



Eureka Grove
Community Development District

www.eurekagrovecdd.com

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

July 9, 2026



Eureka Grove

Community Development District

Special Meeting 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: Open Seat	

Thursday
July 9, 2026
10:30 a.m.

Silver Palms Clubhouse
23770 SW 115th Avenue, Miami, FL 33032
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. Organizational Matters
 - A. Acceptance of Resignation Letter from Mr. Marc Szasz – **Page 3**
 - B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1 (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - D. Election of Officer(s)
3. Approval of Minutes of the June 12, 2026 Meeting – **Page 5**
4. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 11**
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 17**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 18**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
5. Financial Reports
 - A. Acceptance of Check Register – **Page 21**
 - B. Acceptance of Unaudited Financials – **Page 23**
6. Supervisors Requests and Audience Comments
7. 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>

6/12/26

Date

I, Marc Seasz, wish to resign from the Eurella Grove
CDD Board of Supervisors, effective: 6/12/26.


Signature

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **EUREKA GROVE Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **EUREKA GROVE Community Development District**, _____ County, Florida.

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification _____

**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 June 12, 2026 at 3:18 p.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Mauricio Pelaez *by phone*
Vanessa Perez
Marc Szasz

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque *by phone*
Michael Pawelczyk *by phone*
Jenny Cabrera *by phone*

District Manager
GMS
District Counsel
HOA Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Vanessa Perez, and Marc Szasz. Mauricio Pelaez is in attendance on the teleconference.

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 13, 2026 Meeting

Mr. Lorenzo: You have the approval of the minutes of the March 13, 2026 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 March 13, 2026 Meeting, were approved.
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THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: I'll need a motion from the Board to go ahead and open the public hearing.

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

B. Public Comment Period

Mr. Lorenzo: We don't have any residents present, and there is nobody here present at the office. Jenny, do you have any comments regarding the budget?

Ms. Cabrera: No.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to consideration of Resolution 2026-03, the annual appropriation resolution for the Eureka Grove Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, there is no increase in this District. There was an increase last year, but there's no increase this year. It stays the same. A motion will be in order unless the Board has any questions.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to Resolution 2026-04 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to Miami-Dade. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: Is there a motion to close the public hearing?

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing to report for Eureka Grove.

B. Engineer

Mr. Lorenzo: We have nothing from the engineer.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: On page 23, you'll find the meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: Yes.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Lorenzo: The Form 1 financial disclosure is due July 1, 2026. Some of you have already filed and it has already been confirmed. If you haven't done it, make sure you get it done.

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

Mr. Lorenzo: Reminder to complete the annual ethics training due by December 31, 2026, the four hour training.

4) Number of Registered Voters in the District

Mr. Lorenzo: The number of registered voters in the District is 211 as per the Supervisor of Elections.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving forward to financial reports, Tab A is the acceptance of the check register and Tab B is the acceptance of the unaudited financials. Do I have a motion to accept?

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Lorenzo: Do I have any Supervisor's requests? There are no audience present here at the office or online.

Mr. Pelaez: Where are we at with the other residents that wanted to join?

Mr. Lorenzo: One of them were online. I was just going to go into that. One of them was online earlier today but unfortunately couldn't make the adjustment of the meeting scheduled right now. But they ready to go. I was talking to Terry offline to figure out a way to meet potentially at a neutral site, not in our office. We were wondering if it would be okay if we met at the Silver Palms Clubhouse, which I believe you've told me is okay.

Mr. Pelaez: Yeah, that'd be perfect. Make it very convenient for them.

Ms. Baluja: When is the next meeting?

Mr. Lorenzo: The next meeting is July 10th.

Ms. Baluja: So, should we notice the next meeting to be there? How does that work?

Mr. Pawelczyk: You would just advertise a special meeting for July 10 at whatever time.

Mr. Lorenzo: So regardless, even if we're just going to change the address and keep the same time we still have to advertise? And we're still going to get hit with that fee.

Mr. Pawelczyk: Absolutely. You're moving to a completely different part of the county.

Mr. Lorenzo: Then we're going to have to do that. It doesn't have to be July 10th.

Ms. Baluja: Let's not make it July 10th because we have other meetings and it just doesn't make sense logically. What other date would we be able to do? Mauricio, what other day in July works for you?

Mr. Pelaez: I'm good for any day in July. Whatever works for you guys. Maybe Jesus can get with them to see, since they're new, what their schedules are like. I don't know their jobs. Then we can kind of work around that so we can try to get them on Board. Why don't you try to do it the same day you're doing the Campo Bello meeting, which is a Thursday? That would be July 9th, and they meet at 9:30 a.m.

Mr. Lorenzo: That meeting is going to be about 30 minutes, maybe 40, depending on if we start on time. 10:30 a.m. I think will be perfect.

Ms. Duque: Let me check with Jennifer to make sure that there is no conflict at the clubhouse. I just want to make sure that they don't have anything after the Campo Bello meeting.

Mr. Lorenzo: There was a third Board member that couldn't meet with us. I don't know if they're interested or if there's anybody else interested that you know that that's the day to go to the meeting. We can talk offline as well.

Mr. Cabrera: Okay, sounds good.

Ms. Duque: I just talked to Jennifer and it's good. Good to go on July 9, 2026 at 10:30 a.m.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Scheduling a Special Meeting for Thursday, July 9, 2026 at the Silver Palms Clubhouse, 23770 SW 115th Avenue, Miami, FL 33032 at 10:30 a.m., was approved.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Is there a motion to adjourn the meeting?

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

BOARD OF SUPERVISORS MEETING DATES
EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Eureka Grove Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 11:00 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the second Friday of each month as follows:

October 9, 2026
November 13, 2026 Regular and Landowners Meeting
December 11, 2026
January 08, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 09, 2027
August 13, 2027
September 10, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.eurekagrovecdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jesus Lorenzo
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Campo Bello Community Development District - Board of Supervisors ⓘ - Century Park Square Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ - Silver Palms West Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/1/2026	View Filings
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/18/2026	View Filings

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Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ - Silver Palms West Community Development District - Board of Supervisors ⓘ			
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✅ Form 1 - 4/22/2026	View Filings
271024	2025	Mauricio Pelaez	- Campo Bello Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Palm Glades Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✅ Form 1 - 5/18/2026	View Filings
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Campo Bello Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✅ Form 1 - 6/4/2026	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ			
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Century Park Square Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - MainStreet at Coconut Creek Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/8/2026	View Filings

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Eureka Grove

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

<i>Date:</i>	<i>Check #'s:</i>	<i>Amount:</i>
Apr 2026	191 - 192	\$3,437.91
May 2026	193 - 196	\$11,592.49
TOTAL		\$15,030.40

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/20/26	00003	3/31/26 198015 MAR 26	202603 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	870.00	870.00 000191
4/20/26	00001	4/01/26 91 APR 26	202604 310-51300-34000 - MANAGEMENT FEE		*	2,337.33	
		4/01/26 91 APR 26	202604 310-51300-31300 - DISSEMINATION		*	137.83	
		4/01/26 91 APR 26	202604 310-51300-49500 - WEBSITE ADMIN		*	92.75	
			GMS-SF, LLC				2,567.91 000192
5/14/26	00008	5/13/26 TAX REC TAX RECEIPTS XFR	202605 300-20700-10000	EUREKA GROVE CDD C/O US BANK	*	8,383.10	8,383.10 000193
5/21/26	00003	4/30/26 198480 APR 26	202604 310-51300-31500 - GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	580.00	580.00 000194
5/21/26	00001	5/01/26 92 MAY 26	202605 310-51300-34000 - MANAGEMENT FEE		*	2,337.33	
		5/01/26 92 MAY 26	202605 310-51300-31300 - DISSEMINATION		*	137.83	
		5/01/26 92 MAY 26	202605 310-51300-49500 - WEBSITE ADMIN		*	92.75	
		5/01/26 92 MAY 26	202605 310-51300-42000 - POSTAGE		*	1.48	
			GMS-SF, LLC				2,569.39 000195
5/21/26	00007	4/29/26 # REG VO FY26- # OF REGIST. VOTERS	202604 310-51300-49000	MIAMI DADE COUNTY ELECTIONS DEPT	*	60.00	60.00 000196
TOTAL FOR BANK A						15,030.40	
TOTAL FOR REGISTER						15,030.40	

Eureka Grove
Community Development District

Unaudited Financial Reporting
May 31, 2026



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Eureka Grove
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 13,129	\$ -	\$ -	\$ 13,129
Due from General Fund	-	1,114	-	1,114
<u>Investments:</u>				
State Board of Administration (SBA)	69,604	-	-	69,604
<u>Series 2022</u>				
Reserve	-	80,150	-	80,150
Revenue	-	77,150	-	77,150
Acq & Construction	-	-	25,826	25,826
Total Assets	\$ 82,733	\$ 158,415	\$ 25,826	\$ 266,974
Liabilities:				
Accounts Payable	\$ 1,978	\$ -	\$ -	\$ 1,978
Due to Debt Service	1,114	-	-	1,114
Total Liabilities	\$ 3,092	\$ -	\$ -	\$ 3,092
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 158,415	\$ -	\$ 158,415
Capital Project	-	-	25,826	25,826
Unassigned	79,642	-	-	79,642
Total Fund Balances	\$ 79,642	\$ 158,415	\$ 25,826	\$ 263,882
Total Liabilities & Fund Balance	\$ 82,733	\$ 158,415	\$ 25,826	\$ 266,974

Eureka Grove
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 77,251	\$ 77,251	\$ 76,639	\$ (612)
Interest Income	1,960	1,307	1,684	377
Total Revenues	\$ 79,211	\$ 78,557	\$78,322	\$ (235)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 600	\$ 7,400
FICA Taxes	918	612	46	566
Engineering	2,000	1,333	360	973
Attorney	12,000	8,000	6,632	1,369
Annual Audit	5,500	5,500	5,500	-
Assessment Administration	1,060	1,060	1,060	-
Dissemination Agent	1,654	1,103	1,103	(0)
Trustee Fees	4,434	4,434	4,041	394
Management Fees	28,048	18,698	18,699	(0)
Website Maintenance	1,113	742	742	-
Postage & Delivery	100	67	57	10
Insurance General Liability	7,609	7,609	6,699	910
Printing & Binding	100	67	0	67
Legal Advertising	1,500	1,000	-	1,000
Other Current Charges	1,000	667	548	118
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	\$ 79,211	\$ 59,067	\$ 46,261	\$ 12,806
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 19,491	\$ 32,062	\$ 12,571
Net Change in Fund Balance	\$ -	\$ 19,491	\$ 32,062	\$ 12,571
Fund Balance - Beginning	\$ -		\$ 47,580	
Fund Balance - Ending	\$ -		\$ 79,642	

Eureka Grove
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 162,000	\$ 162,000	\$ 160,207	\$ (1,793)
Interest Income	5,000	3,333	4,477	1,144
Total Revenues	\$ 167,000	\$ 165,333	\$ 164,684	\$ (649)
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ 47,135	\$ 47,135	\$ 47,135	\$ -
Interest Expense - 5/1	47,135	47,135	47,135	-
Principal Expense - 5/1	65,000	65,000	65,000	-
Total Expenditures	\$ 159,270	\$ 159,270	\$ 159,270	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,730	\$ 6,063	\$ 5,414	\$ (649)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (3,000)	\$ (2,000)	\$ (1,765)	\$ 235
Total Other Financing Sources/(Uses)	\$ (3,000)	\$ (2,000)	\$ (1,765)	\$ 235
Net Change in Fund Balance	\$ 4,730	\$ 4,063	\$ 3,649	\$ (414)
Fund Balance - Beginning	\$ 74,851		\$ 154,766	
Fund Balance - Ending	\$ 79,580		\$ 158,415	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 547	\$ 547
Total Revenues	\$ -	\$ -	\$ 547	\$ 547
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 580	\$ (580)
Total Expenditures	\$ -	\$ -	\$ 580	\$ (580)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (33)	\$ (33)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,765	\$ 1,765
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,765	\$ 1,765
Net Change in Fund Balance	\$ -	\$ -	\$ 1,731	\$ 1,731
Fund Balance - Beginning	\$ -		\$ 24,095	
Fund Balance - Ending	\$ -		\$ 25,826	

Eureka Grove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - On Roll	\$ -	\$ 3,342	\$ 69,045	\$ 362	\$ 526	\$ 531	\$ 2,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,639
Interest Income	102	96	171	275	246	272	265	257	-	-	-	-	1,684
Total General & Administrative	\$ 102	\$ 3,438	\$ 69,216	\$ 637	\$ 772	\$ 804	\$ 3,097	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ 78,322
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Taxes	15	-	15	-	-	15	-	-	-	-	-	-	46
Engineering	120	180	-	60	-	-	-	-	-	-	-	-	360
Attorney	522	957	725	500	500	870	580	1,978	-	-	-	-	6,632
Annual Audit	-	-	5,500	-	-	-	-	-	-	-	-	-	5,500
Assessment Administration	1,060	-	-	-	-	-	-	-	-	-	-	-	1,060
Dissemination Agent	138	138	138	138	138	138	138	138	-	-	-	-	1,103
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	2,337	2,337	2,337	2,337	2,337	2,337	2,337	2,337	-	-	-	-	18,699
Website Maintenance	93	93	93	93	93	93	93	93	-	-	-	-	742
Postage & Delivery	1	4	39	4	5	3	-	1	-	-	-	-	57
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	-	-	-	0	-	-	-	-	-	-	-	-	0
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	86	58	58	45	60	60	121	60	-	-	-	-	548.30
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	\$ 15,487	\$ 3,767	\$ 9,105	\$ 3,177	\$ 3,133	\$ 3,717	\$ 3,269	\$ 4,607	\$ -	\$ -	\$ -	\$ -	\$ 46,261
Excess (Deficiency) of Revenues over Expenditures	\$ (15,385)	\$ (329)	\$ 60,111	\$ (2,540)	\$ (2,361)	\$ (2,913)	\$ (172)	\$ (4,350)	\$ -	\$ -	\$ -	\$ -	\$ 32,062
Net Change in Fund Balance	\$ (15,385)	\$ (329)	\$ 60,111	\$ (2,540)	\$ (2,361)	\$ (2,913)	\$ (172)	\$ (4,350)	\$ -	\$ -	\$ -	\$ -	\$ 32,062

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)
Less: Principal Payment - 5/1/26		(\$65,000)
Current Bonds Outstanding		\$2,540,000

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

	Gross Assessments	\$	81,317	\$	170,526	\$	251,843
ON ROLL ASSESSMENTS	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
02/11/26	1,679	34	16	-	1,629	526	1,103	1,629
03/11/26	1,679	17	17	-	1,646	531	1,114	1,646
04/17/26	8,820	-	88	-	8,731	2,819	5,912	8,731
04/24/26	-	-	-	13	13	13	-	13
TOTAL	\$ 248,485	\$ 9,492	\$ 2,390	\$ 243	\$ 236,846	\$ 76,639	\$ 160,207	\$ 236,846

99%	Percent Collected
\$ 3,358	Balance Remaining to Collect