



Eureka Grove
Community Development District

www.eurekagrovecdd.com

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

June 12, 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
June 12, 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 March 13, 2026 Meeting – **Page 3**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 7**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 14**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 17**
 - E. Motion to Close the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 23**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 24**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **211 – Page 27**
5. Financial Reports
 - A. Acceptance of Check Register – **Page 28**
 - B. Acceptance of Unaudited Financials – **Page 30**
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>

**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 March 13, 2026 at 10:30 a.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Mauricio Pelaez *by phone*
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Benjamin Quesada
Michael Pawelczyk

District Manager
GMS
GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Vanessa Perez, and Raisa Krause. Mauricio Pelaez is in attendance on the teleconference. With us from the management company is Ben Quesada, Juliana Duque, and myself Jesus Lorenzo.

SECOND ORDER OF BUSINESS

Approval of Minutes of the November 14, 2025 Meeting

Mr. Lorenzo: You have the approval of the minutes of the November 14, 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 November 14, 2025 Meeting, were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution #2026-02
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Mr. Lorenzo: Resolution #2026-02 approves the proposed Fiscal Year 2027 budget and sets the public hearing for June 12, 2026. There is no change on the budget. We will be levying assessments for 150 total units. Nothing has changed.

Ms. Baluja: Wonderful.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Procedures for
Landowners Election Meeting**

Mr. Lorenzo: The next item is discussion of the procedures for the landowner's election meeting on November 13, 2026. Seat #1 for Marc, Seat #2 for Vanessa and Seat #4 for Mauricio are set for November 13. The protocol is there for informational purposes. If you have any questions, please let me know.

FIFTH ORDER OF BUSINESS

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

Mr. Lorenzo: Moving forward to the acceptance of the audit for fiscal year ending in September 30, 2025. Grau & Associates performed the audit. The District is in compliance and in accordance with accounting principles and standards. Unless there are any questions or concerns, a motion will be in order.

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Pawelczyk: The only thing I have is our adjustment proposal for a fee increase. We have not increased our fee since 2019. It has been \$290 to \$225 an hour for partners and associates, respectively. We're proposing to Increase that to \$325 and \$250 an hour with a start date effective date of October 1.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Adjustment to District Counsel Fee Structure, was approved.

B. Engineer

Mr. Lorenzo: We have nothing under the engineer.

C. Manager

Mr. Lorenzo: The only thing that I want to give you guys an update on is we're working with the HOA to schedule a meeting with the Board to get some involvement on the Board. Aside from that, I have nothing else. We're still working on the conveyance documents. Hopefully we'll have a better update for you the next meeting.

SEVENTH 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.

EIGHTH 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. Hearing no comments, we will move on to the next item.

NINTH 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

Eureka Grove
Community Development District

Approved Proposed Budget
FY 2027



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5	<u>Assessment Schedule</u>

Eureka Grove
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 77,251	\$ 76,639	\$ 612	\$ 77,251	\$ 77,251
Interest income	1,960	1,426	574	2,000	1,600
Carry Forward Surplus	-	-	-	-	2,117

TOTAL REVENUES	\$ 79,211	\$ 78,065	\$ 1,186	\$ 79,251	\$ 80,967
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 4,000.00	\$ 4,600	\$ 12,000
FICA Taxes	918	46	306	352	918
Engineering	2,000	360	1,640	2,000	2,000
Attorney	12,000	4,654	7,346	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	965	689	1,654	1,737
Trustee Fees	4,434	4,041	-	4,041	4,444
Management Fees	28,048	16,361	11,687	28,048	29,731
Website Maintenance	1,113	649	464	1,113	1,180
Postage & Delivery	100	56	44	100	100
Insurance General Liability	7,609	6,699	-	6,699	7,369
Printing & Binding	100	0	99	99	100
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	1,000	488	7,705	8,193	990
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL EXPENDITURES	\$ 79,211	\$ 41,654	\$ 35,480	\$ 77,134	\$ 80,967
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 36,411	\$ (34,295)	\$ 2,117	\$ -
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Description	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Villas	150	\$ 77,250.67	\$ 81,316.50	\$ 542.11	\$ 542.11	-
Total	150	\$ 77,250.67	\$ 81,316.50			

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
Approved Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 162,000	\$ 160,207	\$ 1,793	\$ 162,000	\$ 162,000
Interest Earnings	5,000	3,809	750	4,559	2,500
Carry Forward Surplus ⁽¹⁾	74,851	74,616	-	74,616	78,904
TOTAL REVENUES	\$ 241,850	\$ 238,631	\$ 2,543	\$ 241,174	\$ 243,404

EXPENDITURES:

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
TOTAL EXPENDITURES	\$ 159,270	\$ 47,135	\$ 112,135	\$ 159,270	\$ 157,775

Other Sources/(Uses)

Transfer In/(Out)	\$ (3,000)	\$ (1,559)	\$ (1,441)	\$ (3,000)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ (3,000)	\$ (1,559)	\$ (1,441)	\$ (3,000)	\$ -
TOTAL EXPENDITURES	\$ 162,270	\$ 48,694	\$ 113,576	\$ 162,270	\$ 157,775
EXCESS REVENUES (EXPENDITURES)	\$ 79,580	\$ 189,937	\$ (111,033)	\$ 78,904	\$ 85,629

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 45,494
	<u>\$ 45,494</u>

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	\$ -
Total	150	\$ 162,000	\$ 170,526			

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
Total			\$ 2,670,000	\$ 1,638,635	\$ 4,308,635

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									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE EUREKA GROVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Eureka Grove Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

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

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Eureka Grove Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF June 2026.

ATTEST:

**EUREKA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

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

WHEREAS, the Eureka Grove Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

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

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Eureka Grove Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

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

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of June 2026.

ATTEST:

**EUREKA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Eureka Grove CDD

Exhibit B

Folio	Gross O&M
30-5933-038-0010	\$542.11
30-5933-038-0020	\$542.11
30-5933-038-0030	\$542.11
30-5933-038-0040	\$542.11
30-5933-038-0050	\$542.11
30-5933-038-0060	\$542.11
30-5933-038-0070	\$542.11
30-5933-038-0080	\$542.11
30-5933-038-0090	\$542.11
30-5933-038-0100	\$542.11
30-5933-038-0110	\$542.11
30-5933-038-0120	\$542.11
30-5933-038-0130	\$542.11
30-5933-038-0140	\$542.11
30-5933-038-0150	\$542.11
30-5933-038-0160	\$542.11
30-5933-038-0170	\$542.11
30-5933-038-0180	\$542.11
30-5933-038-0190	\$542.11
30-5933-038-0200	\$542.11
30-5933-038-0210	\$542.11
30-5933-038-0220	\$542.11
30-5933-038-0230	\$542.11
30-5933-038-0240	\$542.11
30-5933-038-0250	\$542.11
30-5933-038-0260	\$542.11
30-5933-038-0270	\$542.11
30-5933-038-0280	\$542.11
30-5933-038-0290	\$542.11
30-5933-038-0300	\$542.11
30-5933-038-0310	\$542.11
30-5933-038-0320	\$542.11
30-5933-038-0330	\$542.11
30-5933-038-0340	\$542.11
30-5933-038-0350	\$542.11
30-5933-038-0360	\$542.11
30-5933-038-0370	\$542.11
30-5933-038-0380	\$542.11
30-5933-038-0390	\$542.11
30-5933-038-0400	\$542.11
30-5933-038-0410	\$542.11
30-5933-038-0420	\$542.11
30-5933-038-0430	\$542.11
30-5933-038-0440	\$542.11
30-5933-038-0450	\$542.11
30-5933-038-0460	\$542.11
30-5933-038-0470	\$542.11

Folio	Gross O&M
30-5933-038-0760	\$542.11
30-5933-038-0770	\$542.11
30-5933-038-0780	\$542.11
30-5933-038-0790	\$542.11
30-5933-038-0800	\$542.11
30-5933-038-0810	\$542.11
30-5933-038-0820	\$542.11
30-5933-038-0830	\$542.11
30-5933-038-0840	\$542.11
30-5933-038-0850	\$542.11
30-5933-038-0860	\$542.11
30-5933-038-0870	\$542.11
30-5933-038-0880	\$542.11
30-5933-038-0890	\$542.11
30-5933-038-0900	\$542.11
30-5933-038-0910	\$542.11
30-5933-038-0920	\$542.11
30-5933-038-0930	\$542.11
30-5933-038-0940	\$542.11
30-5933-038-0950	\$542.11
30-5933-038-0960	\$542.11
30-5933-038-0970	\$542.11
30-5933-038-0980	\$542.11
30-5933-038-0990	\$542.11
30-5933-038-1000	\$542.11
30-5933-038-1010	\$542.11
30-5933-038-1020	\$542.11
30-5933-038-1030	\$542.11
30-5933-038-1040	\$542.11
30-5933-038-1050	\$542.11
30-5933-038-1060	\$542.11
30-5933-038-1070	\$542.11
30-5933-038-1080	\$542.11
30-5933-038-1090	\$542.11
30-5933-038-1100	\$542.11
30-5933-038-1110	\$542.11
30-5933-038-1120	\$542.11
30-5933-038-1130	\$542.11
30-5933-038-1140	\$542.11
30-5933-038-1150	\$542.11
30-5933-038-1160	\$542.11
30-5933-038-1170	\$542.11
30-5933-038-1180	\$542.11
30-5933-038-1190	\$542.11
30-5933-038-1200	\$542.11
30-5933-038-1210	\$542.11
30-5933-038-1220	\$542.11

Eureka Grove CDD

Exhibit B

Folio	Gross O&M
30-5933-038-0480	\$542.11
30-5933-038-0490	\$542.11
30-5933-038-0500	\$542.11
30-5933-038-0510	\$542.11
30-5933-038-0520	\$542.11
30-5933-038-0530	\$542.11
30-5933-038-0540	\$542.11
30-5933-038-0550	\$542.11
30-5933-038-0560	\$542.11
30-5933-038-0570	\$542.11
30-5933-038-0580	\$542.11
30-5933-038-0590	\$542.11
30-5933-038-0600	\$542.11
30-5933-038-0610	\$542.11
30-5933-038-0620	\$542.11
30-5933-038-0630	\$542.11
30-5933-038-0640	\$542.11
30-5933-038-0650	\$542.11
30-5933-038-0660	\$542.11
30-5933-038-0670	\$542.11
30-5933-038-0680	\$542.11
30-5933-038-0690	\$542.11
30-5933-038-0700	\$542.11
30-5933-038-0710	\$542.11
30-5933-038-0720	\$542.11
30-5933-038-0730	\$542.11
30-5933-038-0740	\$542.11
30-5933-038-0750	\$542.11

Folio	Gross O&M
30-5933-038-1230	\$542.11
30-5933-038-1240	\$542.11
30-5933-038-1250	\$542.11
30-5933-038-1260	\$542.11
30-5933-038-1270	\$542.11
30-5933-038-1280	\$542.11
30-5933-038-1290	\$542.11
30-5933-038-1300	\$542.11
30-5933-038-1310	\$542.11
30-5933-038-1320	\$542.11
30-5933-038-1330	\$542.11
30-5933-038-1340	\$542.11
30-5933-038-1350	\$542.11
30-5933-038-1360	\$542.11
30-5933-038-1370	\$542.11
30-5933-038-1380	\$542.11
30-5933-038-1390	\$542.11
30-5933-038-1400	\$542.11
30-5933-038-1410	\$542.11
30-5933-038-1420	\$542.11
30-5933-038-1430	\$542.11
30-5933-038-1440	\$542.11
30-5933-038-1450	\$542.11
30-5933-038-1460	\$542.11
30-5933-038-1470	\$542.11
30-5933-038-1480	\$542.11
30-5933-038-1490	\$542.11
30-5933-038-1500	\$542.11

Total \$81,316.50

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

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors - Bauer Drive Community Development District - Board of Supervisors - Biscayne Drive Estates Community Development District - Board of Supervisors - Black Creek Community Development District - Board of Supervisors - Campo Bello Community Development District - Board of Supervisors - Century Park Square Community Development District - Board of Supervisors - East Palm Drive Community Development District - Board of Supervisors - Epmore Community Development District - Board of Supervisors - Eureka Grove Community Development District - Board of Supervisors - Kingman Gate Community Development District - Board of Supervisors - Los Cayos Community Development District - Board of Supervisors - Newton Road Community Development District - Board of Supervisors - Palm Gate Community Development District - Board of Supervisors - Pine Isle Community Development District - Board of Supervisors - Princeton Commons Community Development District - Board of Supervisors - Quail Roost Community Development District - Board of Supervisors - Rancho Grande Community Development District - Board of Supervisors - San Simeon Community Development District - Board of Supervisors - Sedona Point Community Development District - Board of Supervisors - Siena North Community Development District - Board of Supervisors - Silver Palms West Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/1/2026	View Filings
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors - Bauer Drive Community Development District - Board of Supervisors - Black Creek Community Development District - Board of Supervisors - Epmore Community Development District - Board of Supervisors - Eureka Grove Community Development District - Board of Supervisors - Kingman Gate Community Development District - Board of Supervisors - Los Cayos Community Development District - Board of Supervisors - Newton Road Community Development District - Board of Supervisors - Pine Isle Community Development District - Board of Supervisors - Princeton Commons Community Development District - Board of Supervisors - Quail Roost Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings

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Rows per page: 25

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

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	Form 1 Not Filed	View Filings

1-6 of 6

Rows per page:

[Back](#)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Eureka Grove Community Development District**, as described in the attached **MAP**, has **211** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Eureka Grove

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
Feb 2026	189 - 190	\$3,070.87
Mar 2026	191 - 192	\$3,437.91
TOTAL		\$6,508.78

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/17/26	00003	2/28/26 197517 FEB 26	202602 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	500.00	500.00 000189
3/17/26	00001	3/01/26 90 MAR 26	202603 310-51300-34000 MANAGEMENT FEE		*	2,337.33	
		3/01/26 90 MAR 26	202603 310-51300-31300 DISSEMINATION		*	137.83	
		3/01/26 90 MAR 26	202603 310-51300-49500 WEBSITE ADMIN		*	92.75	
		3/01/26 90 MAR 26	202603 310-51300-42000 POSTAGE		*	2.96	
			GMS-SF, LLC				2,570.87 000190
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
TOTAL FOR BANK A						6,508.78	
TOTAL FOR REGISTER						6,508.78	

Eureka Grove
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

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

Eureka Grove
Community Development District
Combined Balance Sheet
April 30, 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	\$ 9,782	\$ -	\$ -	\$ 9,782
Due from General Fund	-	9,497	-	9,497
<u>Investments:</u>				
State Board of Administration (SBA)	84,347	-	-	84,347
<u>Series 2022</u>				
Reserve	-	80,150	-	80,150
Revenue	-	180,440	-	180,440
Acq & Construction	-	-	25,555	25,555
Total Assets	\$ 94,129	\$ 270,087	\$ 25,555	\$ 389,771
Liabilities:				
Accounts Payable	\$ 640	\$ -	\$ -	\$ 640
Due to Debt Service	9,497	-	-	9,497
Total Liabilities	\$ 10,137	\$ -	\$ -	\$ 10,137
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 270,087	\$ -	\$ 270,087
Capital Project	-	-	25,555	25,555
Unassigned	83,991	-	-	83,991
Total Fund Balances	\$ 83,991	\$ 270,087	\$ 25,555	\$ 379,634
Total Liabilities & Fund Balance	\$ 94,129	\$ 270,087	\$ 25,555	\$ 389,771

Eureka Grove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 77,251	\$ 77,251	\$ 76,639	\$ (612)
Interest Income	1,960	1,143	1,426	283
Total Revenues	\$ 79,211	\$ 78,394	\$78,065	\$ (329)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 600	\$ 6,400
FICA Taxes	918	536	46	490
Engineering	2,000	1,167	360	807
Attorney	12,000	7,000	4,654	2,346
Annual Audit	5,500	5,500	5,500	-
Assessment Administration	1,060	1,060	1,060	-
Dissemination Agent	1,654	965	965	(0)
Trustee Fees	4,434	4,434	4,041	394
Management Fees	28,048	16,361	16,361	(0)
Website Maintenance	1,113	649	649	-
Postage & Delivery	100	58	56	3
Insurance General Liability	7,609	7,609	6,699	910
Printing & Binding	100	58	0	58
Legal Advertising	1,500	875	-	875
Other Current Charges	1,000	583	488	95
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	\$ 79,211	\$ 54,031	\$ 41,654	\$ 12,377
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 24,363	\$ 36,411	\$ 12,048
Net Change in Fund Balance	\$ -	\$ 24,363	\$ 36,411	\$ 12,048
Fund Balance - Beginning	\$ -		\$ 47,580	
Fund Balance - Ending	\$ -		\$ 83,991	

Eureka Grove
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 162,000	\$ 162,000	\$ 160,207	\$ (1,793)
Interest Income	5,000	2,917	3,809	892
Total Revenues	\$ 167,000	\$ 164,916	\$ 164,016	\$ (901)
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ 47,135	\$ 47,135	\$ 47,135	\$ -
Interest Expense - 5/1	47,135	-	-	-
Principal Expense - 5/1	65,000	-	-	-
Total Expenditures	\$ 159,270	\$ 47,135	\$ 47,135	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,730	\$ 117,781	\$ 116,881	\$ (901)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (3,000)	\$ (1,750)	\$ (1,559)	\$ 191
Total Other Financing Sources/(Uses)	\$ (3,000)	\$ (1,750)	\$ (1,559)	\$ 191
Net Change in Fund Balance	\$ 4,730	\$ 116,031	\$ 115,322	\$ (710)
Fund Balance - Beginning	\$ 74,851		\$ 154,766	
Fund Balance - Ending	\$ 79,580		\$ 270,087	

Eureka Grove
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 481	\$ 481
Total Revenues	\$ -	\$ -	\$ 481	\$ 481
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 580	\$ (580)
Total Expenditures	\$ -	\$ -	\$ 580	\$ (580)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (99)	\$ (99)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,559	\$ 1,559
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,559	\$ 1,559
Net Change in Fund Balance	\$ -	\$ -	\$ 1,460	\$ 1,460
Fund Balance - Beginning	\$ -		\$ 24,095	
Fund Balance - Ending	\$ -		\$ 25,555	

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	-	-	-	-	-	1,426
Total General & Administrative	\$ 102	\$ 3,438	\$ 69,216	\$ 637	\$ 772	\$ 804	\$ 3,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,065
<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	-	-	-	-	-	4,654
Annual Audit	-	-	5,500	-	-	-	-	-	-	-	-	-	5,500
Assessment Administration	1,060	-	-	-	-	-	-	-	-	-	-	-	1,060
Dissemination Agent	138	138	138	138	138	138	138	-	-	-	-	-	965
Trustee Fees	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	2,337	2,337	2,337	2,337	2,337	2,337	2,337	-	-	-	-	-	16,361
Website Maintenance	93	93	93	93	93	93	93	-	-	-	-	-	649
Postage & Delivery	1	4	39	4	5	3	-	-	-	-	-	-	56
Insurance General Liability	6,699	-	-	-	-	-	-	-	-	-	-	-	6,699
Printing & Binding	-	-	-	0	-	-	-	-	-	-	-	-	0
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	86	58	58	45	60	60	121	-	-	-	-	-	488.17
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	\$ 15,487	\$ 3,767	\$ 9,105	\$ 3,177	\$ 3,133	\$ 3,717	\$ 3,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,654
Excess (Deficiency) of Revenues over Expenditures	\$ (15,385)	\$ (329)	\$ 60,111	\$ (2,540)	\$ (2,361)	\$ (2,913)	\$ (172)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,411
Net Change in Fund Balance	\$ (15,385)	\$ (329)	\$ 60,111	\$ (2,540)	\$ (2,361)	\$ (2,913)	\$ (172)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,411

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)
Current Bonds Outstanding		\$2,605,000

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%
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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