



**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING &
PUBLIC HEARING
APRIL 29, 2025
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
Comfort Suites Miami – Kendall Conference Room
3901 SW 117th Avenue
Miami, FL 33175
REGULAR BOARD & PUBLIC HEARING MEETING
April 29, 2025
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. February 25, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 - Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- H. Old Business
 - 1. Discussion Regarding Service Contracts.....Page 14
 - 2. Discussion Regarding Maximum Annual Debt Service Allowed.....Page 15
- I. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 24
- J. Administrative Matters
 - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- K. Board Member/Staff: Additional Comments/Requests
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
141860	615466	Print Legal Ad-IPL02060190 - IPL0206019		\$809.72	2	46 L

Attention: Laura J. Archer

Trails at Monterey Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2024/2025
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 Comfort Suites Miami - Kendall Conference Room located at 3901 SW 117th Avenue, Miami, Florida 33175, on the following dates:

**December 17, 2024
February 25, 2025
April 29, 2025
June 12, 2025
August 26, 2025**

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
12/02/24
IPL0206019
Dec 2 2024

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

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

1 insertion(s) published on:
12/02/24

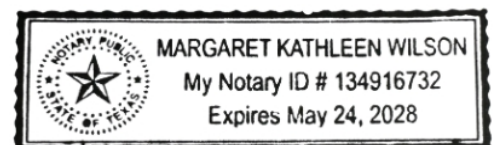
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 2nd day of
December in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 25, 2025**

A. CALL TO ORDER

District Manager, Nancy Nguyen called the Trails at Monterey Community Development District (the “District”) Regular Board Meeting of February 25, 2025, to order at 6:37 p.m. in the Comfort Suites Miami-Kendall Conference Room B located at 3901 SW 117th Avenue, Miami, Florida 33175.

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 December 2, 2024, as part of the District’s *Revised* Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Chairman Juan Sanhueza, Vice Chairman Sebastian Hale (who arrived at 6:39 p.m.) and Supervisors Katherine Castineiras, Jorge Garcia Hernandez, and Laura Alvarez (via conference call) 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESOLUTION NO. 2025-01 – DECLARING VACANCIES (SEATS 1, 2, AND 5)

Ms. Nguyen presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen read the title of the resolution into the record. She provided an explanation for the document and advised that the 4-year terms of office for Seat 1 (currently held by Katherine Castineiras), Seat 2 (currently held by Juan Sanhueza), and Seat 5 (currently held by Jorge Garcia Hernandez) expired in November 2024. She further explained that no elector qualified for Seat 1, Seat 2, or Seat 5 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **MOTION** was made by Mr. Hale, seconded by Mr. Sanhueza and unanimously passed to declare Seat 1, Seat 2, and Seat 5 as vacant effective November 19, 2024 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES AND APPOINTMENTS TO FILL VACANCIES

Ms. Nguyen stated that vacancies had been declared in Seats 1, 2, and 5, effective as of the second Tuesday of November (November 19, 2024) following the November General Election (November 5, 2024). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days (from November 19, 2024) or until appointments to the vacancies have been made. A discussion ensued after which:

A **MOTION** was made by Ms. Castineiras, seconded by Mr. Garcia Hernandez and unanimously passed to appoint Katherine Castineiras to Seat 1, Juan Sanhueza to Seat 2, and Jorge Garcia Hernandez to Seat 5; and such terms of office will expire in November 2028.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Castineiras, Mr. Sanhueza, and Mr. Garcia Hernandez. In addition, Ms. Nguyen advised that the duties and responsibilities as Board members remain the same.

G. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairperson – Juan Sanhueza
- Vice Chairperson – Sebastian Hale
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Katherine Castineiras, Jorge Garcia Hernandez, Laura Alvarez, Armando Silva and Gloria Perez

A **MOTION** was made by Ms. Castineiras, seconded by Mr. Garcia Hernandez and passed unanimously to *elect* the District's Officers, as listed above.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. OCTOBER 15, 2024, Regular Board Meeting

The minutes of the October 15, 2024, Regular Board Meeting were presented for approval.

There being no changes, a **MOTION** was made by Ms. Castineiras, seconded by Mr. Hale and unanimously passed approving the minutes of the October 15, 2024, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

L. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Ms. Nguyen presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026;
AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$26,783 from the projected fund balance as of September 30, 2025. She further explained that the project fund balance as of September 30, 2025 is approximately \$180,000. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll.

Ms. Nguyen explained that at the direction of the Board, she did not include a budget line for lake bank restoration. The Board agreed with Ms. Nguyen's actions. Mr. Garcia Hernandez stated that several District residents have conveyed to him their desire to dissolve the District. Mr. Garcia Hernandez requested that the maintenance contracts of the District be reviewed to determine if there is a possibility of lowering the District's expenses and in turn increasing the District's fund balance. Ms. Nguyen stated that she will request proposals for aquatic maintenance and landscaping. A discussion ensued after which:

A **MOTION** was made by Ms. Castineiras, seconded by Mr. Garcia Hernandez and unanimously passed to approve and adopt Resolution No. 2025-02, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for April 29, 2025, at 6:30 p.m. in the Comfort Suites Miami-Kendall Conference Room located at 3901 SW 117th Avenue, Miami, Florida 33175; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Resolution No. 2025-03 – Registered Agent Change

Ms. Nguyen presented Resolution No. 2025-03, entitled:

RESOLUTION 2025-03

**A RESOLUTION OF THE TRAILS AT MONTEREY COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK
AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE**

**OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS
THE REGISTERED OFFICE**

Mr. George explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **MOTION** was made by Mr. Hale, seconded by Mr. Garcia Hernandez and unanimously passed designating Michael J. Pawelczyk as the Trails at Monterey Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

M. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

There were no administrative matters to discuss at this time.

N. BOARD MEMBER/STAFF CLOSING COMMENTS

Mr. Garcia Hernandez asked if there is a way of increasing the debt service assessment amount being collected in order to pay off the District's debt sooner than the maturity date of May 2033. It was explained to Mr. Garcia Hernandez that District's Special Assessment Methodology Report sets the maximum annual debt service assessment allowed per residential unit. Ms. Nguyen stated that she will review the Special Assessment Methodology Report to determine if the maximum annual debt service assessment is being collected. There were no additional Board Member closing comments.

Ms. Nguyen reminded the Board that the Final Budget Public Hearing is scheduled for April 29th at the Comfort Suite Miami-Kendall venue.

O. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Ms. Castineiras, seconded by Mr. Garcia Hernandez adjourning the meeting at 7:32 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chair/Vice Chair

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
141860	648672	Print Legal Ad-IPL02248470 - IPL0224847	Notice of Public Hearing	2	41 L

Attention: Laura J. Archer

Trails at Monterey Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

Notice of Public Hearing and Regular Board Meeting of the Trails at Monterey Community Development District

The Board of Supervisors (the "Board") of the Trails at Monterey Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on April 29, 2025, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Kendall Conference Room of the Comfort Suites - Miami located at 3901 SW 117th Avenue, Miami, Florida 33175.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.trailsatmontereycdd.org) or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnguyen@sdsinc.org.

The purpose of the Regular Board Meeting is for the Board to consider any/all business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access or participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least seven (7) days prior to the date of the meetings. 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 Manager's Office.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Trails at Monterey Community Development District

www.trailsatmontereycdd.org
IPL0224847
Apr 9,16 2025

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

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

2 insertion(s) published on:

04/09/25, 04/16/25

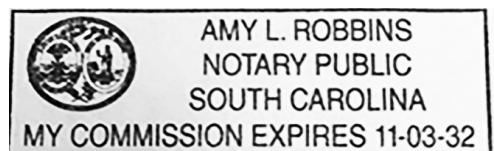
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 16th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2025-04

A RESOLUTION OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Trails at Monterey Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 29th day of April, 2025.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Trails At Monterey Community Development District

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

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	53,715
MAINTENANCE ASSESSMENTS	41,117
DEBT ASSESSMENTS	219,413
OTHER REVENUES	0
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 315,445
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC/STORMWATER MANAGEMENT	7,850
MITIGATION MAINTENANCE	2,300
LAKE EASEMENT/LANDSCAPE MAINTENANCE	20,000
ENGINEERING/INSPECTIONS	5,000
TOTAL MAINTENANCE EXPENDITURES	\$ 35,150
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	400
MANAGEMENT	34,380
SECRETARIAL	3,600
LEGAL	10,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,600
INSURANCE	7,260
LEGAL ADVERTISING	3,500
MISCELLANEOUS	1,100
POSTAGE	500
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,260
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 81,975
TOTAL EXPENDITURES	\$ 117,125
REVENUES LESS EXPENDITURES	\$ 198,320
BOND PAYMENTS	(206,248)
BALANCE	\$ (7,928)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)
EXCESS/ (SHORTFALL)	\$ (26,783)
CARRYOVER FROM PRIOR YEAR	26,783
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	58,077	57,438	53,715	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	37,394	37,394	41,117	Expenditures/.94
DEBT ASSESSMENTS	219,413	219,413	219,413	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	12,859	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 327,743	\$ 314,965	\$ 315,445	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC/STORMWATER MANAGEMENT	8,947	7,850	7,850	No Change From 2024/2025 Budget
MITIGATION MAINTENANCE	0	2,300	2,300	No Change From 2024/2025 Budget
LAKE EASEMENT/LANDSCAPE MAINTENANCE	16,030	20,000	20,000	No Change From 2024/2025 Budget
ENGINEERING/INSPECTIONS	2,395	5,000	5,000	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 27,372	\$ 35,150	\$ 35,150	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,600	5,000	5,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	122	400	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	32,448	33,420	34,380	CPI Adjustment
SECRETARIAL	3,600	3,600	3,600	No Change From 2024/2025 Budget
LEGAL	9,145	10,500	10,500	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
INSURANCE	6,594	7,260	7,260	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	3,306	2,000	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	796	1,200	1,100	\$100 Decrease From 2024/2025 Budget
POSTAGE	482	500	500	No Change From 2024/2025 Budget
OFFICE SUPPLIES	460	600	600	Projected At 8% Of Supervisor Fees
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,256	4,260	4,260	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	750	750	750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,484	\$ 79,515	\$ 81,975	
TOTAL EXPENDITURES	\$ 100,856	\$ 114,665	\$ 117,125	
REVENUES LESS EXPENDITURES	\$ 226,887	\$ 200,300	\$ 198,320	
BOND PAYMENTS	(209,254)	(206,248)	(206,248)	2026 Principal & Interest Payments
BALANCE	\$ 17,633	\$ (5,948)	\$ (7,928)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,030)	(6,285)	(6,285)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,523)	(12,570)	(12,570)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 3,080	\$ (24,803)	\$ (26,783)	
CARRYOVER FROM PRIOR YEAR	0	24,803	26,783	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,080	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,650	400	400	Projected Interest For 2025/2026
NAV Tax Collection	209,254	206,248	206,248	Maximum Debt Service
Total Revenues	\$ 221,904	\$ 206,648	\$ 206,648	
EXPENDITURES				
Principal Payments	135,000	140,000	140,000	Principal Payment Due In 2026
Interest Payments	71,991	63,518	63,518	Interest Payments Due In 2026
Bond Redemption	0	3,130	3,130	Estimated Excess Debt Collections
Total Expenditures	\$ 206,991	\$ 206,648	\$ 206,648	
Excess/ (Shortfall)	\$ 14,913	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.75% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2012		
Maturity Date =	May 2033		
Par Amount As Of 1/1/25 =	\$1,495,000		

Trails At Monterey Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Assessment*	Assessment*	Assessment*	Assessment*	Projected Assessment*
Administrative	\$ 145.46	\$ 137.75	\$ 137.75	\$ 137.75	\$ 128.82
Maintenance	\$ 81.99	\$ 89.68	\$ 89.68	\$ 89.68	\$ 98.61
Debt	\$ 526.17	\$ 526.17	\$ 526.17	\$ 526.17	\$ 526.17
Total	\$ 753.62	\$ 753.60	\$ 753.60	\$ 753.60	\$ 753.60

- * Assessments Include the Following :
- 4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units

417

LANDSCAPE MAINTNEANCE				
CONTRACTOR	SERVICE TYPE	ANNUAL COST	DIFFERENCE	
Modern Image Landscaping & Design*	Landscaping	\$ 15,840.00		
Nicoya Landscaping Inc.	Landscaping	\$ 22,080.00	\$	6,240.00
Panamerica	Landscaping	\$ 19,440.00	\$	3,600.00

*Current contractor

AQUATIC & PRESERVE MAINTENANCE					
CONTRACTOR	SERVICE TYPE	AQUATIC COST	PRESERVE COST	ANNUAL COST	DIFFERENCE
Allstate Resource Management*	Maintenance	\$ 7,380.00	\$1,572	\$ 8,952.00	
Estate Management Services	Maintenance	\$ 6,537.60	\$1,899.96	\$ 8,437.56	\$ (514.44)
The Lake Doctors INC.	Maintenance	\$ 11,796.00	Does not provide	\$ 11,796.00	\$ 2,844.00

*Current contractor

**SPECIAL ASSESSMENT METHODOLOGY REPORT
2012 REFUNDING BOND**

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

REVISED

May 31, 2012

SPECIAL DISTRICT SERVICES, INC.
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

CALCULATION OF ANNUAL DEBT SERVICE ASSESSMENT

Par Amount of Bonds	\$2,830,000.00
Maximum Annual Debt Service	\$ 206,247.50
Maximum Annual Debt Service Assessment to be Collected*	\$ 219,412.23
Total Number of Residential Units to be Assessed for Debt	417
Maximum Annual Debt Service Assessment Per Residential Unit	\$ 494.60
Adjusted Maximum Annual Debt Service Assessment Per Residential Unit*	\$ 526.17

*Grossed up to include 4% discount for early payment of taxes and adjusted to include 1% collection fee of the County Tax Collector, a 1% services fee of the County Property Appraiser.

TRAILS AT MONTEREY DEBT SERVICE ASSESSMENT ROLL *¹

UNITS	FOLIO	DEBT
1	30-4904-003-0010	\$526.17
2	30-4904-003-0020	\$526.17
3	30-4904-003-0030	\$526.17
4	30-4904-003-0040	\$526.17
5	30-4904-003-0050	\$526.17
6	30-4904-003-0060	\$526.17
7	30-4904-003-0070	\$526.17
8	30-4904-003-0080	\$526.17
9	30-4904-003-0090	\$526.17
10	30-4904-003-0100	\$526.17
11	30-4904-003-0110	\$526.17
12	30-4904-003-0120	\$526.17
13	30-4904-003-0130	\$526.17
14	30-4904-003-0140	\$526.17
15	30-4904-003-0150	\$526.17
16	30-4904-003-0160	\$526.17
17	30-4904-003-0170	\$526.17
18	30-4904-003-0180	\$526.17
19	30-4904-003-0190	\$526.17
20	30-4904-003-0200	\$526.17
21	30-4904-003-0210	\$526.17
22	30-4904-003-0220	\$526.17
23	30-4904-003-0230	\$526.17
24	30-4904-003-0240	\$526.17
25	30-4904-003-0250	\$526.17
26	30-4904-003-0260	\$526.17
27	30-4904-003-0270	\$526.17
28	30-4904-003-0280	\$526.17
29	30-4904-003-0290	\$526.17
30	30-4904-003-0300	\$526.17
31	30-4904-003-0310	\$526.17
32	30-4904-003-0320	\$526.17
33	30-4904-003-0330	\$526.17
34	30-4904-003-0340	\$526.17
35	30-4904-003-0350	\$526.17
36	30-4904-003-0360	\$526.17
37	30-4904-003-0370	\$526.17
38	30-4904-003-0380	\$526.17
39	30-4904-003-0390	\$526.17
40	30-4904-003-0400	\$526.17
41	30-4904-003-0410	\$526.17
42	30-4904-003-0420	\$526.17
43	30-4904-003-0430	\$526.17
44	30-4904-003-0440	\$526.17
45	30-4904-003-0450	\$526.17
46	30-4904-003-0460	\$526.17
47	30-4904-003-0470	\$526.17
48	30-4904-003-0480	\$526.17
49	30-4904-003-0490	\$526.17
50	30-4904-003-0500	\$526.17
51	30-4904-003-0510	\$526.17
52	30-4904-003-0520	\$526.17
53	30-4904-003-0530	\$526.17
54	30-4904-003-0540	\$526.17
55	30-4904-003-0550	\$526.17
56	30-4904-003-0560	\$526.17
57	30-4904-003-0570	\$526.17
58	30-4904-003-0580	\$526.17
59	30-4904-003-0590	\$526.17

UNITS	FOLIO	DEBT
60	30-4904-003-0600	\$526.17
61	30-4904-003-0610	\$526.17
62	30-4904-003-0620	\$526.17
63	30-4904-003-0630	\$526.17
64	30-4904-003-0640	\$526.17
65	30-4904-003-0650	\$526.17
66	30-4904-003-0660	\$526.17
67	30-4904-003-0670	\$526.17
68	30-4904-003-0680	\$526.17
69	30-4904-003-0690	\$526.17
70	30-4904-003-0700	\$526.17
71	30-4904-003-0710	\$526.17
72	30-4904-003-0720	\$526.17
73	30-4904-003-0730	\$526.17
74	30-4904-003-0740	\$526.17
75	30-4904-003-0750	\$526.17
76	30-4904-003-0760	\$526.17
77	30-4904-003-0770	\$526.17
78	30-4904-003-0780	\$526.17
79	30-4904-003-0790	\$526.17
80	30-4904-003-0800	\$526.17
81	30-4904-003-0810	\$526.17
82	30-4904-003-0820	\$526.17
83	30-4904-003-0830	\$526.17
84	30-4904-003-0840	\$526.17
85	30-4904-003-0850	\$526.17
86	30-4904-003-0860	\$526.17
87	30-4904-003-0870	\$526.17
88	30-4904-003-0880	\$526.17
89	30-4904-003-0890	\$526.17
90	30-4904-003-0900	\$526.17
91	30-4904-003-0910	\$526.17
92	30-4904-003-0920	\$526.17
93	30-4904-003-0930	\$526.17
94	30-4904-003-0940	\$526.17
95	30-4904-003-0950	\$526.17
96	30-4904-003-0960	\$526.17
97	30-4904-003-0970	\$526.17
98	30-4904-003-0980	\$526.17
99	30-4904-003-0990	\$526.17
100	30-4904-003-1000	\$526.17
101	30-4904-003-1010	\$526.17
102	30-4904-003-1020	\$526.17
103	30-4904-003-1030	\$526.17
104	30-4904-003-1040	\$526.17
105	30-4904-003-1050	\$526.17
106	30-4904-003-1060	\$526.17
107	30-4904-003-1070	\$526.17
108	30-4904-003-1080	\$526.17
109	30-4904-003-1090	\$526.17
110	30-4904-003-1100	\$526.17
111	30-4904-003-1110	\$526.17
112	30-4904-003-1120	\$526.17
113	30-4904-003-1130	\$526.17
114	30-4904-003-1140	\$526.17
115	30-4904-003-1150	\$526.17
116	30-4904-003-1160	\$526.17
117	30-4904-003-1170	\$526.17
118	30-4904-003-1180	\$526.17
119	30-4904-003-1190	\$526.17
120	30-4904-003-1200	\$526.17
121	30-4904-003-1210	\$526.17

UNITS	FOLIO	DEBT
122	30-4904-003-1220	\$526.17
123	30-4904-003-1230	\$526.17
124	30-4904-003-1240	\$526.17
125	30-4904-003-1250	\$526.17
126	30-4904-003-1260	\$526.17
127	30-4904-003-1270	\$526.17
128	30-4904-003-1280	\$526.17
129	30-4904-003-1290	\$526.17
130	30-4904-003-1300	\$526.17
131	30-4904-003-1310	\$526.17
132	30-4904-003-1320	\$526.17
133	30-4904-003-1330	\$526.17
134	30-4904-003-1340	\$526.17
135	30-4904-003-1350	\$526.17
136	30-4904-003-1360	\$526.17
137	30-4909-004-0010	\$526.17
138	30-4909-004-0020	\$526.17
139	30-4909-004-0030	\$526.17
140	30-4909-004-0040	\$526.17
141	30-4909-004-0050	\$526.17
142	30-4909-004-0060	\$526.17
143	30-4909-004-0070	\$526.17
144	30-4909-004-0080	\$526.17
145	30-4909-004-0090	\$526.17
146	30-4909-004-0100	\$526.17
147	30-4909-004-0110	\$526.17
148	30-4909-004-0120	\$526.17
149	30-4909-004-0130	\$526.17
150	30-4909-004-0140	\$526.17
151	30-4909-004-0150	\$526.17
152	30-4909-004-0160	\$526.17
153	30-4909-004-0170	\$526.17
154	30-4909-004-0180	\$526.17
155	30-4909-004-0190	\$526.17
156	30-4909-004-0200	\$526.17
157	30-4909-004-0210	\$526.17
158	30-4909-004-0220	\$526.17
159	30-4909-004-0230	\$526.17
160	30-4909-004-0240	\$526.17
161	30-4909-004-0250	\$526.17
162	30-4909-004-0260	\$526.17
163	30-4909-004-0270	\$526.17
164	30-4909-004-0280	\$526.17
165	30-4909-004-0290	\$526.17
166	30-4909-004-0300	\$526.17
167	30-4909-004-0310	\$526.17
168	30-4909-004-0320	\$526.17
169	30-4909-004-0330	\$526.17
170	30-4909-004-0340	\$526.17
171	30-4909-004-0350	\$526.17
172	30-4909-004-0360	\$526.17
173	30-4909-004-0370	\$526.17
174	30-4909-004-0380	\$526.17
175	30-4909-004-0390	\$526.17
176	30-4909-004-0400	\$526.17
177	30-4909-004-0410	\$526.17
178	30-4909-004-0420	\$526.17
179	30-4909-004-0430	\$526.17
180	30-4909-004-0440	\$526.17
181	30-4909-004-0450	\$526.17
182	30-4909-004-0460	\$526.17
183	30-4909-004-0470	\$526.17

UNITS	FOLIO	DEBT
184	30-4909-004-0480	\$526.17
185	30-4909-004-0490	\$526.17
186	30-4909-004-0500	\$526.17
187	30-4909-004-0510	\$526.17
188	30-4909-004-0520	\$526.17
189	30-4909-004-0530	\$526.17
190	30-4909-004-0540	\$526.17
191	30-4909-004-0550	\$526.17
192	30-4909-004-0560	\$526.17
193	30-4909-004-0570	\$526.17
194	30-4909-004-0580	\$526.17
195	30-4909-004-0590	\$526.17
196	30-4909-004-0600	\$526.17
197	30-4909-004-0610	\$526.17
198	30-4909-004-0620	\$526.17
199	30-4909-004-0630	\$526.17
200	30-4909-004-0640	\$526.17
201	30-4909-004-0650	\$526.17
202	30-4909-004-0660	\$526.17
203	30-4909-004-0670	\$526.17
204	30-4909-004-0680	\$526.17
205	30-4909-004-0690	\$526.17
206	30-4909-004-0700	\$526.17
207	30-4909-004-0710	\$526.17
208	30-4909-004-0720	\$526.17
209	30-4909-004-0730	\$526.17
210	30-4909-004-0740	\$526.17
211	30-4909-004-0750	\$526.17
212	30-4909-004-0760	\$526.17
213	30-4909-004-0770	\$526.17
214	30-4909-004-0780	\$526.17
215	30-4909-004-0790	\$526.17
216	30-4909-004-0800	\$526.17
217	30-4909-004-0810	\$526.17
218	30-4909-004-0820	\$526.17
219	30-4909-004-0830	\$526.17
220	30-4909-004-0840	\$526.17
221	30-4909-004-0850	\$526.17
222	30-4909-004-0860	\$526.17
223	30-4909-004-0870	\$526.17
224	30-4909-004-0880	\$526.17
225	30-4909-004-0890	\$526.17
226	30-4909-004-0900	\$526.17
227	30-4909-004-0910	\$526.17
228	30-4909-004-0920	\$526.17
229	30-4909-004-0930	\$526.17
230	30-4909-004-0940	\$526.17
231	30-4909-004-0950	\$526.17
232	30-4909-004-0960	\$526.17
233	30-4909-004-0970	\$526.17
234	30-4909-004-0980	\$526.17
235	30-4909-004-0990	\$526.17
236	30-4909-004-1000	\$526.17
237	30-4909-004-1010	\$526.17
238	30-4909-004-1020	\$526.17
239	30-4909-004-1030	\$526.17
240	30-4909-004-1040	\$526.17
241	30-4909-004-1050	\$526.17
242	30-4909-004-1060	\$526.17
243	30-4909-004-1070	\$526.17
244	30-4909-004-1080	\$526.17
245	30-4909-004-1090	\$526.17

UNITS	FOLIO	DEBT
246	30-4909-004-1100	\$526.17
247	30-4909-004-1110	\$526.17
248	30-4909-004-1120	\$526.17
249	30-4909-004-1130	\$526.17
250	30-4909-004-1140	\$526.17
251	30-4909-004-1150	\$526.17
252	30-4909-004-1160	\$526.17
253	30-4909-004-1170	\$526.17
254	30-4909-004-1180	\$526.17
255	30-4909-004-1190	\$526.17
256	30-4909-004-1200	\$526.17
257	30-4909-004-1210	\$526.17
258	30-4909-004-1220	\$526.17
259	30-4909-004-1230	\$526.17
260	30-4909-004-1240	\$526.17
261	30-4909-004-1250	\$526.17
262	30-4909-004-1260	\$526.17
263	30-4909-004-1270	\$526.17
264	30-4909-004-1280	\$526.17
265	30-4909-004-1290	\$526.17
266	30-4909-004-1300	\$526.17
267	30-4909-004-1310	\$526.17
268	30-4909-004-1320	\$526.17
269	30-4909-004-1330	\$526.17
270	30-4909-004-1340	\$526.17
271	30-4909-004-1350	\$526.17
272	30-4909-004-1360	\$526.17
273	30-4909-004-1370	\$526.17
274	30-4909-004-1380	\$526.17
275	30-4909-004-1390	\$526.17
276	30-4909-004-1400	\$526.17
277	30-4909-004-1410	\$526.17
278	30-4909-004-1420	\$526.17
279	30-4909-004-1430	\$526.17
280	30-4909-004-1440	\$526.17
281	30-4909-004-1450	\$526.17
282	30-4909-004-1460	\$526.17
283	30-4909-004-1470	\$526.17
284	30-4909-004-1480	\$526.17
285	30-4909-004-1490	\$526.17
286	30-4909-004-1500	\$526.17
287	30-4909-004-1510	\$526.17
288	30-4909-004-1520	\$526.17
289	30-4909-004-1530	\$526.17
290	30-4909-004-1540	\$526.17
291	30-4909-004-1550	\$526.17
292	30-4909-004-1560	\$526.17
293	30-4909-004-1570	\$526.17
294	30-4909-004-1580	\$526.17
295	30-4909-004-1590	\$526.17
296	30-4909-004-1600	\$526.17
297	30-4909-004-1610	\$526.17
298	30-4909-004-1620	\$526.17
299	30-4909-004-1630	\$526.17
300	30-4909-004-1640	\$526.17
301	30-4909-004-1650	\$526.17
302	30-4909-004-1660	\$526.17
303	30-4909-004-1670	\$526.17
304	30-4909-004-1680	\$526.17
305	30-4909-004-1690	\$526.17
306	30-4909-004-1700	\$526.17
307	30-4909-004-1710	\$526.17

UNITS	FOLIO	DEBT
308	30-4909-004-1720	\$526.17
309	30-4909-004-1730	\$526.17
310	30-4909-004-1740	\$526.17
311	30-4909-004-1750	\$526.17
312	30-4909-004-1760	\$526.17
313	30-4909-004-1770	\$526.17
314	30-4909-004-1780	\$526.17
315	30-4909-004-1790	\$526.17
316	30-4909-004-1800	\$526.17
317	30-4909-004-1810	\$526.17
318	30-4909-004-1820	\$526.17
319	30-4909-004-1830	\$526.17
320	30-4909-004-1840	\$526.17
321	30-4909-004-1850	\$526.17
322	30-4909-004-1860	\$526.17
323	30-4909-004-1870	\$526.17
324	30-4909-004-1880	\$526.17
325	30-4909-004-1890	\$526.17
326	30-4909-004-1900	\$526.17
327	30-4909-004-1910	\$526.17
328	30-4909-004-1920	\$526.17
329	30-4909-004-1930	\$526.17
330	30-4909-004-1940	\$526.17
331	30-4909-004-1950	\$526.17
332	30-4909-004-1960	\$526.17
333	30-4909-004-1970	\$526.17
334	30-4909-004-1980	\$526.17
335	30-4909-004-1990	\$526.17
336	30-4909-004-2000	\$526.17
337	30-4909-004-2010	\$526.17
338	30-4909-004-2020	\$526.17
339	30-4909-004-2030	\$526.17
340	30-4909-004-2040	\$526.17
341	30-4909-004-2050	\$526.17
342	30-4909-004-2060	\$526.17
343	30-4909-004-2070	\$526.17
344	30-4909-004-2080	\$526.17
345	30-4909-004-2090	\$526.17
346	30-4909-004-2100	\$526.17
347	30-4909-004-2110	\$526.17
348	30-4909-004-2120	\$526.17
349	30-4909-004-2130	\$526.17
350	30-4909-004-2140	\$526.17
351	30-4909-004-2150	\$526.17
352	30-4909-004-2160	\$526.17
353	30-4909-004-2170	\$526.17
354	30-4909-004-2180	\$526.17
355	30-4909-004-2190	\$526.17
356	30-4909-004-2200	\$526.17
357	30-4909-004-2210	\$526.17
358	30-4909-004-2220	\$526.17
359	30-4909-004-2230	\$526.17
360	30-4909-004-2240	\$526.17
361	30-4909-004-2250	\$526.17
362	30-4909-004-2260	\$526.17
363	30-4909-004-2270	\$526.17
364	30-4909-004-2280	\$526.17
365	30-4909-004-2290	\$526.17
366	30-4909-004-2300	\$526.17
367	30-4909-004-2310	\$526.17
368	30-4909-004-2320	\$526.17
369	30-4909-004-2330	\$526.17

UNITS	FOLIO	DEBT
370	30-4909-004-2340	\$526.17
371	30-4909-004-2350	\$526.17
372	30-4909-004-2360	\$526.17
373	30-4909-004-2370	\$526.17
374	30-4909-004-2380	\$526.17
375	30-4909-004-2390	\$526.17
376	30-4909-004-2400	\$526.17
377	30-4909-004-2410	\$526.17
378	30-4909-004-2420	\$526.17
379	30-4909-004-2430	\$526.17
380	30-4909-004-2440	\$526.17
381	30-4909-004-2450	\$526.17
382	30-4909-004-2460	\$526.17
383	30-4909-004-2470	\$526.17
384	30-4909-004-2480	\$526.17
385	30-4909-004-2490	\$526.17
386	30-4909-004-2500	\$526.17
387	30-4909-004-2510	\$526.17
388	30-4909-004-2520	\$526.17
389	30-4909-004-2530	\$526.17
390	30-4909-004-2540	\$526.17
391	30-4909-004-2550	\$526.17
392	30-4909-004-2560	\$526.17
393	30-4909-004-2570	\$526.17
394	30-4909-004-2580	\$526.17
395	30-4909-004-2590	\$526.17
396	30-4909-004-2600	\$526.17
397	30-4909-004-2610	\$526.17
398	30-4909-004-2620	\$526.17
399	30-4909-004-2630	\$526.17
400	30-4909-004-2640	\$526.17
401	30-4909-004-2650	\$526.17
402	30-4909-004-2660	\$526.17
403	30-4909-004-2670	\$526.17
404	30-4909-004-2680	\$526.17
405	30-4909-004-2690	\$526.17
406	30-4909-004-2700	\$526.17
407	30-4909-004-2710	\$526.17
408	30-4909-004-2720	\$526.17
409	30-4909-004-2730	\$526.17
410	30-4909-004-2740	\$526.17
411	30-4909-004-2750	\$526.17
412	30-4909-004-2760	\$526.17
413	30-4909-004-2770	\$526.17
414	30-4909-004-2780	\$526.17
415	30-4909-004-2790	\$526.17
416	30-4909-004-2800	\$526.17
417	30-4909-004-2810	\$526.17
		\$219,412.89 *2

***1 Grossed up to include 4% discount for early payment of taxes & adjusted to include 1% collection fee for the County Tax Collector & 1% services fee for the County Property Appraiser.**

***2 Rounding error of \$0.66**

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Trails at Monterey Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 29th day of April, 2025.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 Comfort Suites Miami – Kendall Conference Room located at 3901 SW 117th Avenue, Miami, Florida 33175, on the following dates:

**October 28, 2025
December 16, 2025
February 24, 2026
April 28, 2026
June 23, 2026
August 25, 2026**

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 10/15/25