

Quail Roost
Community Development District
(Galiano Pointe)

September 11, 2026

Quail Roost

Community Development District

Agenda

Seat 1: Teresa Baluja – C.	
Seat 4: Carmen Orozco – V.C.	
Seat 3: Raisa Krause – A.S.	
Seat 5: Vanessa Perez – A.S.	
Seat 2: Lilibeth Hauck – A.S.	

Friday
September 11, 2026
10:45a.m.

The Offices of Lennar Homes
5505 Waterford District Drive Miami, Florida
Join the meeting now

Meeting ID: 252 431 172 080 39 and Passcode: sc2dq2Jc
1 872-240-4685 and Phone Conference ID: 949 824 364#

1. Roll Call
2. Approval of Minutes of the June 12, 2026 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 8**
 - C. Field – Monthly Report
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 14**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 18**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 19**
 - 5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 22**
4. Financial Reports
 - A. Acceptance of Check Register – **Page 27**
 - B. Acceptance of Unaudited Financials – **Page 32**
5. Supervisors Requests and Audience Comments
6. 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.quailroostcdd.com>

**MINUTES OF MEETING
QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Quail Roost Community Development District was held on Friday, June 12, 2026, at 10:45 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Lilibeth Hauck	Assistant Secretary

Also present were:

Ben Quesada <i>by Teams</i>	District Manager, GMS
Jesus Lorenzo	GMS
Juliana Duque Hernandez <i>by Teams</i>	GMS
Mayra Padilla <i>by Teams</i>	GMS
Michael Pawelczyk <i>by Teams</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the April 10, 2026 Meeting

Mr. Quesada: You have the April 10, 2026 minutes. Are there any comments or corrections? Hearing no changes, I would ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the April 10, 2026 Meeting, were approved.
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THIRD ORDER OF BUSINESS

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

A. Motion to Open the Public Hearing

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

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

B. Public Comment Period

Mr. Quesada: We don't have any residents present, and there is nobody here present at the office.

C. Consideration of Resolution #2026-05 Annual Appropriation Resolution

Mr. Quesada: Moving forward to consideration of Resolution 2026-05, the annual appropriation resolution for the Quail Roost Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027. The annual increase being proposed is for the first annexed area, and the increase is \$368.43. The builder will be covering the second annexed area's contributions towards the O&M increase through developer contributions.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-05 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-06 Levy of Non Ad Valorem Assessments

Mr. Quesada: Moving forward to Resolution 2026-06 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to the county. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

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

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

FOURTH ORDER OF BUSINESS

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

Mr. Quesada: On the last page of the audit, on page 67, your auditor Berger, Toombs, Elam, Gaines and Frank stated that in their opinion Quail Roost provided all required materials for the fiscal year ending September 30, 2025 and you have a clean audit.

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.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

Mr. Quesada: I have nothing to report under engineer.

C. Field – Monthly Report

Mr. Quesada: Marya, is there anything you wanted to share?

Ms. Padilla: There are some trees that need to be replaced, those are on the report. I am working with a contractor to do that.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada: You have the proposed meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: That is correct.

2) Form 1 Financial Disclosure Due July 1, 2026

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

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

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

4) Number of Registered Voters in the District

Mr. Quesada: The number of registered voters in the District is 573 as per the Supervisor of Elections.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Financial reports, are there any comments? If not a motion to accept the financials would be in order.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: For the record we have no one else in the audience with us today. Are there any Supervisor requests? Hearing no comments, we will move on to the next item.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary /Assistant Secretary

Chairman / Vice Chairman



FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 19, 2026

Mr. Ben Quesada
District Manager
Quail Roost Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Quail Roost Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Sections 9.21(b) of the Master Trust Indenture as it relates to the
Special Assessment Bonds, Series 2018 and Series 2021.**

Dear Mr. Quesada,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Quail Roost Community Development District (the "District") and U.S. Bank National Association as Trustee dated August 1, 2021 as it relates to the Special Assessment Bonds Series 2021 (the "2018 Project") and Series 2021 (the "Expansion Area Project") and to the District Engineer's Reports dated March 16, 2018, and July 17, 2020, the latter ratified by the Board of Supervisors on June 4, 2021. Such Engineer's Reports may be updated from time to time. With this statement we are setting forth (i) our findings as to whether such portions of the 2018 Project and the Expansion Area Project owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2021 and Expansion Area Projects during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

- (i) As of the date of this statement, the land tracts shown in Exhibit 2 attached to this statement, and the completed public infrastructure within the tracts, i.e., the roads, landscaping, and the stormwater management system drainage improvements, have been conveyed to the District for ownership and maintenance and are maintained in good repair, working order and condition.
- (ii) We find that for Fiscal Year 2026-2027, the District proposed amounts for field operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://www.quailroostcdd.com/auditbudgets> for the FY 2026-2027 Proposed Budget).
 - a. General: We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n -1)
PAVEMENTS									
2022	2052	2026	26	7,511	\$10.00	\$75,111	\$142,733	0.25%	\$5,320
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	7,511	\$2.50	\$18,778	\$21,777	0.25%	\$3,607

- b. Stormwater Management System: We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 34 drainage structures and 2,668 Linear Feet of pipes in the District. It is also estimated that 2-3 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
2026 (Y1)	Structures Cleaning	EA	8	230.00	1,840
	Baffle Detachment	EA	8	50.00	400
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	520	6.75	3,510
	Cost				6,950
2027 (Y2)	Structures Cleaning	EA	7	236.00	1,652
	Baffle Detachment	EA	11	51.00	561
	Baffle Replacement	EA	3	615.00	1,845
	Pipe Cleaning and CCTV	LF	537	6.92	3,716
	Cost				7,774
2028 (Y3)	Structures Cleaning	EA	7	242.00	1,694
	Baffle Detachment	EA	11	53.00	583
	Baffle Replacement	EA	3	630.00	1,890
	Pipe Cleaning and CCTV	LF	537	7.09	3,807
	Cost				7,974

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
2029 (Y4)	Structures Cleaning	EA	7	248.00	1,736
	Baffle Detachment	EA	11	54.00	594
	Baffle Replacement	EA	3	646.00	1,938
	Pipe Cleaning and CCTV	LF	537	7.27	3,904
	Cost				8,172
2030 (Y5)	Structures Cleaning	EA	5	254.00	1,270
	Baffle Detachment	EA	9	55.00	495
	Baffle Replacement	EA	2	662.00	1,324
	Pipe Cleaning and CCTV	LF	537	7.45	4,001
	Cost				7,090
Total	Total Structures Cleaning	EA	34		
	Total Baffle Detachment	EA	50		
	Total Baffle Replacement	EA	13		
	Total Pipe Cleaning and CCTV	LF	2,668		
	Total Cost				37,960.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

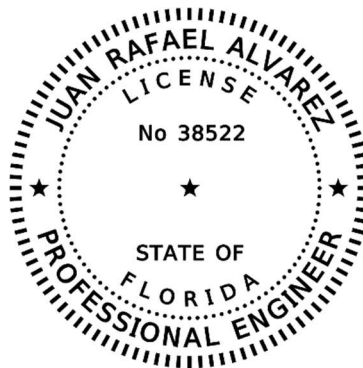
(iii) The District carries general liability, hired non-owned auto, employment practices liability, and public officials liability insurance under Agreement No. 100125347 with Florida Insurance Alliance, and has budgeted sufficient funds for the \$6,866 policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

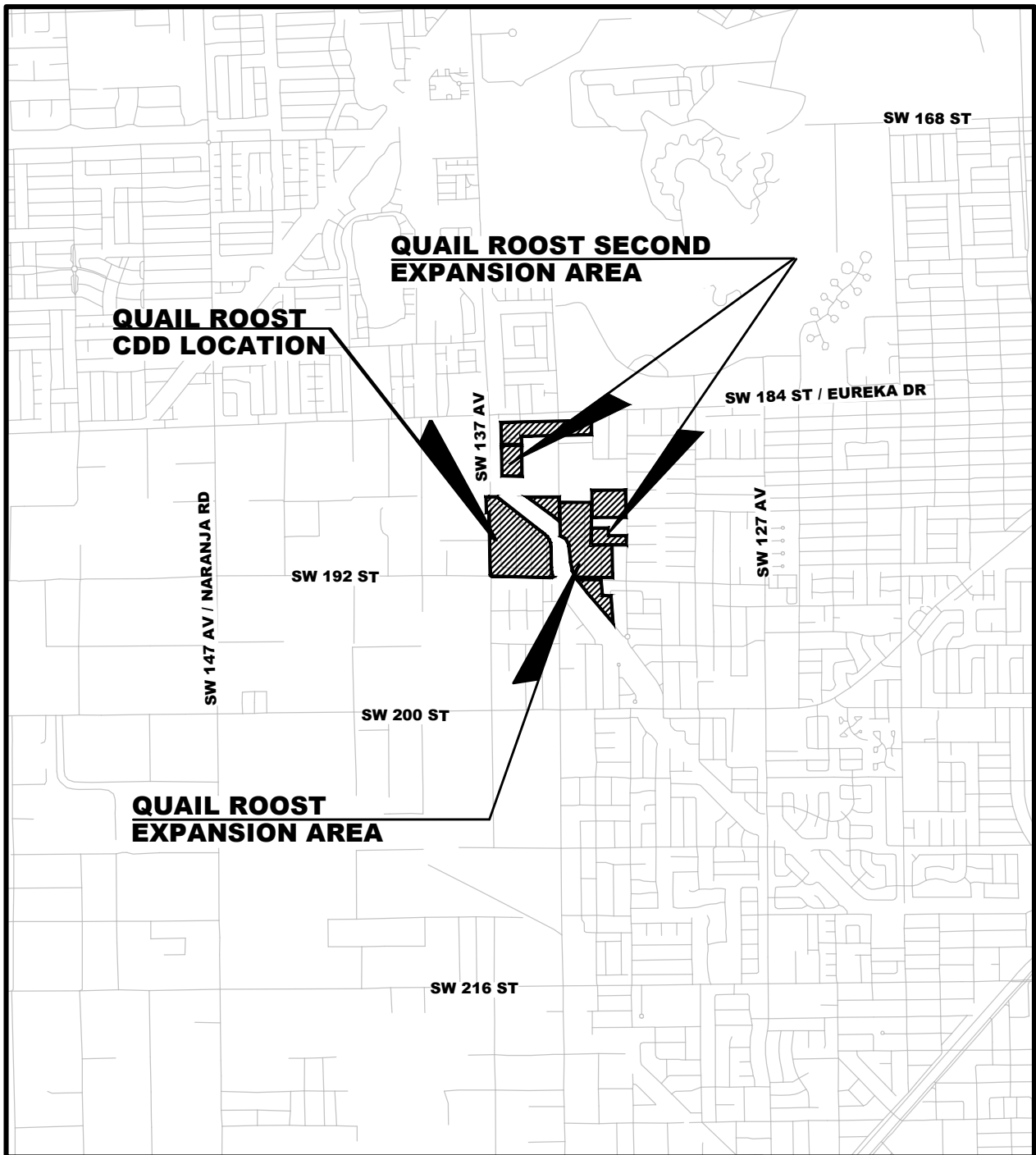
Juan R. Alvarez, PE
District Engineer
Date: June 27, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

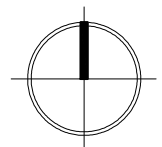
Signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

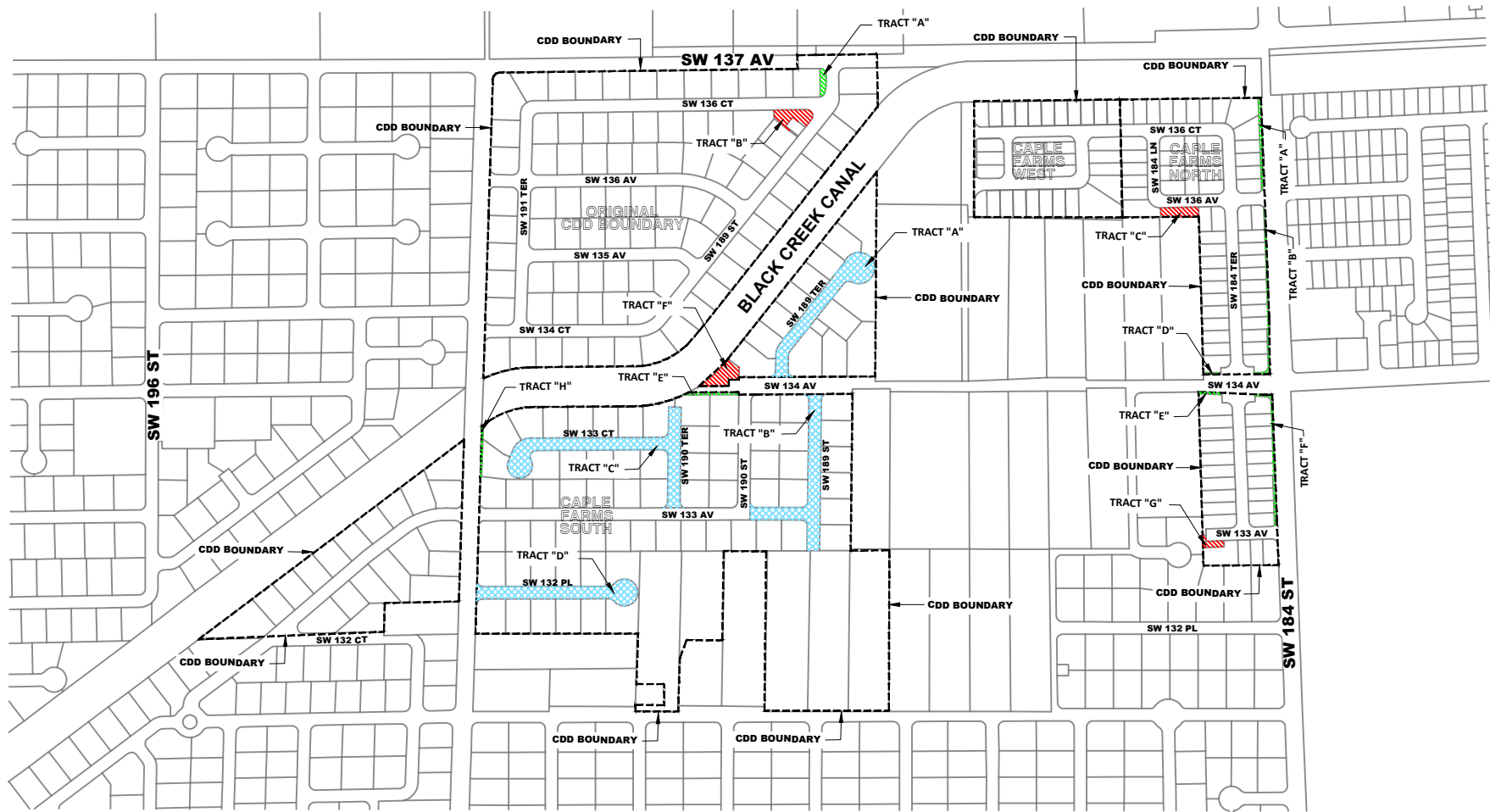


ALVAREZ ENGINEERS, INC.

**QUAIL ROOST CDD
LOCATION MAP**



0 500' 1500' 3000'



LEGEND:

- LANDSCAPE
- ROADWAY & DRAINAGE
- MAIL DISTRIBUTION

ORIGINAL CDD

TRACT "A" AND "B" (PB 173, PG 38)
 FOLIO: 30-6902-028-0860
 30-6902-028-0870
 QCD: ORB 33254, PG 4821
 CATEGORY: LANDSCAPE AND MAIL DISTRIBUTION

CAPLE FARMS NORTH

TRACT "A", "B", "D", "E" AND "F" (PB 175, PG 92)
 FOLIO: 30-6902-030-0810
 30-6902-030-0820
 30-6902-030-0840
 30-6902-030-0850
 30-6902-030-0860
 QCD: ORB 33217, PG 2242
 CATEGORY: LANDSCAPE

TRACT "C" AND "G" (PB 175, PG 92)
 FOLIO: 30-6902-030-0830
 30-3602-030-0870
 QCD: ORB 33217, PG 2242
 CATEGORY: MAIL DISTRIBUTION

CAPLE FARMS SOUTH

TRACT "A", "B", "C" AND "D" (PB 175, PG 93)
 FOLIO: 30-6902-031-1010
 30-6902-031-1020
 30-6902-031-1030
 30-6902-031-1040
 QCD: ORB 33217, PG 2242
 CATEGORY: ROADWAY AND DRAINAGE

TRACT "E" AND "H" (PB 175, PG 93)
 FOLIO: 30-6902-031-1050
 30-6902-031-1080
 QCD: ORB 33217, PG 2242
 CATEGORY: LANDSCAPE

TRACT "F" (PB 175, PG 93)
 FOLIO: 30-6902-031-1060
 QCD: ORB 33533, PG 2429
 CATEGORY: MAIL DISTRIBUTION

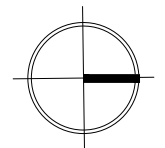
CAPLE FARMS WEST

(PB 178 PG 460)
 EAS: ORB 34471, PG 3525

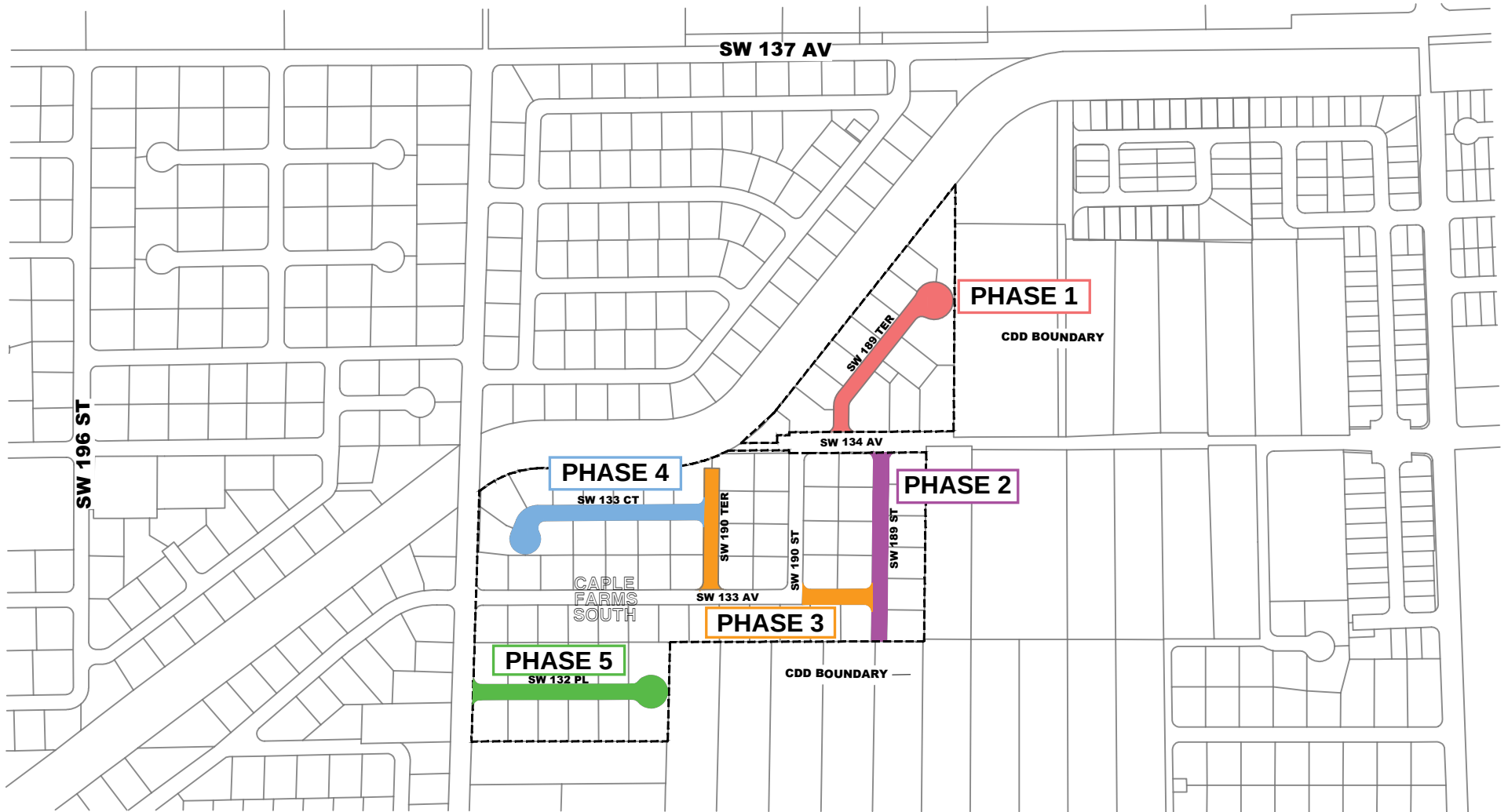
ALVAREZ ENGINEERS, INC.

**QUAIL ROOST CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2

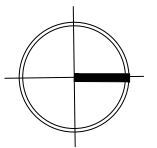


0 150' 300' 600'



ALVAREZ ENGINEERS, INC.

QUAIL ROOST CDD
DRAINAGE SYSTEM MAINTENANCE



0 125 250' 500'

EXHIBIT 3

Quail Roost



FIELD REPORT

September 11, 2026



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

LANDSCAPING

- Landscaping services were provided by Tony's Landscaping.



- Mail box areas were inspected and are in satisfactory condition.



Before

After



- Guard rail was cleaned up.
- Trash was removed.

BOARD OF SUPERVISORS MEETING DATES
QUAIL ROOST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Quail Roost Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:45 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
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.quailroostcdd.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.

Ben Quesada
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

COMPLETED

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Campo Bello Community Development District - Board of Supervisors ⓘ - Century Park Square Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ - Silver Palms West Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/1/2026	View Filings
299529	2025	Lilibeth Hauck	- Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - MainStreet at Coconut Creek Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Quail Roost 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 ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/18/2026	View Filings

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- 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 ⓘ - 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
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Campo Bello Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	 Form 1 - 6/4/2026	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ			
1-5 of 5			Rows per page:		<< < 1 > >>	

[Back](#)



To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Quail Roost Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Meetings - Fiscal Year 2026

- October 10, 2025 - Cancelled
- November 14, 2025 - Held
- December 12, 2025 - Cancelled
- January 9, 2026 - Cancelled
- February 13, 2026 - Cancelled
- March 13, 2026 - Held
- April 10, 2026 - Held
- May 8, 2026 - Cancelled
- June 12, 2026 - Held
- July 10, 2026 - Cancelled
- August 14, 2026 - Cancelled
- September 11, 2026 - Held

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ✓ No ☐

Note: Field Reports were completed monthly, distributed to the Board, and posted on the District's website. All meeting agendas were posted on the District's website.

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ✓ No ☐

Note: District Engineer's Report was completed and included in the September 11th Quail Roost Meeting agenda.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Note: The FY 2027 Budget was adopted on June 12, 2026.

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Note: The FY 2025 Audit Report was accepted on June 12, 2026, and posted on the District's website.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Bellagio Community Development District

District Manager: _____

Date: _____

Print Name: _____

Bellagio Community Development District



To: Board of Supervisors

From: District Management

Date: September 2, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Quail Roost Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Bellagio Community Development District

District Manager: _____

Date: _____

Print Name: _____

Bellagio Community Development District

Quail Roost
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

06/01/26 - 08/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
06/01/26 - 06/30/26	483-491	\$	50,703.13
07/01/26 - 07/31/26	492-501	\$	23,058.90
08/01/26 - 08/31/26	502-507	\$	13,628.22
TOTAL		\$	87,390.25

*** CHECK DATES 06/01/2026 - 08/31/2026 ***

QUAIL ROOST CDD
BANK A QUAIL ROOST CDD

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/03/26	00021	5/19/26 376721	202605 310-51300-32200		*	4,625.00	
		AUDIT FYE 09302025		BERGER, TOOMBS, ELAM, GAINES & FRANK			4,625.00 000483
6/03/26	00006	4/30/26 198492	202604 310-51300-31500		*	1,290.00	
		APR 26 - ATTORNEY FEES		BILLING COCHRAN, P.A.			1,290.00 000484
6/03/26	00019	5/26/26 MAY 26	202605 320-53800-43000		*	2,158.90	
		MAY 26 - ELECTRIC		FPL			2,158.90 000485
6/03/26	00001	6/01/26 154	202606 320-53800-34000		*	572.42	
		JUN 26 - FIELD SERVICES			*	2,471.67	
		6/01/26 155	202606 310-51300-34000		*	267.50	
		JUN 26 - MGMT FEES			*	100.00	
		6/01/26 155	202606 310-51300-31300		*	53.92	
		JUN 26 - DISSEMINATION			*	257.22	
		6/01/26 155	202606 310-51300-49500		*		
		JUN 26 - WEBSITE ADMIN			*		
		6/01/26 155	202606 310-51300-51000		*		
		JUN 26 - OFFICE SUPPLIES			*		
		6/01/26 155	202606 310-51300-42500		*		
		JUN 26 - COPIES		GMS-SF, LLC			3,722.73 000486
6/03/26	00022	5/31/26 IN154255	202605 310-51300-48000		*	419.14	
		GE 2026		MCCLATCHY COMPANY LLC			419.14 000487
6/03/26	00014	6/03/26 06032026	202606 300-20700-10000		*	12,349.73	
		TRANSFER OF TAX RECEIPTS		QUAIL ROOST CDD			12,349.73 000488
6/03/26	00016	6/03/26 06032026	202606 300-20700-10000		*	12,704.82	
		TRANSFER OF TAX RECEIPTS		QUAIL ROOST CDD			12,704.82 000489
6/03/26	00024	6/03/26 06032026	202606 300-20700-10000		*	7,472.81	
		TRANSFER OF TAX RECEIPTS		QUAIL ROOST CDD			7,472.81 000490
6/03/26	00012	6/01/26 39106012	202606 320-53800-46200		*	1,950.00	
		LAWN SERVICE 6/1/26			*	1,950.00	
		6/01/26 39106012	202606 320-53800-46200		*		
		LAWN SERVICE 6/17/26					

QUAI -QUAIL ROOST- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		6/01/26	41106012	202606	320-53800	-46201				*	230.00		
			LAWN SERVICE 6/1/26	PH3									
		6/01/26	41106012	202606	320-53800	-46201				*	230.00		
			LAWN SERVICE 6/17/26	PH3									
		6/01/26	53060126	202606	320-53800	-46201				*	800.00		
			LAWN SERVICE EXP 6/1/26										
		6/01/26	53060126	202606	320-53800	-46201				*	800.00		
			LAWN SERVICE EXP 6/17/26										
									TONY'S NURSERY & GARDEN			5,960.00	000491
7/06/26	00006	5/31/26	198954	202605	310-51300	-31500				*	660.00		
			MAY 26 - ATTORNEY FEES										
									BILLING COCHRAN, P.A.			660.00	000492
7/06/26	00008	6/16/26	9-340-79	202606	310-51300	-42000				*	82.06		
			DELIVERIES THRU 6/05/26										
									FEDEX			82.06	000493
7/06/26	00019	6/24/26	JUN 26	202606	320-53800	-43000				*	2,033.19		
			JUN 26 - ELECTRIC										
									FPL			2,033.19	000494
7/06/26	00001	7/01/26	156	202607	320-53800	-34000				*	572.42		
			JUL 26 - FIELD SERVICES										
		7/01/26	157	202607	310-51300	-34000				*	2,471.67		
			JUL 26 - MGMT FEES										
		7/01/26	157	202607	310-51300	-31300				*	267.50		
			JUL 26 - DISSEMINATION										
		7/01/26	157	202607	310-51300	-49500				*	100.00		
			JUL 26 - WEBSITE ADMIN										
		7/01/26	157	202607	310-51300	-42000				*	3.70		
			JUL 26 - POSTAGE										
		7/01/26	157	202607	310-51300	-42500				*	.30		
			JUL 26 - COPIES										
									GMS-SF, LLC			3,415.59	000495
7/06/26	00014	7/06/26	07062026	202607	300-20700	-10000				*	2,560.89		
			TRANSFER OF TAX RECEIPTS										
									QUAIL ROOST CDD			2,560.89	000496
7/06/26	00016	7/06/26	07062026	202607	300-20700	-10000				*	3,628.70		
			TRANSFER OF TAX RECEIPTS										
									QUAIL ROOST CDD			3,628.70	000497
7/06/26	00024	7/06/26	07062026	202607	300-20700	-10000				*	1,665.36		
			TRANSFER OF TAX RECEIPTS										
									QUAIL ROOST CDD			1,665.36	000498
									QUAI -QUAIL ROOST- ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
7/06/26	00012	7/01/26 39107012	202607 320-53800-46200 LAWN SERVICE 7/2/26		*	1,950.00		
		7/01/26 39107012	202607 320-53800-46200 LAWN SERVICE 7/16/26		*	1,950.00		
		7/01/26 41107012	202607 320-53800-46201 LAWN SERVICE 7/2/26 PH3		*	230.00		
		7/01/26 41107012	202607 320-53800-46201 LAWN SERVICE 7/16/26 PH3		*	230.00		
		7/01/26 53070126	202607 320-53800-46201 LAWN SERVICE EXP 7/2/26		*	800.00		
		7/01/26 53070126	202607 320-53800-46201 LAWN SERVICE EXP 7/16/26		*	800.00		
			TONY'S NURSERY & GARDEN				5,960.00	000499
7/27/26	00006	6/30/26 199438	202606 310-51300-31500 JUN 26 - ATTORNEY FEES		*	900.00		
			BILLING COCHRAN, P.A.				900.00	000500
7/27/26	00019	7/17/26 JUL 26	202607 320-53800-43000 JUL 26 - ELECTRIC		*	2,153.11		
			FPL				2,153.11	000501
8/14/26	00003	7/29/26 9355	202607 310-51300-31100 2026 YEARLY ENG REPORT		*	2,800.00		
			ALVAREZ ENGINEERS, INC				2,800.00	000502
8/14/26	00006	7/31/26 199847	202607 310-51300-31500 JUL 26 - ATTORNEY FEES		*	500.00		
			BILLING COCHRAN, P.A.				500.00	000503
8/14/26	00008	7/21/26 9-389-57	202607 310-51300-42000 DELIVERIES THRU 7/10/26		*	78.29		
			FEDEX				78.29	000504
8/14/26	00001	8/01/26 158	202608 320-53800-34000 AUG 26 - FIELD SERVICES		*	572.42		
		8/01/26 159	202608 310-51300-34000 AUG 26 - MGMT FEES		*	2,471.67		
		8/01/26 159	202608 310-51300-31300 AUG 26 - DISSEMINATION		*	267.50		
		8/01/26 159	202608 310-51300-49500 AUG 26 - WEBSITE ADMIN		*	100.00		
		8/01/26 159	202608 310-51300-42000 AUG 26 - POSTAGE		*	2.96		
			GMS-SF, LLC				3,414.55	000505
			QUAI -QUAIL ROOST- ACOOPER					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/14/26	00022	6/30/26	IN163366 202606 310-51300-48000 REBILL CAMPAIGN#115925		*	375.38	
				MCCLATCHY COMPANY LLC			375.38 000506
8/14/26	00012	7/29/26	39107292 202606 320-53800-49000 RMVL OLD FENCING DEBRIS		*	500.00	
		8/01/26	39108012 202608 320-53800-46200 LAWN SERVICE 8/14/26		*	1,950.00	
		8/01/26	39108012 202608 320-53800-46200 LAWN SERVICE 8/27/26		*	1,950.00	
		8/01/26	41108012 202608 320-53800-46201 LAWN SERVICE 8/14/26 PH3		*	230.00	
		8/01/26	41108012 202608 320-53800-46201 LAWN SERVICE 8/27/26 PH3		*	230.00	
		8/01/26	53080126 202608 320-53800-46201 LAWN SERVICE EXP 8/14/26		*	800.00	
		8/01/26	53080126 202608 320-53800-46201 LAWN SERVICE EXP 8/27/26		*	800.00	
				TONY'S NURSERY & GARDEN			6,460.00 000507
TOTAL FOR BANK A						87,390.25	
TOTAL FOR REGISTER						87,390.25	

QUAI -QUAIL ROOST- ACOOPER

Quail Roost
Community Development District

Unaudited Financial Reporting
August 31, 2026



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6	<u>Debt Service Fund Series 2025</u>
7	<u>Capital Project Fund Series 2018</u>
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Quail Roost
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 2,708	\$ -	\$ -	\$ 2,708
Due from Developer	4,318	-	-	4,318
<u>Investments:</u>				
State Board of Administration	60,437	-	-	60,437
<u>Series 2018</u>				
Reserve	-	33,653	-	33,653
Revenue	-	112,671	-	112,671
Acquisition & Construction	-	-	6,002	6,002
<u>Series 2021</u>				
Reserve	-	75,218	-	75,218
Revenue	-	305,819	-	305,819
Prepayment	-	683	-	683
Acquisition & Construction	-	-	12,807	12,807
<u>Series 2025</u>				
Reserve	-	28,652	-	28,652
Interest	-	1	-	1
Revenue	-	49,155	-	49,155
Acquisition & Construction	-	-	13,462	13,462
Deposits	4,149	-	-	4,149
Total Assets	\$ 71,612	\$ 605,853	\$ 32,271	\$ 709,735
Liabilities:				
Accounts Payable	\$ 2,155	\$ -	\$ -	\$ 2,155
Total Liabilities	\$ 2,155	\$ -	\$ -	\$ 2,155
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,149	\$ -	\$ -	\$ 4,149
Restricted for:				
Debt Service	-	605,853	-	605,853
Capital Project	-	-	32,271	32,271
Unassigned	65,308	-	-	65,308
Total Fund Balances	\$ 69,457	\$ 605,853	\$ 32,271	\$ 707,581
Total Liabilities & Fund Balance	\$ 71,612	\$ 605,853	\$ 32,271	\$ 709,735

Quail Roost
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 179,149	\$ 179,149	\$ 178,720	\$ (429)
Interest Income	1,000	1,000	2,540	1,540
Developer Contributions	20,381	20,381	23,471	3,090

Total Revenues	\$ 200,530	\$ 200,530	\$ 204,731	\$ 4,201
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Expenditures:

General & Administrative:

Engineering	\$ 8,500	\$ 7,792	\$ 3,265	\$ 4,526
Attorney	18,000	16,500	10,040	6,461
Annual Audit	5,000	4,625	4,625	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	1,100	550	550	-
Dissemination Agent	3,210	2,943	2,943	-
Trustee Fees	8,870	8,485	8,485	-
Management Fees	29,660	27,188	27,188	(0)
Website Maintenance	1,200	1,100	1,100	-
Postage & Delivery	500	458	346	113
Insurance General Liability	7,800	6,866	6,866	-
Printing & Binding	100	100	259	(159)
Legal Advertising	4,500	4,125	795	3,330
Other Current Charges	300	300	764	(464)
Office Supplies	50	46	54	(8)
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 93,965	\$ 86,253	\$ 72,454.27	\$ 13,799
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Quail Roost
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Landscape Maintenance	\$ 46,800	\$ 42,900	\$ 42,900	\$ -
Landscape Maintenance -Galiano	19,200	19,200	19,900	(700)
Electric	27,000	24,750	23,471	1,279
Field Management	6,869	6,297	6,297	(0)
Contingencies	5,000	4,583	2,100	2,483
Wall Maintenance	1,696	1,555	-	1,555
Subtotal Field Expenditures	\$ 106,565	\$ 99,285	\$ 94,668	\$ 4,617
Total Operations & Maintenance	\$ 106,565	\$ 99,285	\$ 94,668	\$ 4,617
Total Expenditures	\$ 200,530	\$ 185,538	\$ 167,122	\$ 18,416
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 14,992	\$ 37,609	\$ 22,617
Net Change in Fund Balance	\$ 0	\$ 14,992	\$ 37,609	\$ 22,617
Fund Balance - Beginning	\$ -		\$ 31,848	
Fund Balance - Ending	\$ 0		\$ 69,457	

Quail Roost
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budge Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 134,613	\$ 134,613	\$ 135,574	\$ 962
Interest Income	5,000	5,000	5,119	119
Total Revenues	\$ 139,613	\$ 139,613	\$ 140,693	\$ 1,080
<u>Expenditures:</u>				
Interest Expense - 12/15	\$ 44,904	\$ 44,904	\$ 44,904	\$ -
Principal Expense - 12/15	44,000	44,000	44,000	-
Interest Expense - 06/15	43,969	43,969	43,969	-
Total Expenditures	\$ 132,873	\$ 132,873	\$ 132,873	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,740	\$ 6,740	\$ 7,820	\$ 1,080
Net Change in Fund Balance	\$ 6,740	\$ 6,740	\$ 7,820	\$ 1,080
Fund Balance - Beginning	\$ 104,934		\$ 138,504	
Fund Balance - Ending	\$ 111,674		\$ 146,325	

Quail Roost

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,150	\$ 305,150	\$ 300,945	\$ (4,205)
Interest Income	10,000	10,000	13,506	3,506
Total Revenues	\$ 315,150	\$ 315,150	\$ 314,451	\$ (699)
Expenditures:				
Interest Expense - 12/15	\$ 86,938	\$ 85,778	\$ 85,778	\$ -
Principal Expense - 12/15	125,000	125,000	125,000	-
Interest Expense - 06/15	85,563	85,563	85,563	-
Total Expenditures	\$ 297,501	\$ 296,341	\$ 296,341	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,649	\$ 18,809	\$ 18,110	\$ (699)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,935)	\$ (2,935)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,935)	\$ (2,935)
Net Change in Fund Balance	\$ 17,649	\$ 18,809	\$ 15,175	\$ (3,633)
Fund Balance - Beginning	\$ 325,662		\$ 366,544	
Fund Balance - Ending	\$ 343,311		\$ 381,720	

Quail Roost

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,617	\$ 114,617	\$ 115,383	\$ 766
Interest Income	500	500	2,691	2,191
Total Revenues	\$ 115,117	\$ 115,117	\$ 118,074	\$ 2,957
Expenditures:				
Interest Expense - 11/01	\$ 18,026	\$ 18,026	\$ 18,026	\$ -
Principal Expense - 05/01	22,000	22,000	22,000	-
Interest Expense - 05/01	46,353	46,353	46,353	-
Total Expenditures	\$ 86,379	\$ 86,379	\$ 86,379	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 28,738	\$ 28,738	\$ 31,694	\$ 2,957
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ 364	\$ 364
Transfer (Out)	-	-	(951)	(951)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (587)	\$ (587)
Net Change in Fund Balance	\$ 28,738	\$ 28,738	\$ 31,107	\$ 2,369
Fund Balance - Beginning	\$ 18,026		\$ 46,701	
Fund Balance - Ending	\$ 46,764		\$ 77,809	

Quail Roost
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 196	\$ 196
Total Revenues	\$ -	\$ -	\$ 196	\$ 196
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 196	\$ 196
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 196	\$ 196
Fund Balance - Beginning	\$ -		\$ 5,807	
Fund Balance - Ending	\$ -		\$ 6,002	

Quail Roost
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 367	\$ 367
Total Revenues	\$ -	\$ -	\$ 367	\$ 367
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 367	\$ 367
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,935	\$ 2,935
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,935	\$ 2,935
Net Change in Fund Balance	\$ -	\$ -	\$ 3,301	\$ 3,301
Fund Balance - Beginning	\$ -		\$ 9,505	
Fund Balance - Ending	\$ -		\$ 12,807	

Quail Roost
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 440	\$ 440
Total Revenues	\$ -	\$ -	\$ 440	\$ 440
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 440	\$ 440
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ 951	\$ 951
Transfer (Out)	-	-	(364)	(364)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 587	\$ 587
Net Change in Fund Balance	\$ -	\$ -	\$ 1,027	\$ 1,027
Fund Balance - Beginning	\$ -		\$ 12,434	
Fund Balance - Ending	\$ -		\$ 13,462	

Quail Roost
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 11,288	\$ 143,834	\$ 4,047	\$ 5,281	\$ 3,808	\$ 6,521	\$ 1,248	\$ 2,695	\$ -	\$ -	\$ -	\$ 178,720
Interest Income	41	22	164	352	315	349	309	317	253	216	203	-	2,540
Developer Contributions	2,096	2,096	2,143	2,158	2,163	2,160	2,154	2,159	2,033	2,153	2,155	-	23,471
Total Revenues	\$ 2,137	\$ 13,406	\$ 146,141	\$ 6,557	\$ 7,759	\$ 6,316	\$ 8,985	\$ 3,723	\$ 4,981	\$ 2,370	\$ 2,357	\$ -	\$ 204,731
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Engineering	\$ 132	\$ 190	\$ -	\$ -	\$ -	\$ 144	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ 3,265
Attorney	1,460	960	500	1,080	500	2,190	1,290	660	900	500	-	-	10,040
Annual Audit	-	-	-	-	-	-	-	4,625	-	-	-	-	4,625
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	550	-	-	-	-	-	-	-	550
Dissemination Agent	268	268	268	268	268	268	268	268	268	268	268	-	2,943
Trustee Fees	4,041	4,445	-	-	-	-	-	-	-	-	-	-	8,485
Management Fees	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472	-	27,188
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Postage & Delivery	5	7	150	7	3	1	3	2	82	82	3	-	346
Insurance General Liability	6,866	-	-	-	-	-	-	-	-	-	-	-	6,866
Printing & Binding	-	1	-	0	-	-	-	-	257	0	-	-	259
Legal Advertising	-	-	-	-	-	-	-	419	-	375	-	-	795
Other Current Charges	125	110	57	-	45	45	115	68	51	75	74	-	764
Office Supplies	-	-	-	-	-	-	-	-	54	-	-	-	54
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,642	\$ 8,552	\$ 3,546	\$ 3,927	\$ 3,937	\$ 5,219	\$ 4,247	\$ 8,614	\$ 4,183	\$ 6,671	\$ 2,916	\$ -	\$ 72,454
<u>Operations & Maintenance</u>													
Field Expenditures													
Landscape Maintenance	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ -	\$ 42,900
Landscape Maintenance -Galiano	1,600	1,600	1,600	1,600	1,600	1,600	2,060	2,060	2,060	2,060	2,060	-	19,900
Electric	2,096	2,096	2,143	2,158	2,163	2,160	2,154	2,159	2,033	2,153	2,155	-	23,471
Field Management	572	572	572	572	572	572	572	572	572	572	572	-	6,297
Contingencies	-	-	-	-	-	1,600	-	-	-	500	-	-	2,100
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 8,169	\$ 8,169	\$ 8,216	\$ 8,231	\$ 8,235	\$ 9,832	\$ 8,687	\$ 8,691	\$ 8,566	\$ 9,186	\$ 8,687	\$ -	\$ 94,668
Total Operations & Maintenance	\$ 8,169	\$ 8,169	\$ 8,216	\$ 8,231	\$ 8,235	\$ 9,832	\$ 8,687	\$ 8,691	\$ 8,566	\$ 9,186	\$ 8,687	\$ -	\$ 94,668
Total Expenditures	\$ 28,811	\$ 16,720	\$ 11,761	\$ 12,158	\$ 12,173	\$ 15,052	\$ 12,934	\$ 17,305	\$ 12,749	\$ 15,857	\$ 11,603	\$ -	\$ 167,122
Excess (Deficiency) of Revenues over Expenditures	\$ (26,673)	\$ (3,315)	\$ 134,379	\$ (5,601)	\$ (4,414)	\$ (8,735)	\$ (3,949)	\$ (13,582)	\$ (7,768)	\$ (13,487)	\$ (9,246)	\$ -	\$ 37,609
Net Change in Fund Balance	\$ (26,673)	\$ (3,315)	\$ 134,379	\$ (5,601)	\$ (4,414)	\$ (8,735)	\$ (3,949)	\$ (13,582)	\$ (7,768)	\$ (13,487)	\$ (9,246)	\$ -	\$ 37,609

Quail Roost
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Bonds (2018 Project)			
Bond Issue:	8/22/2018		
Original Issue Amount:	\$2,096,000		
Interest Rate:	3.88%		
Maturity Date:	December 15, 2024		
Interest Rate:	4.35%		
Maturity Date:	December 15, 2029		
Interest Rate:	4.750%		
Maturity Date:	December 15, 2038		
Interest Rate:	5.000%		
Maturity Date:	December 15, 2048		
Reserve Fund Requirement:	25% of Max Annual Debt Service		
Bonds Outstanding			\$2,096,000
Less:	12/15/2019		(\$35,000)
	12/15/2020		(\$37,000)
	12/15/2021		(\$38,000)
	12/15/2022		(\$40,000)
	12/15/2023		(\$41,000)
	12/15/2024		(\$43,000)
	12/15/2025		(\$44,000)
Current Bonds Outstanding			\$1,818,000

Series 2021, Special Assessment Bonds (Expansion Area Project)			
Bond Issue:	10/7/2021		
Original Issue Amount:	\$5,480,000		
Interest Rate:	2.20%		
Maturity Date:	December 15, 2026		
Interest Rate:	2.70%		
Maturity Date:	December 15, 2031		
Interest Rate:	3.125%		
Maturity Date:	December 15, 2041		
Interest Rate:	4.000%		
Maturity Date:	December 15, 2051		
Reserve Fund Requirement:	25% of Max Annual Debt Service		
Bonds Outstanding			\$5,480,000
Less:	12/15/2022		(\$115,000)
	3/15/2023		(\$35,000)
	12/15/2023		(\$120,000)
	9/15/2024		(\$35,000)
	12/15/2024		(\$120,000)
	9/15/2025		(\$35,000)
	12/15/2025		(\$125,000)
Current Bonds Outstanding			\$4,895,000

Quail Roost
Community Development District
Long Term Debt Report

Series 2025, Special Assessment Bonds (Second Expansion Area Project)		
Bond Issue:	8/15/2025	
Original Issue Amount:	\$1,606,000	
Interest Rate:	4.00%	
Maturity Date:	May 1, 2030	
Interest Rate:	5.80%	
Maturity Date:	May 1, 2045	
Interest Rate:	6.000%	
Maturity Date:	May 1, 2055	
Reserve Fund Requirement:	25% of Max Annual Debt Service	
Bonds Outstanding		\$1,606,000
Less:	5/1/2026	(\$22,000)
Current Bonds Outstanding		\$1,584,000

Quail Roost
Community Development District
Special Assessment Receipts - Miami-Dade County
Fiscal Year Ending September 30, 2026

SUMMARY

Gross Assessments	\$ 188,578.31	\$ 141,697.55	\$ 321,210.71	\$ 120,649.39	\$ 772,135.96
Net Assessment	\$179,149.39	\$134,612.67	\$305,150.17	\$114,616.92	\$ 733,529.16

ON ROLL ASSESSMENTS

Date Received	Gross Tax Received	Discounts/ (Penalties)	Commissions	Interest	Net Amount Received	24.42%	18.35%	41.60%	15.63%	100.00%
						General Fund	2018 Debt Series	2021 Debt Series	2025 Debt Series	Total
11/17/25	\$18,119.34	\$724.77	\$173.94	\$0.00	\$17,220.63	\$3,900.02	\$ 1,584.35	\$ 5,213.73	\$ 6,522.52	\$17,220.63
11/19/25	\$5,817.18	\$280.29	\$55.37	\$0.00	\$5,481.52	\$1,661.37	\$2,700.48	\$1,119.67	\$0.00	\$5,481.52
11/28/25	\$22,736.64	\$909.47	\$218.29	\$0.00	\$21,608.88	\$5,726.15	\$6,337.36	\$5,813.41	\$3,731.96	\$21,608.88
12/05/25	\$601,549.23	\$24,061.99	\$5,774.86	\$0.00	\$571,712.38	\$138,387.68	\$98,229.36	\$259,285.02	\$75,810.32	\$571,712.38
12/19/25	\$25,871.78	\$1,009.81	\$248.62	\$0.00	\$24,613.35	\$5,446.01	\$1,584.35	\$8,566.89	\$9,016.10	\$24,613.35
01/08/26	\$15,841.68	\$437.89	\$154.03	\$0.00	\$15,249.76	\$3,878.08	\$3,639.10	\$2,393.40	\$5,339.18	\$15,249.76
01/26/26	\$0.00	\$0.00	\$0.00	\$698.56	\$698.56	\$168.89	\$119.14	\$300.45	\$110.08	\$698.56
02/08/26	\$19,979.47	\$399.59	\$195.80	\$0.00	\$19,384.08	\$5,280.74	\$6,469.42	\$1,919.36	\$5,714.56	\$19,384.08
03/11/26	\$12,540.01	\$150.48	\$123.89	\$0.00	\$12,265.64	\$3,807.75	\$6,518.93	\$1,938.96	\$0.00	\$12,265.64
04/11/26	\$27,537.09	\$0.00	\$275.37	\$0.00	\$27,261.72	\$6,489.30	\$4,143.58	\$9,180.80	\$7,448.04	\$27,261.72
04/22/26	\$0.00	\$0.00	\$0.00	\$119.39	\$119.39	\$31.99	\$36.89	\$25.75	\$24.76	\$119.39
05/13/26	\$4,444.25	(\$58.05)	\$45.04	\$0.00	\$4,457.26	\$1,247.60	\$1,650.35	\$1,559.31	\$0.00	\$4,457.26
06/12/26	\$5,211.63	(\$137.16)	\$53.48	\$0.00	\$5,295.31	\$1,509.32	\$2,120.64	\$0.00	\$1,665.35	\$5,295.31
06/29/26	\$5,079.04	(\$228.55)	\$53.07	\$0.00	\$5,254.52	\$1,185.59	\$440.23	\$3,628.70	\$0.00	\$5,254.52
TOTALS	\$ 764,727.34	\$ 27,550.53	\$ 7,371.76	\$ 817.95	\$730,623.00	\$178,720.49	\$ 135,574.17	\$ 300,945.47	\$ 115,382.87	\$ 730,623.00

99.04%	Gross Percent Collected
\$ 7,408.62	Gross Balance Remaining to Collect