORTH

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SSA SCHWEBKE SHISKIN + ASSOCIATES

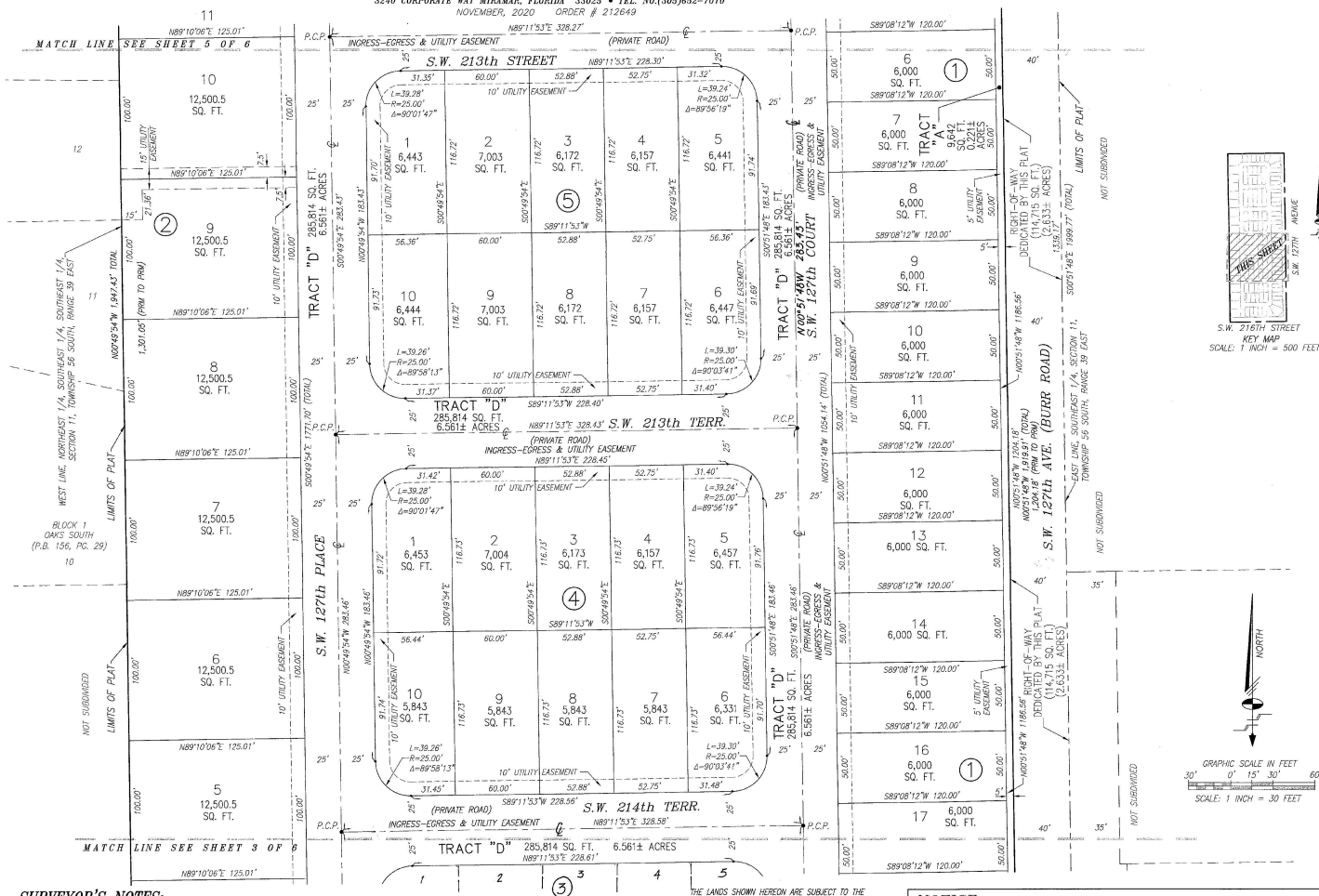
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LD#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO. (305) 652-7010
NOVEMBER, 2020 ORDER # 212649

PLAT BOOK 176

PAGE 10

SHEET 4 OF 6 SHEETS

PLATTING
066



SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 216TH STREET BETWEEN SOUTHWEST 127TH PLACE AND SOUTHWEST 127TH AVENUE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- C DENOTES CENTERLINE
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- A DENOTES INTERIOR ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- CH.B. DENOTES CHORD BEARING
- CH.D. DENOTES CHORD DISTANCE
- ± DENOTES MORE OR LESS
- SQ. FT. DENOTES SQUARE FEET

SECTION 11-T56S-R39E DENOTES SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST

- DENOTES SECTION CORNER
- DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED:

- 1) DEED BOOK 1846, PAGE 538
- 2) OFFICIAL RECORDS BOOK 13197, PAGE 1841
- 3) OFFICIAL RECORDS BOOK 18409, PAGE 4563
- 4) OFFICIAL RECORDS BOOK 32380, PAGE 1468
- 5) OFFICIAL RECORDS BOOK 32395, PAGE 4650
- 6) OFFICIAL RECORDS BOOK 32400, PAGE 4083
- 7) OFFICIAL RECORDS BOOK 32533, PAGE 436
- 8) OFFICIAL RECORDS BOOK 32533, PAGE 442
- 9) OFFICIAL RECORDS BOOK 32548, PAGE 4561
- 10) OFFICIAL RECORDS BOOK 32552, PAGE 1848
- 11) OFFICIAL RECORDS BOOK 32580, PAGE 2251
- 12) OFFICIAL RECORDS BOOK 32580, PAGE 2291

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS 3rd DAY OF January, 2022, AT 11:22 A.M. IN BOOK 176 OF PLATS, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES THE LANDS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUHN
CLERK OF THE CIRCUIT COURT

BY: Nicole Davis Deputy Clerk



GRAPHIC SCALE IN FEET
0' 15' 30' 60'
SCALE: 1 INCH = 30 FEET



SIENA NORTH

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

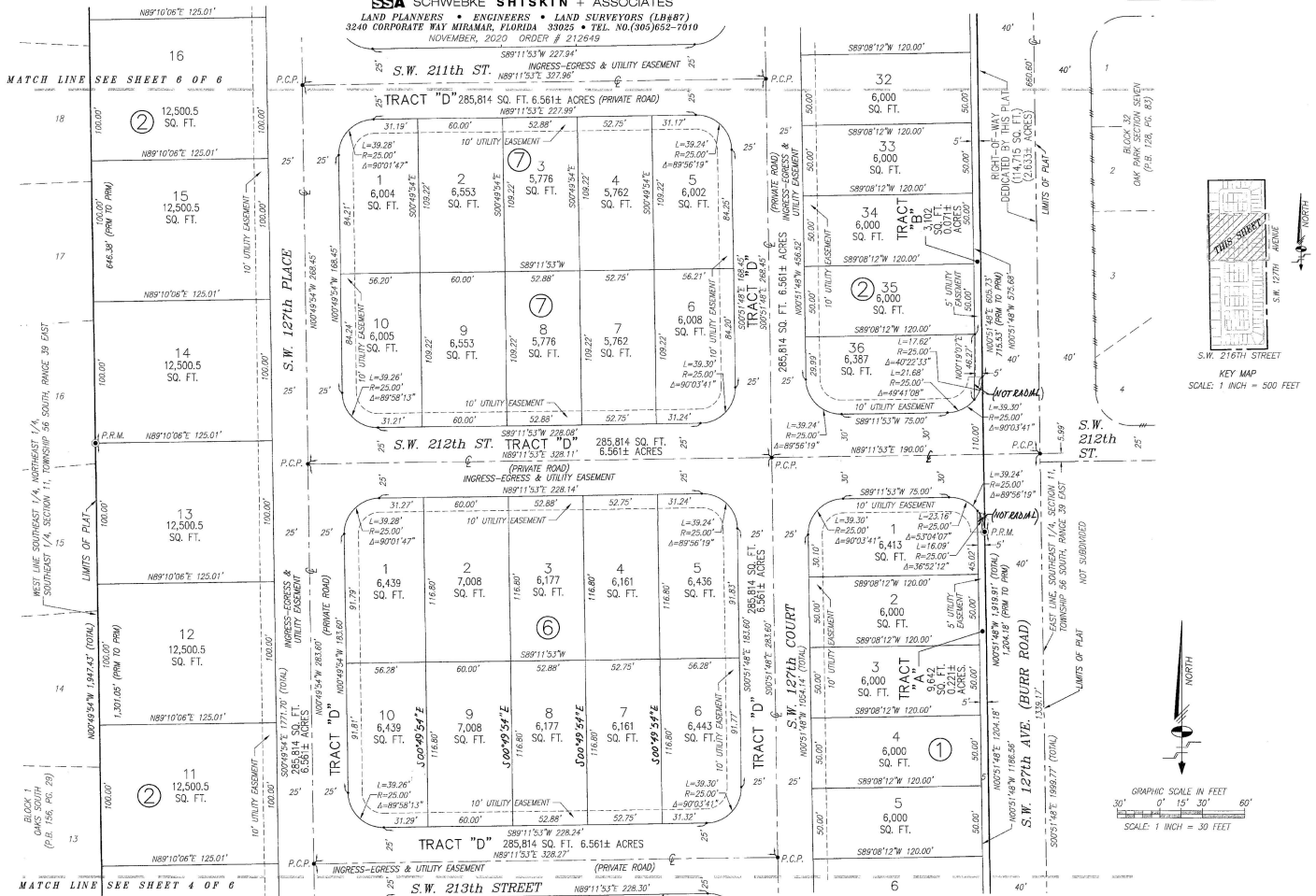
PLAT BOOK 176

PAGE 10

SHEET 5 OF 6 SHEETS

SSA SCHWEBKE SHISKIN + ASSOCIATES

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO. (305) 652-7010
NOVEMBER, 2020 ORDER # 212649



SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF SOUTH BY DISTANCE 11 MINUTES 30 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 216TH STREET BETWEEN SOUTHWEST 128TH PLACE AND SOUTHWEST 127TH AVENUE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.M. DENOTES PERMANENT REFERENCE MONUMENT
- C. DENOTES CENTERLINE
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- A. DENOTES INTERIOR ANGLE
- R. DENOTES RADIUS
- L. DENOTES ARC LENGTH
- CH.B. DENOTES CHORD BEARING
- CH.D. DENOTES CHORD DISTANCE
- ± DENOTES MORE OR LESS
- SQ. FT. DENOTES SQUARE FEET

SECTION 11-7505-R39E DENOTES SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST

- DENOTES SECTION CORNER
- DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED:

- 1) DEED BOOK 1846, PAGE 538
- 2) OFFICIAL RECORDS BOOK 11917, PAGE 1841
- 3) OFFICIAL RECORDS BOOK 16408, PAGE 4563
- 4) OFFICIAL RECORDS BOOK 32380, PAGE 1468
- 5) OFFICIAL RECORDS BOOK 32385, PAGE 4650
- 6) OFFICIAL RECORDS BOOK 32400, PAGE 4085
- 7) OFFICIAL RECORDS BOOK 32533, PAGE 436
- 8) OFFICIAL RECORDS BOOK 32533, PAGE 442
- 9) OFFICIAL RECORDS BOOK 32548, PAGE 4261
- 10) OFFICIAL RECORDS BOOK 32552, PAGE 1940
- 11) OFFICIAL RECORDS BOOK 32580, PAGE 2251
- 12) OFFICIAL RECORDS BOOK 32580, PAGE 2291

NOTICE:

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RECORDING STATEMENT:

FILED FOR RECORD THIS 28th day of January, A.D. 2022, AT 11:02 A.M. IN BOOK 176, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUNIN

CLERK OF THE CIRCUIT COURT

BY: Nicole Davis Deputy Clerk



SIENA NORTH

BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) AND THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

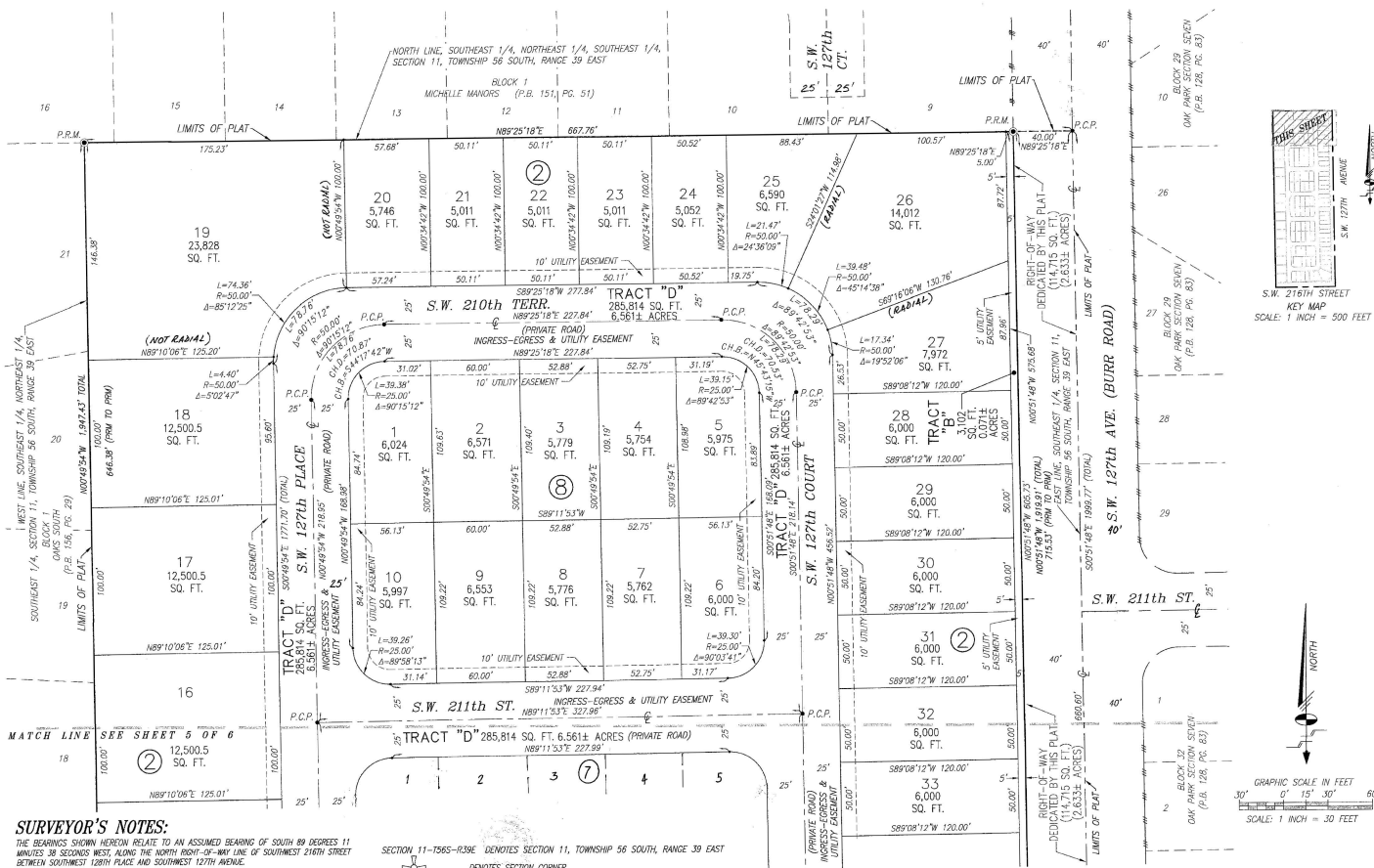
PREPARED BY:

SSA SCHWEBKE SHISKIN + ASSOCIATES
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LBS#87)
3240 CORPORATE WAY MIAMI, FLORIDA 33085 • TEL. NO. (305) 652-7010
NOVEMBER, 2020 ORDER # 212948

PLAT BOOK 176

PAGE 10

SHEET 6 OF 6 SHEETS



SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 216TH STREET BETWEEN SOUTHWEST 127TH PLACE AND SOUTHWEST 127TH AVENUE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- C DENOTES CENTERLINE
- P.B. DENOTES PLAT BOOK
- P.C. DENOTES PAGE
- A DENOTES INTERIOR ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- CH.B. DENOTES CHORD BEARING
- CH.D. DENOTES CHORD DISTANCE
- ± DENOTES MORE OR LESS
- SQ. FT. DENOTES SQUARE FEET

SECTION 11-7565-1139E DENOTES SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST

--- DENOTES SECTION CORNER

--- DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED:

- 1) DEED BOOK 1846, PAGE 538
- 2) OFFICIAL RECORDS BOOK 11197, PAGE 1841
- 3) OFFICIAL RECORDS BOOK 16408, PAGE 4563
- 4) OFFICIAL RECORDS BOOK 32380, PAGE 1469
- 5) OFFICIAL RECORDS BOOK 32385, PAGE 4650
- 6) OFFICIAL RECORDS BOOK 32400, PAGE 4083
- 7) OFFICIAL RECORDS BOOK 32533, PAGE 436
- 8) OFFICIAL RECORDS BOOK 32533, PAGE 442
- 9) OFFICIAL RECORDS BOOK 32548, PAGE 4261
- 10) OFFICIAL RECORDS BOOK 32552, PAGE 1819
- 11) OFFICIAL RECORDS BOOK 32580, PAGE 2251
- 12) OFFICIAL RECORDS BOOK 32580, PAGE 2291

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS 3rd DAY OF January, A.D. 2022, AT 11:02 A.M. IN BOOK 176 OF PLATS, AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: Nicole Davis DEPUTY CLERK



HURRICANE SEASON 2026 PRICE LIST



Tony's Nursery & Garden

P.O. Box 924294, Homestead, FL 33092-4294

Tel: (305) 258-4062, Fax: (305) 258-4884

After hours: (305) 258-3545

E-mail: tonyslawn@bellsouth.net



SIENA NORTH CDD

Juliana Duque
GMS-SF

5385 N. Nob Hill Road
Sunrise, FL. 33351
786-344-9352

Dear Board of Supervisors,

The official 2026 **hurricane season** for the Atlantic Basin (the Atlantic Ocean, the Caribbean Sea, and the Gulf of Mexico) is from 1 June to 30 November. The peak of the **season** is from mid-August to late October. However, deadly **hurricanes** can occur anytime in the **hurricane season**.

Hurricanes can cause significant damage to both lives and property. Taking steps to prepare in advance can help you and the District reduce the storm's impact. The ideal time to get ready is well before a hurricane is on the horizon.

Your landscape company has an emergency action plan in place to address all your needs. Tony's Nursery & Garden will implement a pre-authorized clean-up program to assess any damage and restore the community to safe conditions.

Seventy-two hours after the storm, Tony's Landscape will clear vehicle access to allow emergency staff to service needs within the Siena North Community Development District and access your property. **ONLY CDD AREAS ARE INCLUDED.**

If you want to pre-approve this service, sign up as indicated below.

Sincerely,

Tony Coto

Sign

Approval

Sign

Date

HURRICANE PRICE LIST

- Labor \$60.00
- Lift and Truck \$135.00 per hour/ per man
- Loader & Operator \$160.00 per hour
- Large Loader/ Operator \$225.00
- Dump Fees TBD (No stumps)
- Stumps (\$200)
- Climbers/ \$145.00 per hour/ per man
- Tree men \$145.00 per hour/ per man
- Delivery/Pickup \$450.00

HURRICANE SEASON 2026 PRICE LIST

Print Name/Title



Tony's Nursery & Garden will follow a clear set of priorities to ensure safety, restore access, and systematically recover the community's green spaces after a hurricane:

1. Ensure Safety First

- Assess the property for hazards such as downed power lines, unstable trees, and sharp debris before any cleanup begins.
- Wait for authorities to declare the area safe for entry.

2. Assess and Document Damage

- Conduct a thorough inspection of the landscape, noting large, downed trees, broken limbs, damaged structures, and any immediate threats to safety or property.
- Take photos for insurance and FEMA claims, and for planning the recovery process.

4. Remove Large Debris

- Remove large fallen trees, branches, and other major debris that could obstruct pathways or cause additional damage.
- Use appropriate equipment and ensure only trained professionals handle hazardous removals

9. Plan and Begin Restoration

- Replant and restore landscaping, prioritizing hurricane-resistant plants and materials for future resilience
- Communicate with property managers and residents about progress and next steps.

3. Clear Access Routes

- Prioritize clearing vehicle and emergency access routes, driveways, and main entrances to allow emergency personnel and residents to move safely

5. Address Immediate Hazards

- Remove or stabilize hanging limbs, leaning trees, or debris that poses a risk of falling or further damage

6. Clean Up Remaining Debris

- Collect and dispose of smaller debris, leaves, and plant material to clear the landscape for further assessment and restoration

7. Evaluate and Restore Plant Health

- Assess which damaged plants, shrubs, and trees can be salvaged and which need to be removed or replaced.

8. Inspect for Drainage and Erosion Issues

- Check for soil erosion, drainage problems, and standing water, and take corrective action as needed to prevent further landscape or structural damage.



BOARD OF SUPERVISORS MEETING DATES
SIENA NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the *Siena North* Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 9:30 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 Regular & Landowners' Meeting

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 <https://www.sienanorthcdd.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

SuborganizationBoard of Supervisors

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
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Black Creek 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 [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 - 6/18/2026	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
			- 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 [?]			
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 [?] - 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 [?]	Form 1 with COE [?]	 Form 1 - 4/22/2026	View Filings
271024	2025	Mauricio Pelaez	- Campo Bello Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Palm Glades Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	 Form 1 - 5/18/2026	View Filings

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Rows per page:

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
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 [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	 Form 1 - 6/8/2026	View Filings

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Rows per page:

[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](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Siena North Community Development District**, as described in the attached **MAP**, has **189** 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.

Siena North
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
03/01/26-03/31/26	198-202	\$9,178.82
	ACH	\$3,043.45
04/01/26-04/30/26	203-206	\$10,140.07
	ACH	\$3,043.45
05/01/26-05/31/26	207-211	\$10,393.45
	ACH	\$3,043.45
TOTAL		\$38,842.69

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/05/26	00001	3/01/26 67 MAR 26 -	202603 310-51300-34000 MGMT FEES		*	2,452.08	
		3/01/26 67 MAR 26 -	202603 310-51300-35100 COMPUTER TIME		*	98.08	
		3/01/26 67 MAR 26 -	202603 310-51300-31300 DISSEMINATION		*	183.33	
		3/01/26 67 MAR 26 -	202603 310-51300-49500 WEBSITE ADMIN		*	117.67	
		3/01/26 67 MAR 26 -	202603 310-51300-42000 POSTAGE		*	2.22	
			GMS-SF, LLC				2,853.38 000198
3/05/26	00014	3/01/26 74030126 MAR 26 -	202603 320-53800-46200 LANDSCAPE SVC		*	1,600.00	
			TONY'S NURSERY & GARDEN				1,600.00 000199
3/09/26	00003	2/28/26 197523 FEB 26 -	202602 310-51300-31500 GENERAL COUNSEL		*	500.00	
			BILLING COCHRAN, P.A.				500.00 000200
3/12/26	00011	3/12/26 03122026 TRANSFER OF TAX RECEIPTS	202603 300-20700-10000		*	4,172.94	
			SIENA NORTH CDD				4,172.94 000201
3/16/26	00007	3/03/26 9062 FEB 26 -	202602 310-51300-31100 ENGINEERING SVCS		*	52.50	
			ALVAREZ ENGINEERS, INC.				52.50 000202
TOTAL FOR BANK A						9,178.82	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/10/26	00013	2/24/26 65302930	202602 320-53800-43000 12705 SW 216TH ST #SL LED FPL		*	3,043.45	
							3,043.45 080010
						TOTAL FOR BANK Z	3,043.45
						TOTAL FOR REGISTER	12,222.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00001	4/01/26	68	202604 310-51300-34000		*	2,452.08		
			APR 26	- MGMT FEES					
4/01/26		68		202604 310-51300-35100		*	98.08		
			APR 26	- COMPUTER TIME					
4/01/26		68		202604 310-51300-31300		*	183.33		
			APR 26	- DISSEMINATION					
4/01/26		68		202604 310-51300-49500		*	117.67		
			APR 26	- WEBSITE ADMIN					
4/01/26		68		202604 310-51300-42000		*	14.22		
			APR 26	- POSTAGE					
				GMS-SF, LLC				2,865.38	000203
4/07/26	00014	4/01/26	74040126	202604 320-53800-46200		*	1,600.00		
			APR 26	- LANDSCAPE SVC					
				TONY'S NURSERY & GARDEN				1,600.00	000204
4/07/26	00012	3/25/26	8121093	202603 310-51300-32300		*	4,444.69		
			SR2022	TRUSTEE FEES					
				U.S. BANK				4,444.69	000205
4/14/26	00003	3/31/26	198070	202603 310-51300-31500		*	1,230.00		
			MAR 26	- GENERAL COUNSEL					
				BILLING COCHRAN, P.A.				1,230.00	000206
TOTAL FOR BANK A							10,140.07		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/07/26	00013	3/25/26 65302930	202603 320-53800-43000 12705 SW 216TH ST #SL LED	FPL	*	3,043.45	
							3,043.45 080011
						TOTAL FOR BANK Z	3,043.45
						TOTAL FOR REGISTER	13,183.52

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/01/26	00009	4/29/26 04292026	202604 310-51300-49000 # OF REGISTERED VOTERS	MIAMI-DADE COUNTY ELECTIONS DEPT	*	60.00	60.00 000207
5/01/26	00011	5/01/26 05012026	202605 300-20700-10000 TRANSFER OF TAX RECEIPTS	SIENA NORTH CDD	*	5,364.59	5,364.59 000208
5/06/26	00001	5/01/26 69	202605 310-51300-34000 MAY 26 - MGMT FEES		*	2,452.08	
		5/01/26 69	202605 310-51300-35100 MAY 26 - COMPUTER TIME		*	98.08	
		5/01/26 69	202605 310-51300-31300 MAY 26 - DISSEMINATION		*	183.33	
		5/01/26 69	202605 310-51300-49500 MAY 26 - WEBSITE ADMIN		*	117.67	
		5/01/26 69	202605 310-51300-51000 MAY 26 - OFFICE SUPPLIES		*	10.00	
		5/01/26 69	202605 310-51300-42000 MAY 26 - POSTAGE		*	7.40	
		5/01/26 69	202605 310-51300-42500 MAY 26 - COPIES		*	.30	
			GMS-SF, LLC				2,868.86 000209
5/06/26	00014	5/01/26 74050126	202605 320-53800-46200 MAY 26 - LANDSCAPE SVC	TONY'S NURSERY & GARDEN	*	1,600.00	1,600.00 000210
5/13/26	00003	4/30/26 198632	202604 310-51300-31500 APR 26 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	500.00	500.00 000211
TOTAL FOR BANK A						10,393.45	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/05/26	00013	4/23/26 65302930	202604 320-53800-43000 12705 SW 216TH ST #SL LED FPL		*	3,043.45	
							3,043.45 080012
						TOTAL FOR BANK Z	3,043.45
						TOTAL FOR REGISTER	13,436.90

Siena North
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Projects Fund Series 2022</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

Siena North
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 79,780	\$ -	\$ -	\$ 79,780
Due from General Fund	-	-	-	-
<u>Investments:</u>				
<u>Series 2022</u>				
Reserve	-	38,989	-	38,989
Revenue	-	190,750	-	190,750
Construction	-	-	62	62
Deposits	5,492	-	-	5,492
Total Assets	\$ 85,272	\$ 229,739	\$ 62	\$ 315,073
Liabilities:				
Accounts Payable	\$ 3,043	\$ -	\$ -	\$ 3,043
Due to Debt Service	-	-	-	-
Total Liabilites	\$ 3,043	\$ -	\$ -	\$ 3,043
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 229,739	\$ -	\$ 229,739
Capital Project	-	-	62	62
Unassigned	76,737	-	-	76,737
Total Fund Balances	\$ 82,229	\$ 229,739	\$ 62	\$ 312,029
Total Liabilities & Fund Balance	\$ 85,272	\$ 229,739	\$ 62	\$ 315,073

Siena North
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 124,644	\$ 124,644	\$ 124,874	\$ 230
Total Revenues	\$ 124,644	\$ 124,644	\$ 124,874	\$ 230
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ -	\$ -	\$ 400	\$ (400)
PR-FICA	-	-	31	(31)
Engineering	1,200	800	532	269
Attorney	7,500	5,000	5,880	(880)
Annual Audit	5,600	5,600	5,600	-
Trustee Fees	4,041	4,041	4,445	(404)
Assessment Administration	2,200	2,200	2,200	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,200	1,467	1,467	0
Management Fees	29,425	19,617	19,617	0
Information Technology	1,177	785	785	0
Website Maintenance	1,412	942	941	0
Postage & Delivery	40	27	47	(20)
Insurance General Liability	6,450	6,450	6,163	287
Printing & Binding	75	50	7	43
Legal Advertising	3,000	2,000	439	1,561
Other Current Charges	1,399	933	1,336	(403)
Office Supplies	-	-	10	(10)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 66,444	\$ 50,085	\$ 50,072	\$ 13

Siena North
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Electric	\$ 36,000	\$ 24,000	\$ 23,986	\$ 14
Water	3,000	2,000	-	2,000
Landscape Maintenance	19,200	12,800	12,800	-
Subtotal Field Expenditures	\$ 58,200	\$ 38,800	\$ 36,786	\$ 2,014
Total Operations & Maintenance	\$ 58,200	\$ 38,800	\$ 36,786	\$ 2,014
Total Expenditures	\$ 124,644	\$ 88,885	\$ 86,858	\$ 2,027
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 35,759	\$ 38,016	\$ 2,257
Net Change in Fund Balance	\$ -	\$ 35,759	\$ 38,016	\$ 2,257
Fund Balance - Beginning	\$ -		\$ 44,212	
Fund Balance - Ending	\$ -		\$ 82,229	

Siena North
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 157,600	\$ 157,600	\$ 157,890	\$ 290
Interest	-	-	3,858	3,858
Total Revenues	\$ 157,600	\$ 157,600	\$ 161,748	\$ 4,148
<u>Expenditures:</u>				
Interest 12/15	\$ 49,261	\$ 49,261	\$ 49,261	\$ -
Principal 06/15	55,000	-	-	-
Interest 06/15	49,261	-	-	-
Total Expenditures	\$ 153,523	\$ 49,261	\$ 49,261	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,078	\$ 108,339	\$ 112,487	\$ 4,148
Net Change in Fund Balance	\$ 4,078	\$ 108,339	\$ 112,487	\$ 4,148
Fund Balance - Beginning	\$ 68,367		\$ 117,252	
Fund Balance - Ending	\$ 72,444		\$ 229,739	

Siena North
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
Net Change in Fund Balance	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ 61	
Fund Balance - Ending	\$ -		\$ 62	

Siena North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 5,525	\$ 109,606	\$ 2,315	\$ -	\$ 3,185	\$ 4,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,874
Total Revenues	\$ -	\$ 5,525	\$ 109,606	\$ 2,315	\$ -	\$ 3,185	\$ 4,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,874
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
PR-FICA	15	-	-	-	-	15	-	-	-	-	-	-	31
Engineering	479	-	-	-	53	-	-	-	-	-	-	-	532
Attorney	2,100	510	540	500	500	1,230	500	-	-	-	-	-	5,880
Annual Audit	-	5,600	-	-	-	-	-	-	-	-	-	-	5,600
Trustee Fees	-	-	-	-	-	4,445	-	-	-	-	-	-	4,445
Assessment Administration	2,200	-	-	-	-	-	-	-	-	-	-	-	2,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	183	183	183	183	183	183	183	-	-	-	-	1,467
Management Fees	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	-	-	-	-	19,617
Information Technology	98	98	98	98	98	98	98	98	-	-	-	-	785
Website Maintenance	118	118	118	118	118	118	118	118	-	-	-	-	941
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	6	1	4	8	3	2	14	7	-	-	-	-	47
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	-	7	-	-	-	-	-	0	-	-	-	-	7
Legal Advertising	439	-	-	-	-	-	-	-	-	-	-	-	439
Other Current Charges	119	176	118	155	195	146	281	146	-	-	-	-	1,336
Office Supplies	-	-	-	0	-	-	-	10	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,747	\$ 9,146	\$ 3,514	\$ 3,514	\$ 3,602	\$ 8,889	\$ 3,646	\$ 3,015	\$ -	\$ -	\$ -	\$ -	\$ 50,072
Operations & Maintenance													
Field Expenditures													
Electric	\$ 2,898	\$ 2,935	\$ 2,935	\$ 3,043	\$ 3,043	\$ 3,043	\$ 3,043	\$ 3,043	\$ -	\$ -	\$ -	\$ -	\$ 23,986
Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	-	-	-	-	12,800
Total Operations & Maintenance	\$ 4,498	\$ 4,535	\$ 4,535	\$ 4,643	\$ 4,643	\$ 4,643	\$ 4,643	\$ 4,643	\$ -	\$ -	\$ -	\$ -	\$ 36,786
Total Expenditures	\$ 19,245	\$ 13,681	\$ 8,049	\$ 8,158	\$ 8,245	\$ 13,533	\$ 8,290	\$ 7,658	\$ -	\$ -	\$ -	\$ -	\$ 86,858
Excess (Deficiency) of Revenues over Expenditures	\$ (19,245)	\$ (8,156)	\$ 101,557	\$ (5,843)	\$ (8,245)	\$ (10,347)	\$ (4,047)	\$ (7,658)	\$ -	\$ -	\$ -	\$ -	\$ 38,016
Net Change in Fund Balance	\$ (19,245)	\$ (8,156)	\$ 101,557	\$ (5,843)	\$ (8,245)	\$ (10,347)	\$ (4,047)	\$ (7,658)	\$ -	\$ -	\$ -	\$ -	\$ 38,016

Siena North

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Bonds		
Original Issue Amount:	2/14/2022	\$2,710,000
Term 1:		\$270,000
Interest Rate:		2.875%
Maturity Date:		6/15/2027
Term 2:		\$320,000
Interest Rate:		3.300%
Maturity Date:		6/15/2032
Term 3:		\$845,000
Interest Rate:		4.000%
Maturity Date:		6/15/2042
Term 4:		\$1,275,000
Interest Rate:		4.000%
Maturity Date:		6/15/2052
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$38,989
Reserve Fund Balance		38,989
Bonds Outstanding		\$2,710,000
Less: Principal Payment - 6/15/23		(\$50,000)
Less: Principal Payment - 6/15/24		(\$55,000)
Less: Principal Payment - 6/15/25		(\$55,000)
Current Bonds Outstanding		\$2,550,000

Siena North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

Gross Assessments \$ 131,205.00 \$ 165,894.95 \$ 297,099.95
Net Assessments \$ 124,644.75 \$ 157,600.20 \$ 282,244.95

ON ROLL ASSESSMENTS

allocation in % 44.16% 55.84% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service</i>	<i>Total</i>
11/19/25	11/1-11/10/25	\$ 6,938.40	\$ 277.53	\$ 66.60	\$ -	\$ 6,594.27	\$ 2,912.16	\$ 3,682.11	\$ 6,594.27
11/19/25	11/1-11/10/25	(4,631.58)	(185.26)	(44.46)	-	(4,401.86)	(1,943.95)	(2,457.91)	(4,401.86)
11/21/25	06/1-10/31/25	544.52	-	5.45	-	539.07	238.06	301.01	539.07
11/28/25	11/11-11/20/25	7,780.50	311.21	74.70	-	7,394.59	3,265.59	4,129.00	7,394.59
11/28/25	11/11-11/20/25	2,315.79	(92.63)	24.08	-	2,384.34	1,052.97	1,331.37	2,384.34
12/09/25	11/21-11/30/25	255,677.10	10,226.89	2,454.50	-	242,995.71	107,311.54	135,684.17	242,995.71
12/23/25	12/1-12/15/25	5,467.70	218.70	52.49	-	5,196.51	2,294.88	2,901.63	5,196.51
01/09/26	12/16-12/31/25	4,625.60	138.76	44.87	-	4,441.97	1,961.66	2,480.31	4,441.97
01/09/26	11/1-12/31/25	544.53	-	5.44	-	539.09	238.07	301.02	539.09
01/26/26	Interest	-	-	-	260.28	260.28	114.94	145.34	260.28
03/09/26	2/1-2/28/26	7,359.45	73.60	72.86	-	7,212.99	3,185.39	4,027.60	7,212.99
04/17/26	3/1-3/31/26	6,938.40	-	69.39	-	6,869.01	3,033.49	3,835.52	6,869.01
04/17/26	3/1-3/31/26	2,315.79	-	27.33	416.84	2,705.30	1,194.71	1,510.59	2,705.30
04/24/26	Interest	-	-	-	33.09	33.09	14.61	18.48	33.09
TOTAL		\$ 295,876.20	\$ 10,968.80	\$ 2,853.25	\$ 710.21	\$ 282,764.36	\$ 124,874.12	\$ 157,890.24	\$ 282,764.36

99.59%	Percent Collected
\$ 1,223.75	Balance Remaining to Collect