TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

OCTOBER 27, 2026

6:30 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.trailsatmontereycdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TRAILS OF MONTEREY
COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center – Conference Room
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
REGULAR BOARD MEETING
October 27, 2026
6:30 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. June 23, 2026 Regular Board Meeting & Public Hearing……Page 2
G. Old Business
   1. Staff Report, as Required
H. New Business
   1. Consider Landscape Maintenance Fee Increase (Modern Image)……Page 5
   2. Consider Approval of Audit Renewal……...Page 6
   3. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report……. Page 7
   4. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget.……...Page 12
I. Administrative Matters
   1. 2026 Candidate Results (Seats 3 & 4)
   2. Annual Engineer's Report…….Page 16
   3. Reminder: Required Four-Hour Ethics Training (Due by December 1, 2026)
J. Board Member/Staff: Additional Comments/Requests
K. Adjourn

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Trails at Monterey Community Development District will hold Regular Meetings at 6:30 p.m. in the Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates:

October 27, 2026
December 22, 2026
February 23, 2027
April 27, 2027
June 22, 2027
August 24, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website www.trailsatmontereycdd.org or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meetings 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 ensure 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 nnguyen@sdsinc.org 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 without advertised notice.

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

www.trailsatmontereycdd.org

PUBLISH: MIAMI HERALD 10/14/27

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JUNE 23, 2026

A. CALL TO ORDER

District Manager, Nancy Nguyen called the Trails at Monterey Community Development District (the "District") Regular Board Meeting of June 23, 2026, to order at 6:30 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on June 3, 2026, and June 10, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Chairman Juan Sanhueza, Vice Chairman Sebastian Hale, and Supervisor Laura Alvarez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc., and General Counsel Ginger Wald 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. February 24, 2026, Regular Board Meeting

The minutes of the February 24, 2026, Regular Board Meeting were presented for approval.

There being no changes, a **MOTION** was made by Mr. Sanhueza, seconded by Mr. Hale and unanimously passed approving the minutes of the February 24, 2026, Regular Board Meeting, as presented.

NOTE: At approximately 6:31 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on June 3, 2026, and June 10, 2026, as legally required.

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

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Hale, seconded by Mr. Sanhueza and unanimously passed to approve and adopt Resolution No. 2026-02, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 6:33 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

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

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **MOTION** was made by Mr. Sanhueza, seconded by Ms. Alvarez and unanimously passed to approve and adopt Resolution No. 2026-03, as presented; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

2. 2026 Legislative Update (Billing Cochran, P.A.)

Ms. Wald explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Wald provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

J. ADMINISTRATIVE MATTERS

1. Qualified Elector Certification (997 Voters)

Ms. Nguyen explained that per Chapter 190.006 (3)(a)2.d., Florida Statutes, the District must annually receive a certification of the number of registered voters in the District after April 15th from the Miami-Dade County Supervisor of Elections. Ms. Nguyen stated that once the number of registered voters is 250 or more, then the elections of the District Board members are held through the general election. Ms. Nguyen further explained that the District met the 250 threshold many years ago, but because Florida Statutes do not indicate that once the District reaches 250 qualified electors, the District can stop requesting a Qualified Elector Certification from the Supervisor of Elections, it is recommended that the District continue requesting a Qualified Elector Certification annually.

Ms. Nguyen presented the Qualified Elector Certification and stated that the Miami-Dade County Supervisor of Elections has determined that the District has 997 voters.

2. Reminder: 2025 Form 1 – Statement Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics' Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

3. Reminder: Required 4-Hour Ethics Training

Board members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

K. BOARD MEMBER/STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until October 27, 2026. The Board consensus was to cancel the August 25, 2026 Regular Board Meeting.

There were no further comments from Board Members or District Staff.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Hale, seconded by Ms. Alvarez adjourning the meeting at 6:48 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

From: lyndamodernimage@bellsouth.net
To: Nancy Nguyen
Cc: Ryan Quiroga
Subject: Trails at Monterey CDD - 2027 Landscape Maintenance Fee
Date: Tuesday, September 15, 2026 2:24:36 PM

Hello Nancy,

Modern Image Landscape & Design thanks you for being a valued customer since 2006. At this time each year, we review our business performance and make any necessary adjustments for the year ahead, as the cost of doing business continues to change.

Labor wages continue to grow with the minimum wage going to $15.00 at the end of this month. Inflation has truly become a factor after the COVID pandemic, and our operating costs continue to be impacted. We've seen large price increases across the board from fertilizer and chemicals to dump fees and equipment repairs. The bottom line is that unless we raise prices then our business will no longer be viable. Effective January 1, 2027, we need to raise our prices 5%. That would take the monthly landscape maintenance fee for Trails at Monterey CDD from $1,320.00 to $1,386.00 per month.

Please feel free to call me on my cell phone number listed below if you need to discuss

As always, we appreciate your business and look forward to serving you in 2027.

Jeffrey Bowie
President
Modern Image Landscape & Design
Mobile 754-264-3023
jeffmodernimage@bellsouth.net

October 27, 2026

RE: Trails at Monterey Community Development District Auditor Renewal

At the October 24, 2023 Trails at Monterey Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY 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 Trails at Monterey 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 TRAILS AT MONTEREY 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 27th day of October 2026.

ATTEST:

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Trails At Monterey
Community Development District

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

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET

TRAILS AT MONTEREY 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
ADMINISTRATIVE ASSESSMENTS	53,715	**54,215**	54,215
MAINTENANCE ASSESSMENTS	41,117	**41,169**	41,169
DEBT ASSESSMENTS	219,413	**219,592**	219,592
OTHER REVENUES	0	**0**	0
INTEREST INCOME	1,200	**5,900**	5,865
TOTAL REVENUES	**$ 315,445**	**$ 320,876**	**$ 320,841**
EXPENDITURES			
MAINTENANCE EXPENDITURES			
AQUATIC/STORMWATER MANAGEMENT	7,850	**7,850**	5,925
MITIGATION MAINTENANCE	2,300	**1,608**	1,206
LAKE EASEMENT/LANDSCAPE MAINTENANCE	20,000	**15,840**	15,840
ENGINEERING/INSPECTIONS	5,000	**2,800**	2,800
MISCELLANEOUS MAINTENANCE	0	**300**	300
TOTAL MAINTENANCE EXPENDITURES	**$ 35,150**	**$ 28,398**	**$ 26,071**
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	5,000	**2,400**	2,400
PAYROLL TAXES (EMPLOYER)	400	**184**	184
MANAGEMENT	34,380	**34,380**	34,380
SECRETARIAL	3,600	**3,600**	3,600
LEGAL	10,500	**8,500**	7,250
ASSESSMENT ROLL	6,000	**6,000**	6,000
AUDIT FEES	3,600	**3,600**	3,600
INSURANCE	7,260	**7,269**	7,269
LEGAL ADVERTISING	3,500	**4,500**	3,501
MISCELLANEOUS	1,100	**900**	619
POSTAGE	500	**175**	163
OFFICE SUPPLIES	600	**275**	236
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	4,260	**4,256**	4,256
CONTINUING DISCLOSURE FEE	350	**350**	350
WEBSITE MANAGEMENT	750	**750**	750
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 81,975**	**$ 77,314**	**$ 74,733**
TOTAL EXPENDITURES	**$ 117,125**	**$ 105,712**	**$ 100,804**
REVENUES LESS EXPENDITURES	**$ 198,320**	**$ 215,164**	**$ 220,037**
BOND PAYMENTS	(206,248)	**(209,565)**	(209,565)
BALANCE	**$ (7,928)**	**$ 5,599**	**$ 10,472**
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)	**(3,033)**	(3,033)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)	**(11,329)**	(11,329)
EXCESS/SHORTFALL	**$ (26,783)**	**$ (8,763)**	**$ (3,890)**
CARRYOVER FROM PRIOR YEAR	26,783	**0**	0
NET EXCESS/SHORTFALL	**$ -**	**$ (8,763)**	**$ (3,890)**

FUND BALANCE AS OF 9/30/25	$205,853
FY 2025/2026 ACTIVITY	($8,763)
FUND BALANCE AS OF 9/30/26	$197,090

Notes

Carryover From Prior Year Of $26,873 was used to reduce Fiscal Year 2025/2026 Assessments.

$28,677 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE 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	400	**8,800**	8,715
NAV Tax Collection	206,248	**209,564**	209,564
Total Revenues	**$ 206,648**	**$ 218,364**	**$ 218,279**
EXPENDITURES			
Principal Payments	140,000	**145,000**	145,000
Interest Payments	63,518	**60,612**	60,612
Bond Redemption	3,130	**0**	0
Total Expenditures	**$ 206,648**	**$ 205,612**	**$ 205,612**
Excess/ (Shortfall)	**$ -**	**$ 12,752**	**$ 12,667**

FUND BALANCE AS OF 9/30/25	$254,974
FY 2025/2026 ACTIVITY	$12,752
FUND BALANCE AS OF 9/30/26	$267,726

Notes

Reserve Fund Balance = $103,123*. Revenue Fund Balance = $164,603*.

Revenue Fund Balance To Be Used To Make Interest Payment On 11-1-26 Of $44,381.

* Approximate Amounts

Series 2012 Refunding Bonds Information

Original Par Amount =	$2,830,000	Annual Principal Payments Due:
Interest Rate =	1.75% - 4.25%	May 1st
Issue Date =	May 2012	Annual Interest Payments Due:
Maturity Date =	May 2033	May 1st & November 1st
Par Amount As Of 9/30/26 =	$1,210,000	

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY 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 Trails at Monterey 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 2024-05 on October 15, 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 TRAILS AT MONTEREY 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 27th day of October, 2026.

ATTEST:	**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____ Secretary/Assistant Secretary	Print name: _____ Chair/Vice Chair, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Trails at Monterey Community Development District
2025/2026 Performance Measures and Standards Report

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 as evidenced by District Management's records.
  Achieved: Yes ☑ No ☐
- District records retained as required by law, and readily available to the public.
  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 by June 15 and the final fiscal year budget by September 30.
- 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 by June 15 and the final fiscal year budget by September 30.
  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
  Achieved: Yes ☑ No ☐
  - If "no" 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 contracts with District.

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 ☐

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 30, 2026

Ms. Nancy Nguyen
District Manager
Trails at Monterey Community Development District
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Trails at Monterey CDD Report

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

The District is located in Sections 4 and 9, Township 54S, Range 39E, in Miami-Dade County, Florida. It is generally bounded by Tamiami Trail (SW 8 Street, State Road 90, US-41) on the north, SW 157 Avenue on the west, SW 154 Avenue on the east, and SW 21 Street on the south; see Exhibits 1 and 2 for the location and actual boundaries of the District. The District measures approximately 92.47 acres in area.

1. Infrastructure Ownership

a. *Roads*

i. All roads within the District have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plats:

1. "E.F.M. Estates Section One" Recorded on March 6, 2003 in Miami-Dade County Plat Book 159, Page 98.
2. "E.F.M. Estates Section Two" Recorded on October 24, 2003 in Miami-Dade County Plat Book 160, Page 81.

b. *Stormwater Management System (See Exhibit 2)*

i. The road drainage system has been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plats described above.

ii. The CDD owns and maintains five lakes, one dry retention area and two tree preservation tracts. Except for one half of a lake, which extends beyond the District boundary, as shown in Exhibit 2, all other lakes, retention and preservation tracts are located within the boundaries of the District. The tracts

were conveyed to the District for ownership and maintenance through the following instruments:

1. Onsite (within the CDD boundary):
    a. Dry retention area: Tract A (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611.
    b. Tree preservation areas: Tract D (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611 and Tract H, Quit Claim Deed OR BK 24857, Pg 2614.
    c. Lakes: Tracts B, C, (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611 and Tracts J, K, L, M, N, P, Q and R (PB 160, Pg 81). Quit Claim Deed OR BK 24857, Pg 2614.
    d. Lakes: Tracts F (lake tract), E (lake access tract) (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611. These two tracts constitute the "one half" onsite portion of the lake that, together with the tracts identified below, make up one whole lake.
2. Offsite (outside the CDD boundary):
    a. Lakes: Tracts S (lake tract) and T (lake access tract) (PB 161, Pg 42). Quit Claim Deed OR BK 24857, Pg 2617. These two tracts constitute the "one half" offsite portion of the lake that, together with the tracts identified above, make up one whole lake. This "one half" offsite portion of the lake is owned and maintained by the District.
3. The South Florida Water Management District (SFWMD) was given a Deed of Conservation Easement over the two tree preservation tracts described above (OR BK 21637, Pg 3622). The SFWMD is not responsible for the maintenance of the tracts.

c. *Water Distribution System*

i. The water distribution system was conveyed complete and in good condition to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance, under Agreement ID No. 17741 (recorded at Miami-Dade County Official Record Book 20309, page 0798, and ORB 22371, page 1025 for Addendum 1). A small easement was granted to WASD between SW 155th Court and SW 8th Street (ORB 24930 Pg 2511).

d. *Sanitary Sewer System*

i. The sanitary sewer system and lift station were conveyed complete and in good condition to WASD for ownership and maintenance, under Agreement ID No. 17741 referenced above. Tract G of E.F.M. Estates Section One as recorded at Plat Book 159 page 98, was conveyed to MDWASD along with the lift station constructed on the property (SW 12 Terrace at SW 154 Avenue).

2. State, Working Order and Condition of the Infrastructure within the District

a. *Roads*

i. The County-owned roads are in good working order and condition. Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

http://www.miamidade.gov/publicworks/report-problems.asp

b. *Stormwater Management System*

i. The water portion of the lakes are in good condition. Erosion is showing on the banks of the lakes. The District is currently analyzing options to correct. Property address 15451 SW 11th Terrace was observed to be encroaching on to a lake tract with a wooden deck structure.

Road drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

https://www.miamidade.gov/environment/flood-complaints.asp

c. *Water Distribution System*

i. The water distribution system is in good working order and condition.

Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District Owned Infrastructure

a. *General*

i. We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to https://trailsatmontereycdd.org/financials/ for the FY 2026-2027 Proposed Budget).

b. *Roads*

i. No maintenance costs are estimated since all the roads are owned and maintained by Miami-Dade County.

c. *Stormwater Management System*

i. No maintenance costs are estimated for the road drainage since the road drainage system is owned and maintained by Miami-Dade County.

ii. The District has budgeted funds for aquatic, mitigation, landscape and lake maintenance as indicated above.

d. *Water Distribution System*

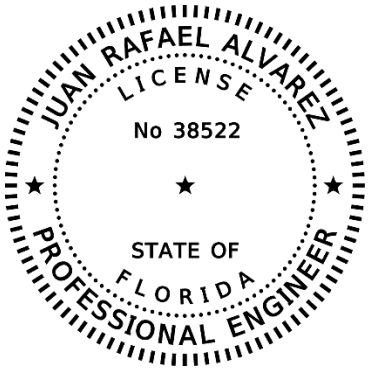
i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy 100125066 provided by Florida Insurance Alliance for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the $7,269 renewal of the insurance policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available. If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

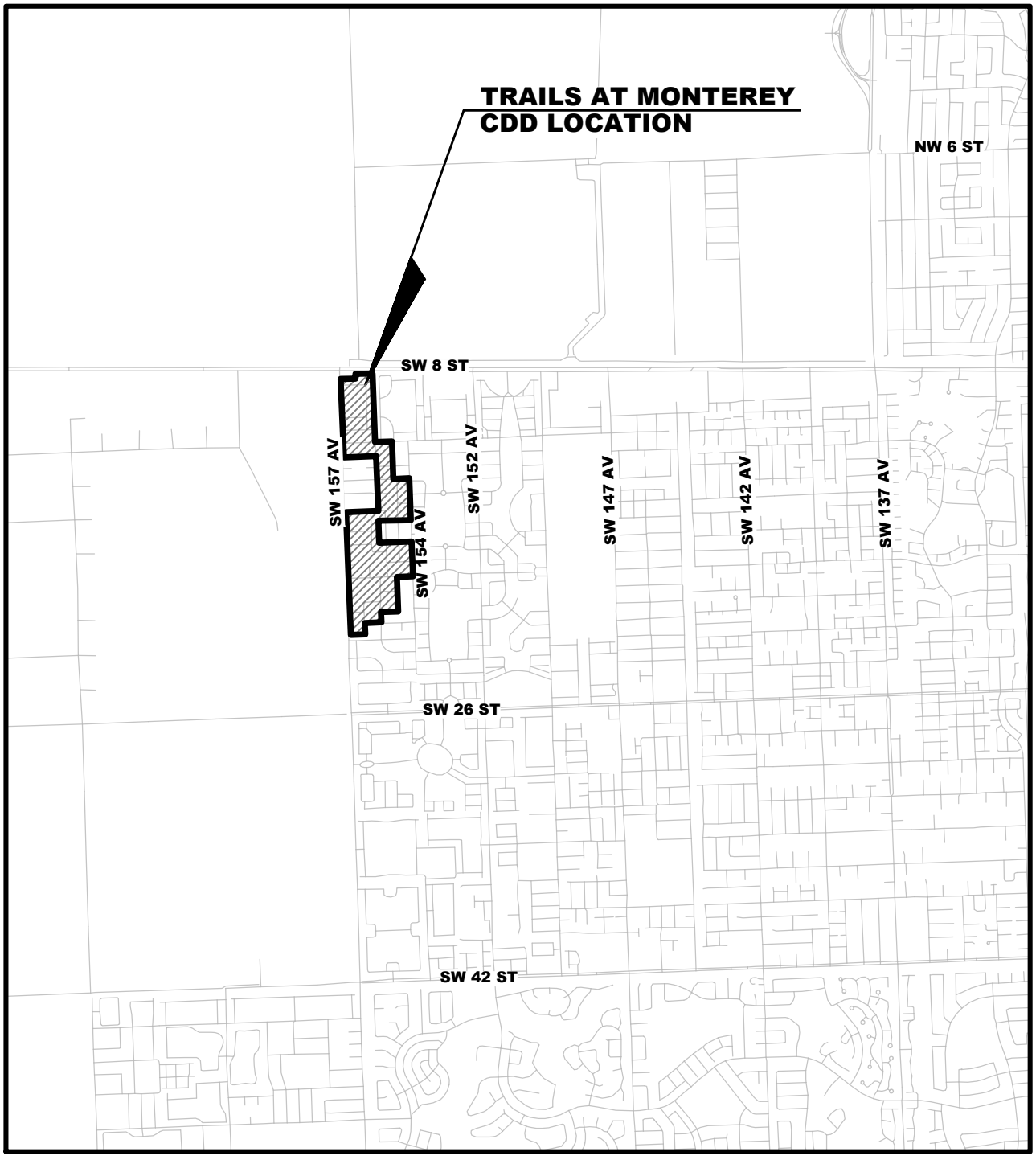


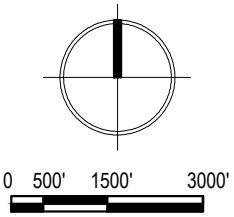
This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Alvarez Engineers, Inc.
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com

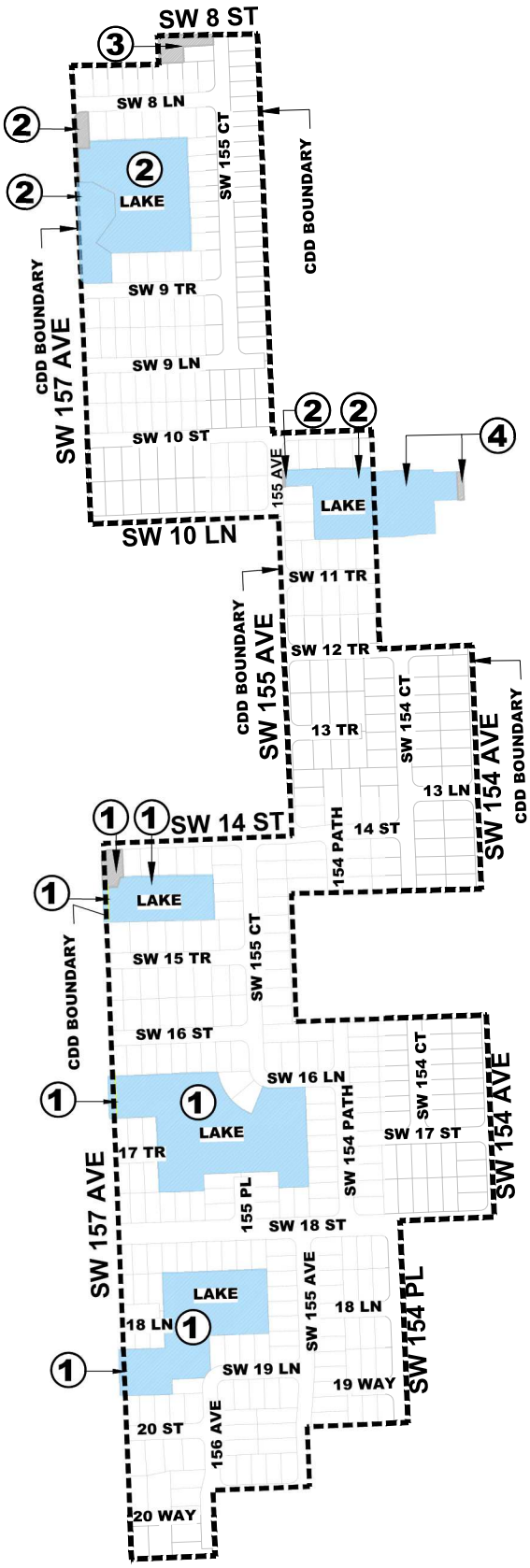




ALVAREZ ENGINEERS, INC.

TRAILS AT MONTEREY CDD

LOCATION MAP



CDD OWNERSHIP

1. TRACTS "H, J, K, L, M, N, P, Q AND R"
(PB 160, PG 81)
FOLIO 30-4909-004-2820
ORB 24857, PG 2614
CATEGORY: LAKES AND TREE PRESERVATION AREAS

2. TRACTS "B, C, D, E, AND F"
(PB 159, PG 98)
FOLIO 30-4904-003-1380
30-4904-003-1390
30-4904-003-1420
30-4904-003-1400
30-4904-003-1410
ORB 24857, PG 2611
CATEGORY: LAKES AND TREE PRESERVATION AREAS

3. TRACTS "A"(PB 159, PG 98)
FOLIO 30-4904-003-1370
ORB 24857, PG 2611
CATEGORY: DRY RETENTION AREA

4. TRACTS "S, T" (PB 161,42)
FOLIO 30-4909-008-0270
30-4909-008-0280
ORB 24857, PG 2617
CATEGORY: OUTSIDE CDD BOUNDARIES LAKE AND LAKE ACCESS

0 100' 300' 600'

ALVAREZ ENGINEERS, INC.

TRAILS AT MONTEREY CDD

CDD LAND OWNERSHIP