LOS CAYOS
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING
NOVEMBER 18, 2026
1:30 P.M.

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

www.loscayoscdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
5505 Waterford District Drive
Miami, Fl 33126
REGULAR BOARD MEETING
November 18, 2026
1:30 P.M.

A. Call to Order
B. Proof of Publication…….Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. August 19, 2026 Regular Board Meeting & PH Minutes…….Page 3
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget……Page 8
    2. Consider Resolution No. 2026-05 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026……...Page 13
    3. Consider Resolution No. 2026-06 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027……...Page 16
I. Administrative & Operational Matters
    1. Financial Report…….Page 20
    2. Reminder of Annual Four [4] Hours of Ethics Training
J. Board Members & Staff Closing Comments
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57974	IPL0379282	Legal Ad - IPL0379282	Los Cayos CDD	1.0	74.0L

ATTENTION: Los Cayos Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Los Cayos Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 at **9:45 a.m. (**unless indicated otherwise**)** on the following dates:

October 21, 2026
****November 18, 2026** - at 1:30 p.m.**
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
August 18, 2027
September 15, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

Los Cayos community development district
www.loscayoscdd.org
IPL0379282
Oct 9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
10/09/26 Print

Print Tearsheet Link

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Mary Castro

DIGITALLY SIGNED

Mary Castro

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 9, 2026, 10:17 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Los Cayos Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 at **9:45 a.m. (**unless indicated otherwise**)** on the following dates:

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From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

Los Cayos community development district
www.loscayoscdd.org
IPL0379282
Oct 9 2026

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 19, 2026

A. CALL TO ORDER

The August 19, 2026, Regular Board Meeting of the Los Cayos Community Development District (the "District") was called to order at 10:10 a.m. in the offices of Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Miami Herald* on October 3, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the presence of the following Board Members constituted a quorum and all was in order to proceed with the meeting: Chairperson Teresa Baluja, Vice Chairperson Vanessa Perez and Supervisor Raisa Krause.

Also in attendance were District Manager Gloria Perez of Special District Services, Inc., and District Counsel Michael Pawelczyk of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 17, 2026, Regular Board Meeting

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously approving the minutes of the June 17, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The District will hold meetings at Lennar Homes, LLC at 5505 Waterford District Drive, Miami, Florida 33126 at 9:45 a.m. on the following dates:

October 21, 2026
November 18, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
August 18, 2027
September 15, 2027

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously adopting Resolution No. 2026-02, as presented, approving the Regular Meeting Schedule for Fiscal Year 2026/2027, and authorizing the publication of same, as required by law.

2. Conveyance and Grant of Easement Status Update

Status update on the Lennar conveyance to the Homeowners Association and easement matters were confirmed, which are addressed substantively in Items H.3, H.4 and H.5 below (District Engineer's summary, the new Drainage Easement, and the Termination of the prior Blanket Easement).

3. Summary of District Engineer's Verification and Comments in Relation to District's Responsibilities and the Fiscal Year 2026/2027 Budget

The District Engineer's summary confirms that although the 2023 Engineer's Report anticipated the District would own Tract A up to the entrance gate, those improvements were never formally conveyed, and no legal description was prepared. It is anticipated that the Homeowners Association will own all of Tract A (entrance features, landscaping, roads, fixed improvements, etc.), and the District will retain ownership and maintenance responsibility for only the stormwater drainage system under a permanent drainage easement.

Adding that Bond construction funds were not used for landscaping, roads, or entrance features – confirming no impediment to transferring those improvements to the Homeowners Association.

4. Consider Ratification of Drainage Easement

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously approving the presented Drainage Easement, in substantial final form.

5. Consider Ratification of Termination of Blanket Easement

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously approving the presented Termination of the Blanket Easement, in substantial final form.

I. PUBLIC HEARING

Mrs. Perez then recessed Regular Board Meeting and simultaneously called to order the Public Hearing for the purpose of receiving public comments on the Fiscal Year 2026/2027 Final Budget and assessments.

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *Miami Herald* on July 30, 2026, and August 6, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing. The District received approximately several written objections from Terra Sol homeowners in advance of the public hearing (Romar Ramirez Perez, Paul Hermoza, Natasha Vargas & Marquis Phillips, Natalia Martinez, Michael Suarez & Kenia Toro Conde, Matthew Corzo, Walter & Liz Pineda Sierra, Joyce Barros Malinconico, Jessica Lugo-Mentor, Jenny Alcinor, Guillermo Seoane, Diana & Andres Cabrera, Dayana Torres, Damian Almarales, Carl Casimir Jr., Andres Torres, Horacio & Dadiremse Rocha, and Guadalupe Gonzalez, among others).

The objections generally raised two points: (1) a request for greater transparency and an itemized justification for the proposed $167.08 assessment increase; and (2) an assertion that several CDD maintenance line items (landscaping, irrigation, water & sewer, electricity, entry fountain/water features, sidewalks, and monuments) duplicate charges already assessed by the Terra Sol HOA, citing Chapters 190 and 720, Florida Statutes. These points align with the District Engineer's recommendation (Item H.3) to shift several maintenance categories to the HOA.

Following public comments, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

As presented, the Approved Proposed Budget totals $518,682 in revenues and $166,575 in expenditures ($80,175 Administrative / $86,400 Maintenance), with a total FY 2026/2027 townhome assessment of

$2,241.61 (Admin $365.10 + Maint $227.51 + Debt $1,649.00), an increase of $167.08 over FY 2025/2026's $2,074.53. A carryover from the prior year has been applied in the amount of $37,000.

Note for the Board: an Alternative Budget was also included in the meeting materials (Page 72) that removes the maintenance items the Engineer recommends transferring to the HOA (entry road, water feature, landscape, monuments, street lighting, sidewalks, power utility, and water/sewer), reducing total expenditures to $123,525 and holding the total townhome assessment flat at $2,074.53 – i.e., no increase. A carryover from the prior year has been applied in the amount of $30,230.

The District may be able to provide a similar carryover contribution for the next few years, subject to available funds.

As a reminder, during last year's budget adoption process for Fiscal Year 2025/2026, the Board approved a budget that included a developer contribution of $71,677, which offset newly added budget line items and avoided an assessment increase. The current proposed budget does **not** include a developer's contribution.

Therefore, although a substantial number of maintenance-related line items have been removed from the Alternate Budget, pursuant to the District Engineer's recommendations, the overall budget was not reduced to the same extent because it no longer benefits from the significant developer contribution that was included last year.

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously adopting Resolution No. 2026-03, approving Fiscal Year 2026/2027 Final Budget, Alternate Option as presented, and setting the Fiscal Year 2026/2027 non-ad valorem special assessment (Assessment Levy).

There being no further Final Budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Report

Mrs. Perez presented the financial statement through July 2026. Bank balance as of 7/31/26 was $160,490.96; accounts payable $22,605.03; available funds $137,885.93.

A **MOTION** was made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously ratifying and approving the financials, as presented.

2. Legislative Update

Mr. Pawelczyk provided a brief overview of the Legislative Update.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:35 a.m. on a **MOTION** made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Los Cayos Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2026.

ATTEST:

LOS CAYOS
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Los Cayos
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	98,295	**102,903**	102,903
Developer Contribution - For 25/26	71,677	**71,677**	71,677
Debt Assessments	380,894	**396,230**	396,230
Other Revenue	0	**0**	0
Interest Income	600	**5,000**	4,924
TOTAL REVENUES	**$ 551,466**	**$ 575,810**	**$ 575,734**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**0**	0
Management	34,000	**34,000**	34,000
Legal	12,500	**12,915**	12,915
Assessment Roll	6,000	**6,000**	6,000
Audit Fees	4,500	**4,600**	4,600
Arbitrage Rebate Fee	650	**650**	650
Insurance	6,250	**6,012**	6,012
Legal Advertisements	3,000	**4,100**	3,149
Miscellaneous	500	**500**	240
Postage	200	**465**	448
Office Supplies	500	**465**	439
Dues & Subscriptions	175	**175**	175
Website Management	2,500	**2,500**	2,500
Trustee Fees	4,000	**4,246**	4,246
Continuing Disclosure Fee	1,000	**500**	500
Dissemination Services	2,500	**2,500**	2,500
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 78,275**	**$ 79,628**	**$ 78,374**
Maintenance Expenditures			
Engineering/Inspections	8,000	**3,500**	1,196
Miscellaneous Maintenance	3,000	**0**	0
Environmental Inspections	10,000	**10,500**	7,150
Stormwater Management	16,000	**0**	0
Storm Drainage/ Class V Permit	3,500	**0**	0
Field Operations	3,000	**0**	0
Entry Road Maintenance	1,300	**0**	0
Water Feature Maintenance	8,000	**0**	0
Landscape Maintenance	16,000	**0**	0
Monuments Maintenance	2,000	**0**	0
Street Lighting	3,600	**0**	0
Sidewalks	1,500	**0**	0
Power Utility	5,500	**0**	0
Water & Sewage/Potable Water	5,000	**0**	0
Import Fill Material	0	**0**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 86,400**	**$ 14,000**	**$ 8,346**
TOTAL EXPENDITURES	**$ 164,675**	**$ 93,628**	**$ 86,720**
REVENUES LESS EXPENDITURES	**$ 386,791**	**$ 482,182**	**$ 489,014**
Bond Payments	(358,040)	**(377,722)**	(377,722)
BALANCE	**$ 28,751**	**$ 104,460**	**$ 111,292**
County Appraiser & Tax Collector Fee	(9,584)	**(4,800)**	(4,800)
Discounts For Early Payments	(19,167)	**(18,484)**	(18,484)
EXCESS/ (SHORTFALL)	**$ -**	**$ 81,176**	**$ 88,008**

FUND BALANCE AS OF 9/30/25	$30,598
FY 2025/2026 ACTIVITY	$81,176
FUND BALANCE AS OF 9/30/26	$111,774

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AMENDED FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	100	**12,300**	12,211
NAV Assessment Collection	358,040	**377,722**	377,722
Developer Contribution - Debt	0	**0**	0
Total Revenues	**$ 358,140**	**$ 390,022**	**$ 389,933**
EXPENDITURES			
Principal Payments	80,000	**80,000**	80,000
Interest Payments	274,520	**276,280**	276,280
Transfer To Construction Account	0	**5,975**	5,975
Bond Redemption	3,620	**0**	0
Total Expenditures	**$ 358,140**	**$ 362,255**	**$ 362,255**
Excess/ (Shortfall)	**$ -**	**$ 27,767**	**$ 27,678**

FUND BALANCE AS OF 9/30/25	$321,396
FY 2025/2026 ACTIVITY	$27,767
FUND BALANCE AS OF 9/30/26	$349,163

Notes

Reserve Fund Balance = $178,985*. Revenue Account Balance = $170,178*.

Revenue Fund To Be Used To Make 12/15/26 Interest Payment Of $136,380.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	$5,275,000	Annual Principal Payments Due:
Interest Rate =	4.40% - 5.55%	June 15th
Issue Date =	March 2025	Annual Interest Payments Due:
Maturity Date =	June 2054	June 15th & December 15th
Par Amount As Of 9/30/26 =	$5,115,000	

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Los Cayos Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-08 on October 16, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18 day of November, 2026.

ATTEST:	**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____ Secretary/Assistant Secretary	Print name: _____ Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Los Cayos Community Development District (the "District") is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit "A".** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _18th__ day of _____November_____, 2026.

ATTEST:	**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

Exhibit "A": Performance Measures/Standards and Annual Reporting

EXHIBIT "A"

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed.
  Achieved: Yes ☐ No ☐
- District records retained as required by law.
  Achieved: Yes ☐ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
  Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☐ No ☐
- "No findings" for annual financial audit (yes/no)
  Achieved: Yes ☐ No ☐
  - If "yes" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
  Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
  Achieved: Yes ☐ No ☐
- All District contracts in compliance.
  Achieved: Yes ☐ No ☐

Los Cayos
Community Development District

Financial Report For
September 2026

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Administrative Assessment	82,633	42	86,610
Maintenance Assessment	15,662	0	16,293
Debt Assessments	380,894	0	396,230
Developer Contribution	71,677	0	71,677
Other Revenue	0	0	0
Interest Income	600	252	4,924
Total Revenues	**$ 551,466**	**$ 294**	**$ 575,734**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	34,000	2,833	34,000
Legal	12,500	1,473	12,915
Assessment Roll	6,000	6,000	6,000
Audit Fees	4,500	0	4,600
Arbitrage Rebate Fee	650	0	650
Insurance	6,250	0	6,012
Legal Advertisements	3,000	0	3,149
Miscellaneous	500	30	240
Postage	200	45	448
Office Supplies	500	104	439
Dues & Subscriptions	175	0	175
Website Management	2,500	208	2,500
Trustee Fees	4,000	0	4,246
Continuing Disclosure Fee	1,000	500	500
Dissemination Services	2,500	0	2,500
Total Administrative Expenditures	**$ 78,275**	**$ 11,193**	**$ 78,374**
Maintenance Expenditures			
Engineering/Inspections	8,000	236	1,196
Miscellaneous Maintenance	3,000	0	0
Environmental Inspections	10,000	3,000	7,150
Stormwater Management	16,000	0	0
Storm Drainage/Class V Permit	3,500	0	0
Field Operations	3,000	0	0
Entry Road Maintenance	1,300	0	0
Water Feature Maintenance	8,000	0	0
Landscape Maintenance	16,000	0	0
Monuments Maintenance	2,000	0	0
Street Lighting	3,600	0	0
Sidewalks	1,500	0	0
Power Utility	5,500	0	0
Water & Sewage/Potable Water	5,000	0	0
Total Maintenance Expenditures	**$ 86,400**	**$ 3,236**	**$ 8,346**
TOTAL EXPENDITURES	**$ 164,675**	**$ 14,429**	**$ 86,720**
REVENUES LESS EXPENDITURES	**$ 386,791**	**$ (14,135)**	**$ 489,014**
Bond Payments	(358,040)	0	(377,722)
BALANCE	**$ 28,751**	**$ (14,135)**	**$ 111,292**
County Appraiser & Tax Collector Fee	(9,584)	0	(4,800)
Discounts For Early Payments	(19,167)	0	(18,484)
EXCESS/ (SHORTFALL)	**$ -**	**$ (14,135)**	**$ 88,008**

Fund Balance As Of 9/30/25	**$ 30,597.87**

Bank Balance As Of 9/30/26	**$ 135,768.99**
Accounts Payable As Of 9/30/26	**$ 17,205.10**
Accounts Receivable As Of 9/30/26	**$ 41.57**
Available Funds As Of 9/30/26	**$ 118,605.46**

Los Cayos Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	86,609.71	82,633.00	3,976.71	104.81%
01-3200 · Maintenance Assessments	16,293.32	15,662.00	631.32	104.03%
01-3810 · Debt Assessments	396,229.59	380,894.00	15,335.59	104.03%
01-3820 · Debt Assess-Paid To Trustee	-377,721.87	-358,040.00	-19,681.87	105.5%
01-3830 · Assessment Fees	-4,799.94	-9,584.00	4,784.06	50.08%
01-3831 · Assessment Discounts	-18,483.87	-19,167.00	683.13	96.44%
01-6000 · Developer Contribution	71,677.00	71,677.00	0.00	100.0%
01-9410 · Interest Income (GF)	4,924.29	600.00	4,324.29	820.72%
Total Income	174,728.23	164,675.00	10,053.23	106.11%
Gross Profit	174,728.23	164,675.00	10,053.23	106.11%
Expense				
01-1824 · Water & Sewage / Potable Water	0.00	5,000.00	-5,000.00	0.0%
01-1823 · Power Utility	0.00	5,500.00	-5,500.00	0.0%
01-1822 · Sidewalks	0.00	1,500.00	-1,500.00	0.0%
01-1821 · Street Lighting	0.00	3,600.00	-3,600.00	0.0%
01-1820 · Monuments Maintenance	0.00	2,000.00	-2,000.00	0.0%
01-1819 · Water Feature Maintenance	0.00	8,000.00	-8,000.00	0.0%
01-1818 · Entry Road Maintenance	0.00	1,300.00	-1,300.00	0.0%
01-1817 · Storm Drainage / Class V Permit	0.00	3,500.00	-3,500.00	0.0%
01-1816 · Environmental Inspections	7,150.00	10,000.00	-2,850.00	71.5%
01-1325 · Dissemination Services	2,500.00	2,500.00	0.00	100.0%
01-1313 · Field Operations Management	0.00	3,000.00	-3,000.00	0.0%
01-1316 · Website Fees	2,499.96	2,500.00	-0.04	100.0%
01-1310 · Engineering	1,196.25	8,000.00	-6,803.75	14.95%
01-1311 · Management Fees	33,999.96	34,000.00	-0.04	100.0%
01-1315 · Legal Fees	12,915.00	12,500.00	415.00	103.32%
01-1318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
01-1320 · Audit Fees	4,600.00	4,500.00	100.00	102.22%
01-1330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
01-1450 · Insurance	6,012.00	6,250.00	-238.00	96.19%
01-1480 · Legal Advertisements	3,149.26	3,000.00	149.26	104.98%
01-1512 · Miscellaneous	240.04	500.00	-259.96	48.01%
01-1513 · Postage and Delivery	448.02	200.00	248.02	224.01%
01-1514 · Office Supplies	438.90	500.00	-61.10	87.78%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,246.25	4,000.00	246.25	106.16%
01-1743 · Continuing Disclosure Fee	500.00	1,000.00	-500.00	50.0%
01-1801 · Landscaping (GF)	0.00	16,000.00	-16,000.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	16,000.00	-16,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,000.00	-3,000.00	0.0%
Total Expense	86,720.64	164,675.00	-77,954.36	52.66%
Net Income	**88,007.59**	**0.00**	**88,007.59**	**100.0%**

LOS CAYOS CDD
TAX COLLECTIONS
2025/2026

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									$463,527.00	**$82,633.00**	**$15,662.00**	**$ 380,894.00**	**$82,633.00**	**$15,662.00**	**$ 380,894.00**	
									$436,315.00	**$78,275.00**	**$14,722.00**	**$ 358,040.00**	**$78,275.00**	**$14,722.00**	**$ 358,040.00**	**$ 358,040.00**
1	1	Miami-Dade County Tax Collector	11/28/25	NAV Taxes	$ 24,894.36		$ (238.98)	$ (995.76)	$ 23,659.62	$ 4,292.68	$ 813.70	$ 19,787.98	$ 4,079.77	$ 773.34	$ 18,806.51	$ 18,806.51
2	2	Miami-Dade County Tax Collector	12/05/25	NAV Taxes	$ 253,092.66		$ (2,429.70)	$ (10,123.56)	$ 240,539.40	$ 43,642.28	$ 8,272.59	$ 201,177.79	$ 41,477.66	$ 7,862.27	$ 191,199.47	$ 191,199.47
3	3	Miami-Dade County Tax Collector	11/17/25	NAV Taxes	$ 14,521.71		$ (139.41)	$ (580.86)	$ 13,801.44	$ 2,504.06	$ 474.66	$ 11,542.99	$ 2,379.86	$ 451.11	$ 10,970.47	$ 10,970.47
4	4	Miami-Dade County Tax Collector	12/24/25	NAV Taxes	$ 136,918.98		$ (1,315.04)	$ (5,414.46)	$ 130,189.48	$ 23,609.77	$ 4,475.33	$ 108,833.88	$ 22,449.37	$ 4,255.37	$ 103,484.74	$ 103,484.74
5	5	Miami-Dade County Tax Collector	01/09/26	NAV Taxes	$ 14,521.71		$ (140.86)	$ (435.68)	$ 13,945.17	$ 2,504.04	$ 474.67	$ 11,543.00	$ 2,404.57	$ 455.80	$ 11,084.80	$ 11,084.80
6	6	Miami-Dade County Tax Collector	02/28/26	NAV Taxes	$ 2,074.53		$ (20.33)	$ (41.49)	$ 2,012.71	$ 357.72	$ 67.81	$ 1,649.00	$ 347.06	$ 65.79	$ 1,599.86	$ 1,599.86
7	7	Miami-Dade County Tax Collector	11/05/25	NAV Taxes (24-25)	$ 18,670.77		$ (179.65)	$ (705.34)	$ 17,785.78	$ 3,219.47	$ 610.30	$ 14,841.00	$ 3,066.83	$ 581.40	$ 14,137.55	$ 14,137.55
8	Int. -1	Miami-Dade County Tax Collector	01/26/26	Interest		$ 558.43			$ 558.43	$ 558.43			$ 558.43			$ -
9	8	Miami-Dade County Tax Collector	03/11/26	NAV Taxes	$ 12,447.18		$ (122.61)	$ (186.72)	$ 12,137.85	$ 2,146.34	$ 406.85	$ 9,893.99	$ 2,093.00	$ 396.74	$ 9,648.11	$ 9,648.11
10	9	Miami-Dade County Tax Collector	04/17/26	NAV Taxes	$ 6,223.59		$ (62.23)	$ -	$ 6,161.36	$ 1,073.18	$ 203.42	$ 4,946.99	$ 1,062.45	$ 201.39	$ 4,897.52	$ 4,897.52
11	Int. -2	Miami-Dade County Tax Collector	04/24/26	Interest		$ 54.17			$ 54.17	$ 54.17			$ 54.17			$ -
12	10	Miami-Dade County Tax Collector	06/17/26	NAV Taxes/Interest	$ 4,149.06	$ 124.48	$ (42.74)		$ 4,230.80	$ 736.90	$ 139.69	$ 3,396.95	$ 729.53	$ 138.29	$ 3,362.98	$ 3,362.98
13	11	Miami-Dade County Tax Collector	06/26/26	NAV Taxes/Interest	$ 10,372.65	$ 466.77	$ (108.39)	$ -	$ 10,731.03	$ 1,869.10	$ 354.30	$ 8,616.02	$ 1,850.41	$ 350.76	$ 8,529.86	$ 8,529.86
14	Int - 3	Miami-Dade County Tax Collector	10/02/26	Interest		$ 41.57			$ 41.57	$ 41.57			$ 41.57			$ -
15									$ -							$ -
16									$ -							$ -
					$ 497,887.20	$ 1,245.42	$ (4,799.94)	$ (18,483.87)	$ 475,848.81	$ 86,609.71	$ 16,293.32	$ 396,229.59	$ 82,594.68	$ 15,532.26	$ 377,721.87	$ 377,721.87
												$ -				$ -
												$ 396,229.59				$ 377,721.87

25/26 Assessment Roll

Admin	**82,633.32**
Maint	**15,664.11**
Debt	**380,919.00**
	479,216.43

$	**497,887.20**
$	**(18,670.77)**
$	**-**
$	**-**
$	**479,216.43**

Collections
100.00%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

$	497,887.20	
$	1,245.42	$ 475,848.81
$	(86,609.71)	$ (82,594.68)
$	(16,293.32)	$ (15,532.26)
$	(396,229.59)	$ (377,721.87)
$	-	$ -