



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



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District Manager
GMS-SF

South-Dade Venture Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 23, 2025

November 20, 2025 (Exception)

December 18, 2025 (Exception) - CANCELED

January 22, 2026

February 26, 2026

March 26, 2026 – CANCELED

April 23, 2026

Town Hall April 23, 2026 at 6:00 p.m.

May 28, 2026

June 25, 2026

July 23, 2026

Special Meeting August 6, 2026 at 1:00 p.m.

August 20, 2026

September 24, 2026

Result: Standard achieved (11).

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

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Result: Standard achieved. – Field Reports were distributed monthly and included on every meeting agenda.

Goal 2.2: District Engineer Inspections

The District Engineer completed the annual infrastructure inspection and submitted a formal report. Not required by Bond Indenture.

Result: Standard achieved. – GIS Satellite mapping of District Infrastructure, Guardhouse Automation, and Club Capital Improvement Reports completed.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2027 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved. – Fiscal Year 2027 Budget was adopted on August 20, 2026.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved. – FY 2025 Audit accepted on April 23, 2026.

4. Five Year Stormwater Maintenance Plan Update

Annual Cleaning Completed:

Annual inspection and stormwater system was recently completed. Full report pending.

Overall Determination

The South-Dade Venture Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Ben Quesada
District Manager
GMS-SF

Signed by:

Chair/Vice Chair:

Jessica Cabrera

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Print Name: Jessica Cabrera

Date: 2026-09-28

South-Dade Venture Community Development District

DocuSigned by:

District Manager:

Ben Quesada

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Print Name: Ben Quesada

Date: 2026-09-25

South-Dade Venture Community Development District

Ben Quesada
District Manager
GMS-SF

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Status

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