



***Eureka Grove***  
***Community Development District***

---

[www.eurekagrovecdd.com](http://www.eurekagrovecdd.com)

**Teresa Baluja, Chair**  
**Mauricio Pelaez, Vice Chairman**  
**Vanessa Perez, Assistant Secretary**  
**Raisa Krause, Assistant Secretary**  
**Marc Szasz, Assistant Secretary**

**March 13, 2026**



# **Eureka Grove**

## **Community Development District**

### **Agenda**

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

**Friday**  
**March 13, 2026**  
**10:30 a.m.**

**Lennar Homes**  
**5505 Waterford District Drive, Miami, Florida**  
**Join the meeting now**

**Meeting ID: 280 464 261 912 2 and Passcode: pz7qC7yN**  
**1 872-240-4685 and Phone Conference ID: 249 022 280#**

1. Roll Call
2. Approval of Minutes of the November 14, 2025 Meeting – **Page 3**
3. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 9**
4. Discussion of Procedures for Landowners Election Meeting – November 13, 2026 – **Page 17**
5. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 20**
6. Staff Reports
  - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 54**
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Acceptance of Check Register – **Page 56**
  - B. Acceptance of Unaudited Financials – **Page 60**
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:**<http://www.eurekagrovecdd.com>

**MINUTES OF MEETING  
EUREKA GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eureka Grove Community Development District was held on November 14, 2025 at 10:36 a.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja  
Mauricio Pelaez  
Vanessa Perez  
Raisa Krause

Chairperson  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jesus Lorenzo  
Juliana Duque  
Benjamin Quesada  
Michael Pawelczyk  
George Graupera

District Manager  
GMS  
GMS  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Oath of Office for Mr. Marc Szasz**

Mr. Lorenzo: I administered the oath of office to Marc Szasz before the meeting.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Mauricio Pelaez, Vanessa Perez, and Raisa Krause. With us from the management company is Ben Quesada, Juliana Duque, and myself Jesus Lorenzo. From the attorney's office is Michael Pawelczyk.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 27, 2025 Meeting**

Mr. Lorenzo: You have the approval of the minutes of the June 27, 2025 meeting. If the Board has any corrections, additions, or adjustments, please let me know. If not, a motion to approve the minutes would be in place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the June 27, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of:**

**A. Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website**

Mr. Lorenzo: The next item is the consideration of Resolution #2026-01, local government publication of legal advertisements and public notices on county designated website. As you guys know, we are able to post on the county websites instead of having the post for the newspapers. This is a lot more economical. Can I have a motion from the Board to approve the resolution?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website, was approved.

**B. Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Lorenzo: You also have the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Do I have a motion form the Board to approve the engagement letter?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 20, 2025, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Pawelczyk: I don't believe I have anything for Eureka Grove. I think we were just waiting to follow up on certificates of completion on this project. I think it's almost done.

**B. Engineer – Status of Public Infrastructure Project, Conveyances to CDD, etc.**

Mr. Lorenzo: I forgot to mention for the Record, George Graupera has been on teleconference for the meeting and we are going into the engineer report. We've been working offline to finalize any conveyance. We're at Tab B with the staff reports and engineer. If you have any updates, George, on the status of the public infrastructure project and the conveyances.

Mr. Graupera: The reason I am calling in today is to give an update on what the status is of the conveyances. What should be and what probably is the reality, as conditions of the bond validation and the proper chain of events is once infrastructure, be it water, sewer, drainage, pavements, striping: once the infrastructure has been completed, through the bonds that were issued by the CDD, the developer needs to go ahead and convey that through a conveyance package to the Community Development District to the Eureka Grove CDD. Then from there, the Eureka Grove CDD is supposed to convey the infrastructure to the appropriate utility. In the case of water and sewer infrastructure, it needs to be conveyed to Miami-Dade County Water and Sewer department. As far as other improvements, such as asphalt, drainage, pipes, striping, traffic signs; there is no formal conveyance procedure to convey that infrastructure to the County. Miami-Dade County is going to be responsible for all the offsite improvements on Eureka Drive and the adjacent avenue. That kind of infrastructure, there is no way to convey that to the County formally, because the County does not have a formal conveyance project provision for that particular kind of infrastructure. So, I was hoping to go one by one as far as the different types of infrastructure that has been completed and then find out where the conveyance is on that. I wouldn't know where the conveyance is, but based on emails from Michael, the CDD, the District has not gotten the conveyance documents from the developer. There is no record of these being conveyed to the CDD and then from the CDD to the appropriate entity, whether it's Miami-Dade County Water

and Sewer Department or Miami-Dade County at all. We've been going back and forth, Jesus, with the offsite roadway improvements and our office has provided a certificate of completion for the project. It noted that there were some offsite roadway improvements that have yet to be completed. It turns out that the offsite roadway improvements have already been, the bond, from the County, have already been released. Essentially, Miami-Dade County has gone ahead and accepted these improvements within the public right-of-way. As of today, and it's been like that for a couple of years now, Miami-Dade County is responsible for the ownership and maintenance of all the infrastructure that was done as part of the Eureka Grove CDD for the offsite. The CDD does not own any infrastructure. All the infrastructure that was included as part of the project has been completed but as far as the ownership, I'm not sure if the chain of command or the proper chain of events was followed in order to convey this to the appropriate entities. That's what I was hoping to go ahead and reach out and find out what documentation the CDD has, if any. Also, if the developer has documentation of any conveyances. There should be at least conveyance documents to Miami-Dade County Water and Sewer Department.

Mr. Pelaez: George, you probably have to coordinate with Marc Szasz on that, on the water and sewer and all the conveyances.

Ms. Baluja: He's the only one who would know all your questions.

Mr. Graupera: He's not there?

Mr. Pelaez: Not at the meeting, no. We wouldn't do that in a meeting anyway. The District still has stormwater responsibility out there for all the stormwater improvements that were installed everywhere except the offsite right-of-way. That needs to be conveyed or we need to make sure we have the right easements. I just know I don't have anything in my file. Nothing has been done. Follow up with Marc Szasz on that.

Mr. Lorenzo: George, I'll talk to Marc before I leave here and we'll go over it and we'll get together to finalize this.

Mr. Graupera: Jesus, I had spoken to him before, this has happened before on other CDDs, where possibly the proper chain was not followed. I don't know how it will be resolved, but the CDD needs all the paperwork and the conveyances to make sure that this is getting done properly. I will speak with Marc and make sure, but it doesn't seem

like the CDD was included in any of the conveyance of infrastructure. As far as the onsite drainage, I believe that is to be owned and maintained by the HOA.

Mr. Pelaez: But in the engineer's report we paid for it, so that can't be the case.

Mr. Graupera: The CDD, and as far as when this engineer's report was prepared, stormwater management systems, even if it benefits the entirety of the District, so it can be funded with bond proceeds, as far as the ownership, it can be conveyed from the developer to the CDD and the CDD can convey it to the Home Owner's Association.

Mr. Pelaez: No, they cannot. Not until the bonds are paid off. Which would never happen. So no, that cannot happen.

Mr. Lorenzo: I'll talk with George and I'll get with you to finalize this and see where we are at and see what we need to do. Thank you, George.

### **C. Manager**

#### **1) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Mr. Lorenzo: Moving forward to the manager section, you have the final approval of the Fiscal Year 2024/2025 performance measures and standards on page 25. Do I have a motion to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Final Approval of the FY2024 – FY2025 Performance Measures and Standard, was approved.

#### **2) Ratification of FY26 Meeting Schedule**

Mr. Lorenzo: Next is the ratification of the Fiscal Year 2026 meeting schedule which you will see on page 29. Meetings will be on the second Friday of each month at 10:30 a.m. at the Lennar offices at 5505 Waterford District Drive. Do I have a motion from the Board to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the FY26 Meeting Schedule, was ratified.



**RESOLUTION 2026-02**

**A RESOLUTION OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

**WHEREAS**, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

**WHEREAS**, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Eureka Grove***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



# Table of Contents

1	<u>General Fund</u>
2	<u>Narratives</u>
3	<u>Debt Service Fund Series 2021</u>
4	<u>Amortization Schedule</u>
5	<u>Assessment Schedule</u>

**Eureka Grove**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b><u>REVENUES:</u></b>					
Special Assessments - On Roll	\$ 77,251	\$ 72,750	\$ 4,501	\$ 77,251	\$ 77,251
Interest income	1,960	643	857	1,500	1,600
Carry Forward Surplus	-	2,116	-	2,116	2,116
<b>TOTAL REVENUES</b>	<b>\$ 79,211</b>	<b>\$ 75,509</b>	<b>\$ 5,358</b>	<b>\$ 80,867</b>	<b>\$ 80,967</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	\$ 12,000
FICA Taxes	918	31	459	490	918
Engineering	2,000	360	1,640	2,000	2,000
Attorney	12,000	2,704	9,296	12,000	12,000
Annual Audit	5,500	5,500	-	5,500	5,600
Assessment Administration	1,060	1,060	-	1,060	1,124
Dissemination Agent	1,654	551	1,103	1,654	1,737
Trustee Fees	4,434	4,041	-	4,041	4,434
Management Fees	28,048	9,349	18,699	28,048	29,731
Website Maintenance	1,113	371	742	1,113	1,180
Postage & Delivery	100	47	53	100	100
Insurance General Liability	7,609	6,699	-	6,699	7,369
Printing & Binding	100	0	100	100	100
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	1,000	247	7,625	7,872	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL EXPENDITURES</b>	<b>\$ 79,211</b>	<b>\$ 31,536</b>	<b>\$ 47,215</b>	<b>\$ 78,751</b>	<b>\$ 80,967</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 43,973</b>	<b>\$ (41,857)</b>	<b>\$ 2,116</b>	<b>\$ -</b>

Description	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Villas	150	\$ 77,251	\$ 81,317	\$ 542	\$ 542	-
<b>Total</b>	<b>150</b>	<b>\$ 77,251</b>	<b>\$ 81,317</b>			

**Eureka Grove**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**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 6 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.

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Roll Administration**

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

**Dissemination Agent**

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

**Trustee Fees**

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

**Management Fees**

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

**Website Maintenance**

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

**Postage and Delivery**

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

**Insurance General Liability**

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

**Printing and Binding**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

**Eureka Grove**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2021 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 162,000	\$ 152,077	\$ 9,922	\$ 162,000	\$ 162,000
Interest Earnings	5,000	1,793	750	2,543	2,500
Carry Forward Surplus <sup>(1)</sup>	74,851	74,616	-	74,616	76,888
<b>TOTAL REVENUES</b>	<b>\$ 241,850</b>	<b>\$ 228,486</b>	<b>\$ 10,672</b>	<b>\$ 239,158</b>	<b>\$ 241,388</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 47,135	\$ 47,135	\$ -	\$ 47,135	\$ 46,388
Interest - 5/1	47,135	-	47,135	47,135	46,388
Principal - 5/1	65,000	-	65,000	65,000	65,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 159,270</b>	<b>\$ 47,135</b>	<b>\$ 112,135</b>	<b>\$ 159,270</b>	<b>\$ 157,775</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (3,000)	\$ (937)	\$ (2,063)	\$ (3,000)	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (3,000)</b>	<b>\$ (937)</b>	<b>\$ (2,063)</b>	<b>\$ (3,000)</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 162,270</b>	<b>\$ 48,072</b>	<b>\$ 114,198</b>	<b>\$ 162,270</b>	<b>\$ 157,775</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 79,580</b>	<b>\$ 180,414</b>	<b>\$ (103,526)</b>	<b>\$ 76,888</b>	<b>\$ 83,613</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 45,494
	\$ 45,494

Description	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Villas	150	\$ 162,000	\$ 170,526	\$ 1,137	\$ 1,137	-
<b>Total</b>	<b>150</b>	<b>\$ 162,000</b>	<b>\$ 170,526</b>			

**Eureka Grove**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2021 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 2,670,000	2.30%	\$ -	\$ 47,883	\$ 47,883
05/01/25	2,670,000	2.30%	65,000	47,883	
11/01/25	2,605,000	2.30%	-	47,135	160,018
05/01/26	2,605,000	2.30%	65,000	47,135	
11/01/26	2,540,000	2.30%	-	46,388	158,523
05/01/27	2,540,000	2.75%	65,000	46,388	
11/01/27	2,475,000	2.75%	-	45,494	156,881
05/01/28	2,475,000	2.75%	70,000	45,494	
11/01/28	2,405,000	2.75%	-	44,531	160,025
05/01/29	2,405,000	2.75%	70,000	44,531	
11/01/29	2,335,000	2.75%	-	43,569	158,100
05/01/30	2,335,000	2.75%	70,000	43,569	
11/01/30	2,265,000	2.75%	-	42,606	156,175
05/01/31	2,265,000	2.75%	75,000	42,606	
11/01/31	2,190,000	2.75%	-	41,575	159,181
05/01/32	2,190,000	3.50%	75,000	41,575	
11/01/32	2,115,000	3.50%	-	40,263	156,838
05/01/33	2,115,000	3.50%	80,000	40,263	
11/01/33	2,035,000	3.50%	-	38,863	159,125
05/01/34	2,035,000	3.50%	80,000	38,863	
11/01/34	1,955,000	3.50%	-	37,463	156,325
05/01/35	1,955,000	3.50%	85,000	37,463	
11/01/35	1,870,000	3.50%	-	35,975	158,438
05/01/36	1,870,000	3.50%	85,000	35,975	
11/01/36	1,785,000	3.50%	-	34,488	155,463
05/01/37	1,785,000	3.50%	90,000	34,488	
11/01/37	1,695,000	3.50%	-	32,913	157,400
05/01/38	1,695,000	3.50%	95,000	32,913	
11/01/38	1,600,000	3.50%	-	31,250	159,163
05/01/39	1,600,000	3.50%	95,000	31,250	
11/01/39	1,505,000	3.50%	-	29,588	155,838
05/01/40	1,505,000	3.50%	100,000	29,588	
11/01/40	1,405,000	3.50%	-	27,838	157,425
05/01/41	1,405,000	3.50%	105,000	27,838	-
11/01/41	1,300,000	4.00%	-	26,000	158,838
05/01/42	1,300,000	4.00%	110,000	26,000	-
11/01/42	1,190,000	4.00%	-	23,800	159,800
05/01/43	1,190,000	4.00%	115,000	23,800	-
11/01/43	1,075,000	4.00%	-	21,500	160,300
05/01/44	1,075,000	4.00%	115,000	21,500	-
11/01/44	960,000	4.00%	-	19,200	155,700
05/01/45	960,000	4.00%	120,000	19,200	-
11/01/45	840,000	4.00%	-	16,800	156,000
05/01/46	840,000	4.00%	125,000	16,800	-
11/01/46	715,000	4.00%	-	14,300	156,100
05/01/47	715,000	4.00%	130,000	14,300	-
11/01/47	585,000	4.00%	-	11,700	156,000
05/01/48	585,000	4.00%	135,000	11,700	-
11/01/48	450,000	4.00%	-	9,000	155,700
05/01/49	450,000	4.00%	145,000	9,000	-
11/01/49	305,000	4.00%	-	6,100	160,100
05/01/50	305,000	4.00%	150,000	6,100	-
11/01/50	155,000	4.00%	-	3,100	159,200
05/01/51	155,000	4.00%	155,000	3,100	158,100
<b>Total</b>			<b>\$ 2,670,000</b>	<b>\$ 1,638,635</b>	<b>\$ 4,308,635</b>

**Eureka Grove**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Villas	150	150	\$542.11	\$542.11	\$0.00	\$1,136.84	\$1,136.84	\$0.00	\$1,678.95	\$1,678.95	\$0.00
Total	150	150									

**SAMPLE**  
***Eureka Grove***  
***Community Development District***  
***Landowners Meeting Agenda***

**Friday**  
**November 13, 2026**  
**10:30 a.m.**

**Lennar Homes**  
**5055 Waterford District Drive**  
**Miami, Florida**

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

# **SAMPLE**

**OFFICIAL BALLOT**

**EUREKA GROVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**MIAMI, FLORIDA**

**LANDOWNERS MEETING ON NOVEMBER 13, 2026**

**For Interval Elections (3 Supervisors):** The two candidates receiving the most votes will each receive a four (4) year term; the recipients of the next highest vote count will receive a two (2) year term.

The undersigned certifies that they are the fee simple owner or proxy holder of the landowner (proxy form attached) of the land described in the attachment hereto, which land lies within the boundaries of the [Eureka Grove Community Development District](#);

**\*\*\*LEGAL DESCRIPTION OF PROPERTY ATTACHED\*\*\***

and cast their vote(s) for the following:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____ (Seat 1)	_____
2. _____ (Seat 2)	_____
3. _____ (Seat 4)	_____

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

# SAMPLE

## LANDOWNER PROXY LANDOWNERS MEETING – NOVEMBER 13, 2026 EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT MIAMI-DADE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Eureka Grove Community Development District to be held at Lennar Homes, 5505 Waterford District Drive, Miami, Florida on November 13, 2026 at 10:30 a.m.**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Print or type name of Landowner

\_\_\_\_\_  
Date

(or, if applicable, authorized representative of Landowner)

\_\_\_\_\_  
Signature of Landowner, or Landowner Representative

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(must be street address, tax parcel ID number, or legal description attached)

**Total Number of Authorized Votes:** \_\_\_\_\_

\* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.**



December 17, 2025

To the Board of Supervisors  
Eureka Grove Community Development District  
Miami-Dade County, Florida

We have audited the financial statements of Eureka Grove Community Development District, ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 17, 2025. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

#### **Our Responsibility in Relation to the Financial Statement Audit**

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

## **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

### **Circumstances Affecting the Auditor's Report**

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Corrected Misstatements**

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**EUREKA GROVE  
COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Eureka Grove Community Development District  
Miami-Dade County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Eureka Grove Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 17, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Eureka Grove Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,035,719).
- The change in the District's total net position in comparison with the prior fiscal year was \$26,787, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$226,440, an increase of \$13,639, in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaids and deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 227,255	\$ 213,301
Capital assets, net of depreciation	1,481,649	1,538,636
Total assets	1,708,904	1,751,937
Liabilities, excluding long-term liabilities	39,472	40,403
Long-term liabilities	2,705,151	2,774,040
Total liabilities	2,744,623	2,814,443
Net Position		
Net investment in capital assets	(1,199,407)	(1,215,347)
Restricted	116,108	109,274
Unrestricted	47,580	43,567
Total net position	\$ (1,035,719)	\$ (1,062,506)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 225,887	\$ 225,807
Interest revenue	7,086	8,286
Capital grants and contributions	868	882
General revenues		
Unrestricted investment earnings	2,229	691
Total revenues	<u>236,070</u>	<u>235,666</u>
Expenses:		
General government	61,666	54,751
Maintenance and operations	56,987	56,987
Interest on long-term debt	90,630	92,681
Total expenses	<u>209,283</u>	<u>204,419</u>
Change in net position	<u>26,787</u>	<u>31,247</u>
Net position - beginning	<u>(1,062,506)</u>	<u>(1,093,753)</u>
Net position - ending	<u>\$ (1,035,719)</u>	<u>\$ (1,062,506)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$209,283. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and investment earnings.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$1,709,597 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$227,948 has been taken, which resulted in a net book value of \$1,481,649. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2025, the District had \$2,605,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Eureka Grove Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, FL 33351.

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 10,184
Investments	27,920
Deposits and prepaids	6,699
Restricted assets:	
Investments	182,452
Capital assets:	
Depreciable, net	1,481,649
Total assets	1,708,904
 <b>LIABILITIES</b>	
Accounts payable	815
Accrued interest payable	38,657
Non-current liabilities:	
Due within one year	65,000
Due in more than one year	2,640,151
Total liabilities	2,744,623
 <b>NET POSITION</b>	
Net investment in capital assets	(1,199,407)
Restricted for debt service	116,108
Unrestricted	47,580
Total net position	\$ (1,035,719)

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 61,666	\$ 61,666	\$ -	\$ -	\$ -
Maintenance and operations	56,987	1,784	-	868	(54,335)
Interest on long-term debt	90,630	162,437	7,086	-	78,893
Total governmental activities	209,283	225,887	7,086	868	24,558
		General revenues:			
					2,229
					2,229
					26,787
					(1,062,506)
					\$ (1,035,719)

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 10,184	\$ -	\$ -	\$ 10,184
Investments	27,920	158,357	24,095	210,372
Due from other funds	3,592	-	-	3,592
Prepays and deposits	6,699	-	-	6,699
Total assets	<u>\$ 48,395</u>	<u>\$ 158,357</u>	<u>\$ 24,095</u>	<u>\$ 230,847</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 815	\$ -	\$ -	\$ 815
Due to other funds	-	3,592	-	3,592
Total liabilities	<u>\$ 815</u>	<u>\$ 3,592</u>	<u>\$ -</u>	<u>\$ 4,407</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	6,699	-	-	6,699
Restricted for:				
Debt service	-	154,765	-	154,765
Capital projects	-	-	24,095	24,095
Unassigned	40,881	-	-	40,881
Total fund balances	<u>47,580</u>	<u>154,765</u>	<u>24,095</u>	<u>226,440</u>
Total liabilities and fund balances	<u>\$ 48,395</u>	<u>\$ 158,357</u>	<u>\$ 24,095</u>	<u>\$ 230,847</u>

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	226,440
-----------------------------------	----	---------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	1,709,597	
Accumulated depreciation	<u>(227,948)</u>	1,481,649

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(38,657)	
Bonds payable	<u>(2,705,151)</u>	<u>(2,743,808)</u>

Net position of governmental activities		<u>\$ (1,035,719)</u>
---	--	-----------------------

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 63,450	\$ 162,437	\$ -	\$ 225,887
Interest revenue	2,229	7,086	868	10,183
Total revenues	<u>65,679</u>	<u>169,523</u>	<u>868</u>	<u>236,070</u>
<b>EXPENDITURES</b>				
Current:				
General government	61,666	-	-	61,666
Debt Service:				
Principal	-	65,000	-	65,000
Interest	-	95,765	-	95,765
Total expenditures	<u>61,666</u>	<u>160,765</u>	<u>-</u>	<u>222,431</u>
Excess (deficiency) of revenues over (under) expenditures	4,013	8,758	868	13,639
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfer in (out)	-	(3,170)	3,170	-
Total other financing sources (uses)	<u>-</u>	<u>(3,170)</u>	<u>3,170</u>	<u>-</u>
Net change in fund balances	4,013	5,588	4,038	13,639
Fund balances - beginning	<u>43,567</u>	<u>149,177</u>	<u>20,057</u>	<u>212,801</u>
Fund balances - ending	<u>\$ 47,580</u>	<u>\$ 154,765</u>	<u>\$ 24,095</u>	<u>\$ 226,440</u>

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	13,639
Amounts reported for governmental activities in the statement of activities		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(56,987)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		65,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		3,889
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		<u>1,246</u>
Change in net position of governmental activities	\$	<u><u>26,787</u></u>

See notes to the financial statements

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Eureka Grove Community Development District ("District") was created on June 18, 2019 by Ordinance No. 19-56 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, all of the Board members except Mauricio Pelaez were affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government’s policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Oblig Fd Cl D	\$ 182,452	S&P AAAM	Weighted average of the fund portfolio: 45 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	27,920	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 210,372</u>		

## **NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

### **Investments (Continued)**

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfers in	Transfers out
Debt service	\$ -	\$ 3,170
Capital projects	3,170	-
	<u>\$ 3,170</u>	<u>\$ 3,170</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	\$ 3,592	\$ -
Debt service	-	3,592
	<u>\$ 3,592</u>	<u>\$ 3,592</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments that have not yet been transferred to the general fund.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 1,709,597	\$ -	\$ -	\$ 1,709,597
Total capital assets, being depreciated	<u>1,709,597</u>	<u>-</u>	<u>-</u>	<u>1,709,597</u>
Less accumulated depreciation for:				
Infrastructure	170,961	56,987	-	227,948
Total accumulated depreciation	<u>170,961</u>	<u>56,987</u>	<u>-</u>	<u>227,948</u>
Total capital assets, being depreciated, net	<u>1,538,636</u>	<u>(56,987)</u>	<u>-</u>	<u>1,481,649</u>
Governmental activities capital assets, net	<u>\$ 1,538,636</u>	<u>\$ (56,987)</u>	<u>\$ -</u>	<u>\$ 1,481,649</u>

Depreciation was charged to maintenance and operations.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2021

In July 2021, the District issued \$2,850,000 of Special Assessment Bonds, Series 2021 consisting of multiple Term Bonds with maturity dates from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 2.30% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each November 1 and May 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to the maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 2,670,000	\$ -	\$ 65,000	\$ 2,605,000	\$ 65,000
Plus: original issuance premium	104,040	-	3,889	100,151	-
Total	<u>\$ 2,774,040</u>	<u>\$ -</u>	<u>\$ 68,889</u>	<u>\$ 2,705,151</u>	<u>\$ 65,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 65,000	\$ 94,270	\$ 159,270
2027	65,000	92,775	157,775
2028	70,000	90,988	160,988
2029	70,000	89,063	159,063
2030	70,000	87,138	157,138
2031-2035	395,000	401,538	796,538
2036-2040	465,000	328,425	793,425
2041-2045	565,000	236,675	801,675
2046-2050	685,000	115,800	800,800
2051	155,000	6,200	161,200
Total	<u>\$ 2,605,000</u>	<u>\$ 1,542,872</u>	<u>\$ 4,147,872</u>

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 63,001	\$ 63,450	\$ 449
Interest	500	2,229	1,729
Total revenues	63,501	65,679	2,178
<b>EXPENDITURES</b>			
Current:			
General government	63,501	61,666	1,835
Total expenditures	63,501	61,666	1,835
Excess (deficiency) of revenues over (under) expenditures	\$ -	4,013	\$ 4,013
Fund balance - beginning		43,567	
Fund balance - ending		\$ 47,580	

See notes to required supplementary information

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$277,047
Construction projects to begin on or after October 1; (\$65K)	\$24,095
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$442.11 Debt service - \$1,136.84
Special assessments collected	\$225,887
Outstanding Bonds:	
Series 2021, due May 1, 2051	\$2,605,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Eureka Grove Community Development District  
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Eureka Grove Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 17, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 17, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Eureka Grove Community Development District  
Miami-Dade County, Florida

We have examined Eureka Grove Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Eureka Grove Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 17, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Eureka Grove Community Development District  
Miami-Dade County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Eureka Grove Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 17, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 17, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Eureka Grove Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Eureka Grove Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 17, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

LAW OFFICES  
**BILLING**  **COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOUFFE

February 3, 2026

VIA E-MAIL ONLY– JLorenzo@gmssf.com

Mr. Jesus Lorenzo  
District Manager  
Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure  
Eureka Grove Community Development District  
Our File: 1065.19177**

Dear Jesus:

This firm's current fee structure has been in place since 2019. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

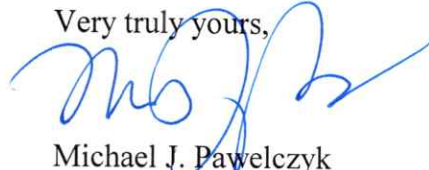
- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jesus Lorenzo  
February 3, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)

# Eureka Grove

## COMMUNITY DEVELOPMENT DISTRICT

### Check Register

Fiscal Year 2026

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>Oct 2025 - Jan 2026</b>	<b>170 - 185</b>	<b>\$236,531.38</b>
<b>TOTAL</b>		<b>\$236,531.38</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/25	00003	9/30/25	195500	202509	310-51300	31500		BILLING COCHRAN, P.A.	*	500.00	500.00	000170
10/21/25	00014	10/17/25	18-048-1	202510	310-51300	31100		FORD ENGINEERS INC.	*	60.00	60.00	000171
10/21/25	00001	9/15/25	83	202510	310-51300	31400		ASSESS ROLL CERT - FY2026	*	1,060.00		
		10/01/25	84	202510	310-51300	34000		OCT 25 - MGMT FEES	*	2,337.33		
		10/01/25	84	202510	310-51300	31300		OCT 25 - DISSEMINATION	*	137.83		
		10/01/25	84	202510	310-51300	49500		OCT 25 - WEB ADMIN	*	92.75		
		10/01/25	84	202510	310-51300	42000		OCT 25 - POSTAGE	*	.74		
								GMS-SF, LLC			3,628.65	000172
10/21/25	00005	10/01/25	93450	202510	310-51300	54000		FY26-SPECIAL DISTRICT FEE	*	175.00	175.00	000173
								DEPT OF ECONOMIC OPPORTUNITY				
10/21/25	00015	9/30/25	IN52674	202509	310-51300	48000		LEGALS-FY26 BOS MTG DATES	*	314.84	314.84	000174
								MCCLATCHY COMPANY LLC				
12/08/25	00003	10/31/25	195869	202510	310-51300	31500		OCT 25 - GENERAL COUNSEL	*	522.00	522.00	000175
								BILLING COCHRAN, P.A.				
12/08/25	00008	12/08/25	TAX REC	202512	300-20700	10000		TAX RECEIPTS XFR	*	147,117.69	147,117.69	000176
								EUREKA GROVE CDD C/O US BANK				
12/08/25	00014	11/05/25	18-048-1	202510	310-51300	31100		OCT 25 - ENGINEERING SVCS	*	60.00	60.00	000177
								FORD ENGINEERS INC.				
12/08/25	00001	11/01/25	86	202511	310-51300	34000		NOV 25 - MGMT FEES	*	2,337.33		
		11/01/25	86	202511	310-51300	31300		NOV 25 - DISSEMINATION	*	137.83		
		11/01/25	86	202511	310-51300	49500		NOV 25 - WEB ADMIN	*	92.75		

EURK EUREKA GROVE SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25		86	NOV 25 - POSTAGE	202511	310-51300-42000			*	4.44		
12/01/25		87	DEC 25 - MGMT FEES	202512	310-51300-34000			*	2,337.33		
12/01/25		87	DEC 25 - DISSEMINATION	202512	310-51300-31300			*	137.83		
12/01/25		87	DEC 25 - WEB ADMIN	202512	310-51300-49500			*	92.75		
GMS-SF, LLC										5,140.26	000178
12/08/25	00011	12/01/25	28303	AUDIT SVCS - FYE 9/30/25	202512	310-51300-32200		*	5,500.00		
GRAU AND ASSOCIATES										5,500.00	000179
12/08/25	00016	12/08/25	SURPLUS	XFR EXCESS FUNDS TO SBA	202512	300-15100-10000		*	65,000.00		
STATE BOARD OF ADMINISTRATION										65,000.00	000180
12/08/25	00012	8/25/25	7871587	SER2021 08/01/25-07/31/26	202510	310-51300-32300		*	4,040.63		
U.S. BANK										4,040.63	000181
1/14/26	00003	11/30/25	196321	NOV 25 - GENERAL COUNSEL	202511	310-51300-31500		*	957.00		
		12/31/25	196701	DEC 25 - GENERAL COUNSEL	202512	310-51300-31500		*	725.00		
BILLING COCHRAN, P.A.										1,682.00	000182
1/14/26	00014	1/07/26	18-048-1	NOV 25 - ENGINEERING SVCS	202511	310-51300-31100		*	180.00		
FORD ENGINEERS INC.										180.00	000183
1/14/26	00001	1/01/26	88	JAN 26 - MANAGEMENT FEE	202601	310-51300-34000		*	2,337.33		
		1/01/26	88	JAN 26 - DISSEMINATION	202601	310-51300-31300		*	137.83		
		1/01/26	88	JAN 26 - WEBSITE ADMIN	202601	310-51300-49500		*	92.75		
		1/01/26	88	JAN 26 - POSTAGE	202601	310-51300-42000		*	3.70		
		1/01/26	88	JAN 26 - COPIES	202601	310-51300-42500		*	.15		
GMS-SF, LLC										2,571.76	000184
1/30/26	00013	12/23/25	9-113-99	DELIVERIES THRU 12/16/25	202512	310-51300-42000		*	38.55		
FEDEX										38.55	000185
TOTAL FOR BANK A									236,531.38		
EURK EUREKA GROVE SNEEROOA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							236,531.38	

EURK EUREKA GROVE SNEEROA

***Eureka Grove***  
***Community Development District***

**Unaudited Financial Reporting**  
***January 31, 2026***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2021</u>
4	<hr/>	<u>Capital Projects Fund Series 2021</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

**Eureka Grove**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 7,802	\$ -	\$ -	\$ 7,802
Due from General Fund	-	1,368	-	1,368
<u>Investments:</u>				
State Board of Administration (SBA)	83,563	-	-	83,563
<u>Series 2022</u>				
Reserve	-	80,150	-	80,150
Revenue	-	179,046	-	179,046
Acq & Construction	-	-	24,738	24,738
<b>Total Assets</b>	<b>\$ 91,365</b>	<b>\$ 260,564</b>	<b>\$ 24,738</b>	<b>\$ 376,667</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 560	\$ -	\$ -	\$ 560
Due to Debt Service	1,368	-	-	1,368
<b>Total Liabilities</b>	<b>\$ 1,928</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,928</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 260,564	\$ -	\$ 260,564
Capital Project	-	-	24,738	24,738
Unassigned	89,437	-	-	89,437
<b>Total Fund Balances</b>	<b>\$ 89,437</b>	<b>\$ 260,564</b>	<b>\$ 24,738</b>	<b>\$ 374,739</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 91,365</b>	<b>\$ 260,564</b>	<b>\$ 24,738</b>	<b>\$ 376,667</b>

**Eureka Grove**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 77,251	\$ 72,750	\$ 72,750	\$ -
Interest Income	1,960	653	643	(10)
<b>Total Revenues</b>	<b>\$ 79,211</b>	<b>\$ 73,403</b>	<b>\$73,393</b>	<b>\$ (10)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 400	\$ 3,600
FICA Taxes	918	306	31	275
Engineering	2,000	667	360	307
Attorney	12,000	4,000	2,704	1,296
Annual Audit	5,500	5,500	5,500	-
Assessment Administration	1,060	1,060	1,060	-
Dissemination Agent	1,654	551	551	(0)
Trustee Fees	4,434	4,434	4,041	394
Management Fees	28,048	9,349	9,349	(0)
Website Maintenance	1,113	371	371	-
Postage & Delivery	100	33	47	(14)
Insurance General Liability	7,609	7,609	6,699	910
Printing & Binding	100	33	0	33
Legal Advertising	1,500	500	-	500
Other Current Charges	1,000	333	247	86
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Expenditures</b>	<b>\$ 79,211</b>	<b>\$ 38,922</b>	<b>\$ 31,536</b>	<b>\$ 7,387</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 34,480</b>	<b>\$ 41,857</b>	<b>\$ 7,376</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 34,480</b>	<b>\$ 41,857</b>	<b>\$ 7,376</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 47,580</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 89,437</b>	

# Eureka Grove

## Community Development District

### Debt Service Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><u>Revenues:</u></b>				
Special Assessments - On Roll	\$ 162,000	\$ 152,077	\$ 152,077	\$ -
Interest Income	5,000	1,667	1,793	126
<b>Total Revenues</b>	<b>\$ 167,000</b>	<b>\$ 153,744</b>	<b>\$ 153,870</b>	<b>\$ 126</b>
<b><u>Expenditures:</u></b>				
Interest Expense - 11/1	\$ 47,135	\$ 47,135	\$ 47,135	\$ -
Interest Expense - 5/1	47,135	-	-	-
Principal Expense - 5/1	65,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 159,270</b>	<b>\$ 47,135</b>	<b>\$ 47,135</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,730</b>	<b>\$ 106,609</b>	<b>\$ 106,735</b>	<b>\$ 126</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (3,000)	\$ (1,000)	\$ (937)	\$ 63
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (3,000)</b>	<b>\$ (1,000)</b>	<b>\$ (937)</b>	<b>\$ 63</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,730</b>	<b>\$ 105,609</b>	<b>\$ 105,799</b>	<b>\$ 190</b>
<b>Fund Balance - Beginning</b>	<b>\$ 74,851</b>		<b>\$ 154,766</b>	
<b>Fund Balance - Ending</b>	<b>\$ 79,580</b>		<b>\$ 260,564</b>	

**Eureka Grove**  
**Community Development District**  
**Capital Projects Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 287	\$ 287
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287</b>	<b>\$ 287</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 580	\$ (580)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 580</b>	<b>\$ (580)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (293)</b>	<b>\$ (293)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 937	\$ 937
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 937</b>	<b>\$ 937</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 643</b>	<b>\$ 643</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 24,095</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 24,738</b>	

**Eureka Grove**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 3,342	\$ 69,045	\$ 362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,750
Interest Income	102	96	171	275	-	-	-	-	-	-	-	-	643
<b>Total General &amp; Administrative</b>	<b>\$ 102</b>	<b>\$ 3,438</b>	<b>\$ 69,216</b>	<b>\$ 637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,393</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Taxes	15	-	15	-	-	-	-	-	-	-	-	-	31
Engineering	120	180	-	60	-	-	-	-	-	-	-	-	360
Attorney	522	957	725	500	-	-	-	-	-	-	-	-	2,704
Annual Audit	-	-	5,500	-	-	-	-	-	-	-	-	-	5,500
Assessment Administration	1,060	-	-	-	-	-	-	-	-	-	-	-	1,060
Dissemination Agent	138	138	138	138	-	-	-	-	-	-	-	-	551
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	2,337	2,337	2,337	2,337	-	-	-	-	-	-	-	-	9,349
Website Maintenance	93	93	93	93	-	-	-	-	-	-	-	-	371
Postage & Delivery	1	4	39	4	-	-	-	-	-	-	-	-	47
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	-	-	-	0	-	-	-	-	-	-	-	-	0
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	86	58	58	45	-	-	-	-	-	-	-	-	247
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Expenditures</b>	<b>\$ 15,487</b>	<b>\$ 3,767</b>	<b>\$ 9,105</b>	<b>\$ 3,177</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,536</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (15,385)</b>	<b>\$ (329)</b>	<b>\$ 60,111</b>	<b>\$ (2,540)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,857</b>
<b>Net Change in Fund Balance</b>	<b>\$ (15,385)</b>	<b>\$ (329)</b>	<b>\$ 60,111</b>	<b>\$ (2,540)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,857</b>

**Eureka Grove**  
**Community Development District**

**Long Term Debt Report**

Special Assessment Revenue Bonds		
Series 2021		
Original Issue Amount:		\$2,850,000
Term 1:	\$310,000	
Interest Rate:	2.30%	
Maturity Date:	May 1, 2026	
Term 2:	\$350,000	
Interest Rate:	2.75%	
Maturity Date:	May 1, 2031	
Term 3:	\$890,000	
Interest Rate:	3.50%	
Maturity Date:	May 1, 2041	
Term 24:	\$1,300,000	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$80,150.00	
Reserve Fund Balance	\$80,150.00	
Bonds Outstanding - 7/31/2021		\$2,850,000
Less: Principal Payment - 5/1/22		(\$60,000)
Less: Principal Payment - 5/1/23		(\$60,000)
Less: Principal Payment - 5/1/24		(\$60,000)
Less: Principal Payment - 5/1/25		(\$65,000)
<b>Current Bonds Outstanding</b>		<b>\$2,605,000</b>

**Eureka Grove**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Miami-Dade County**  
**Fiscal Year 2026**

	Gross Assessments	\$	81,317	\$	170,526	\$	251,843
<b>ON ROLL ASSESSMENTS</b>	Net Assessments	\$	77,251	\$	162,000	\$	239,250
	allocation in %		32%		68%		100%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2021		Total
						O&M Portion	Debt Service	
11/17/25	\$ 6,716	\$ 269	\$ 64	\$ -	\$ 6,383	\$ 2,061	\$ 4,322	\$ 6,383
11/25/25	829	44	8	-	778	251	527	778
11/28/25	3,358	134	32	-	3,191	1,030	2,161	3,191
12/05/25	223,300	8,932	2,144	-	212,224	68,524	143,700	212,224
12/24/25	1,679	50	16	-	1,612	521	1,092	1,612
01/09/26	425	13	4	-	408	132	276	408
01/26/26	-	-	-	230	230	230	-	230
<b>TOTAL</b>	<b>\$ 236,307</b>	<b>\$ 9,442</b>	<b>\$ 2,269</b>	<b>\$ 230</b>	<b>\$ 224,827</b>	<b>\$ 72,750</b>	<b>\$ 152,077</b>	<b>\$ 224,827</b>

	<b>Percent Collected</b>
<b>\$ 15,535</b>	<b>94%</b>
	<b>Balance Remaining to Collect</b>