



**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 24, 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
Kendall Executive Center – Conference Room
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
REGULAR BOARD MEETING
February 24, 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. October 28, 2025 Regular Board MeetingPage 2
- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 13
- I. Administrative Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3& 4)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member/Staff: Additional Comments/Requests
- K. Adjourn

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REVISED 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 Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates:

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 2/13/26

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 28, 2025**

A. CALL TO ORDER

District Manager, Nancy Nguyen called the Trails at Monterey Community Development District (the “District”) Regular Board Meeting of October 28, 2025, to order at 6:30 p.m. in the Comfort Suites Miami-Kendall Conference Room A 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 October 17, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Chairman Juan Sanhueza, Vice Chairman Sebastian Hale, and Supervisor Jorge Garcia Hernandez 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, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATION – KATHERINE CASTINERIAS (EFF. 6/20/25, SEAT 1)

Ms. Nguyen presented a resignation letter from Katherine Castineiras with an effective date of June 20, 2025, and stated that it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A MOTION was made by Mr. Hale, seconded by Mr. Sanhueza and unanimously passed accepting the resignation of Katherine Castineiras, effective June 20, 2025.
--

Ms. Nguyen stated that there was now a vacancy in Seat 1, which term expires in November 2028.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. April 29, 2025, Regular Board Meeting & Public Hearing

The minutes of the April 29, 2025, Regular Board Meeting and Public Hearing were presented for approval.

There being no changes, a **MOTION** was made by Mr. Sanhueza, seconded by Mr. Garcia Hernandez and unanimously passed approving the minutes of the April 29, 2025, Regular Board Meeting and Public Hearing, as presented.

H. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$200,000 at the end of the fiscal year. A discussion ensued after which:

A **MOTION** was made by Mr. Hale, seconded by Mr. Garcia Hernandez and unanimously passed adopting Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

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.

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District’s achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **MOTION** was made by Mr. Hale, seconded by Mr. Garcia Hernandez and unanimously passed adopting Resolution No. 2025-07, as presented, further adopting the Trails at Monterey Community Development District’s Goals and Objectives Annual Report.

A discussion regarding the goals and objectives for fiscal year 2025/2026 took place, after which:

A **MOTION** was made by Mr. Garcia Hernandez, seconded by Mr. Hale and unanimously passed adopting the same goals and objectives for fiscal year 2025/2026.

3. Consider Resolution No. 2025-08 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen explained that she would like to discuss the District’s required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. Ms. Nguyen further explained that a standard publication costs approximately \$800 with *The Miami Herald*. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County’s (the “County”) website meets Florida Statute requirements and the County’s attorney has authorized entering into an Interlocal Agreement (the “ILA”) with community development districts to allow them to advertise on the County’s website. She further noted that the cost to advertise on the County’s website for an unlimited amount of advertisements per year is \$707. It was explained that the District would need to publish an initial annual advertisement in *The Miami Herald* notifying the public of its intent to advertise on the County’s website. Ms. Nguyen noted that this would still result in costs savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Juan Sanhuez as Chairman, and Sebastian Hale as Vice Chairman, to execute the ILA and any other documents related to the ILA.

A **MOTION** was made by Mr. Hale, seconded by Mr. Sanhueza and unanimously passed approving and adopting Resolution No. 2025-08; thereby authorizing Nancy Nguyen as District Manager, Juan Sanhuez as Chairman, and Sebastian Hale as Vice Chairman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

It was discussed that Comfort Suites Miami-Kendall charged \$250 per meeting to be held at their venue. As a cost savings to the District, the Board asked Ms. Nguyen about the possibility of changing the meeting location to Ms. Nguyen’s office, where there would be no cost to the District. Ms. Nguyen informed the Board that should the meeting location be changed to her office, public hearings for assessment increases

could not be held there. The Board informed Ms. Nguyen that they will communicate with her if they feel that there will be a large public turnout for regular meetings. The Board consensus is that Public Hearings and meetings with an anticipated large turnout would be held at the Comfort Suites Miami-Kendall location.

A **MOTION** was made by Mr. Garcia Hernandez, seconded by Mr. Hale and unanimously passed authorizing the District Manager to advertise an updated Fiscal Year 2025/2026 Meeting Schedule, reflecting the change in meeting location, should the Kendall Executive Center board room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 be available.

J. ADMINISTRATIVE MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Wald explained that her firm prepares an annual memorandum summarizing the legislative acts that had 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 advised that if they had any questions regarding these new laws, they may contact her office or the District Manager.

K. BOARD MEMBER/STAFF CLOSING COMMENTS

The Board consensus was to cancel the December 16, 2025, 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 Mr. Garcia Hernandez adjourning the meeting at 7:00 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Trails at Monterey Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 23, 2026, at 6:30 p.m. in the Comfort Suites Miami - Kendall Conference Room, 3901 SW 117th Avenue, Miami, Florida 33175, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 24th day of February, 2026.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Trails At Monterey
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	57,438
MAINTENANCE ASSESSMENTS	37,394
DEBT ASSESSMENTS	219,413
OTHER REVENUES	0
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 315,565
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	35,304
SECRETARIAL	3,600
LEGAL	10,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,700
INSURANCE	7,800
LEGAL ADVERTISING	3,250
MISCELLANEOUS	1,100
POSTAGE	500
OFFICE SUPPLIES	550
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,260
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	750
MEETING ROOM RENTAL	750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,989
TOTAL EXPENDITURES	\$ 119,139
REVENUES LESS EXPENDITURES	\$ 196,426
BOND PAYMENTS	(206,248)
BALANCE	\$ (9,822)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)
EXCESS/ (SHORTFALL)	\$ (28,677)
CARRYOVER FROM PRIOR YEAR	28,677
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	58,190	57,438	57,438	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	37,396	37,394	37,394	Expenditures/.94
DEBT ASSESSMENTS	219,413	219,413	219,413	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	8,953	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	\$ 323,952	\$ 315,445	\$ 315,565	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC/STORMWATER MANAGEMENT	7,770	7,850	7,850	No Change From 2025/2026 Budget
MITIGATION MAINTENANCE	1,599	2,300	2,300	No Change From 2025/2026 Budget
LAKE EASEMENT/LANDSCAPE MAINTENANCE	16,090	20,000	20,000	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS	3,907	5,000	5,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 29,366	\$ 35,150	\$ 35,150	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,800	5,000	5,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	138	400	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	33,420	34,380	35,304	CPI Adjustment
SECRETARIAL	3,600	3,600	3,600	No Change From 2025/2026 Budget
LEGAL	7,533	10,500	10,500	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	6,858	7,260	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	2,321	3,500	3,250	\$250 Decrease From 2025/2026 Budget
MISCELLANEOUS	1,021	1,100	1,100	No Change From 2025/2026 Budget
POSTAGE	168	500	500	No Change From 2025/2026 Budget
OFFICE SUPPLIES	200	600	550	\$50 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,256	4,260	4,260	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	750	750	750	No Change From 2025/2026 Budget
MEETING ROOM RENTAL	750	0	750	Meeting Room Rental
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,840	\$ 81,975	\$ 83,989	
TOTAL EXPENDITURES	\$ 102,206	\$ 117,125	\$ 119,139	
REVENUES LESS EXPENDITURES	\$ 221,746	\$ 198,320	\$ 196,426	
BOND PAYMENTS	(209,340)	(206,248)	(206,248)	2027 Principal & Interest Payments
BALANCE	\$ 12,406	\$ (7,928)	\$ (9,822)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,032)	(6,285)	(6,285)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,398)	(12,570)	(12,570)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ (2,024)	\$ (26,783)	\$ (28,677)	
CARRYOVER FROM PRIOR YEAR	0	26,783	28,677	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (2,024)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,946	400	500	Projected Interest For 2026/2027
NAV Tax Collection	209,340	206,248	206,248	Maximum Debt Service
Total Revenues	\$ 220,286	\$ 206,648	\$ 206,748	
EXPENDITURES				
Principal Payments	140,000	140,000	150,000	Principal Payment Due In 2027
Interest Payments	66,423	63,518	51,075	Interest Payments Due In 2027
Bond Redemption	0	3,130	5,673	Estimated Excess Debt Collections
Total Expenditures	\$ 206,423	\$ 206,648	\$ 206,748	
Excess/ (Shortfall)	\$ 13,863	\$ -	\$ -	

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 1/1/26 =	\$1,355,000		

Trails At Monterey Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative	\$ 137.75	\$ 137.75	\$ 137.75	\$ 137.75	\$ 137.75
Maintenance	\$ 89.68	\$ 89.68	\$ 89.68	\$ 89.68	\$ 89.68
<u>Debt</u>	<u>\$ 526.17</u>				
Total	\$ 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

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLFE

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Trails at Monterey Community Development District
Our File: 812.06090**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

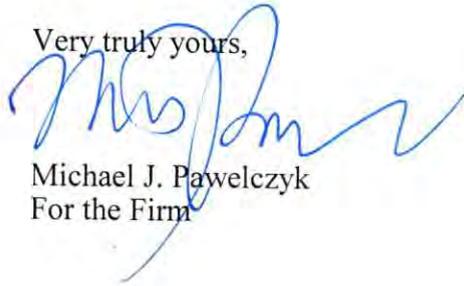
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)