



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2025 session to enhance accountability and transparency for all special districts.

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

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

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

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

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

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

Juliana Duque
District Manager
GMS-SF

PALM GLADES COMMUNITY DEVELOPMENT
DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Palm Glades Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meetings were held on the second Tuesday of the month at 6:30 PM at the Silver Palms by Lennar/Clubhouse Silver Palms 23770 SW 115 Avenue, Miami, FL 33032.

Meeting Dates:

October 14, 2025 – Held

November 4, 2025 – Held-Exception

December 9, 2025 – Held

January 13, 2026 – Held

February 10, 2026 – Held

March 11, 2025 – Held

April 14, 2026 – Held

May 12, 2026– Held

June 9, 2026 – Cancelled

June 16, 2026- Special Meeting

July 14, 2026 – Held

August 11, 2026 – Held

September 8, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

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

Result: Standard achieved.

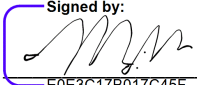
4. Engineer's Annual Report Summary (2026)

Due to the District's transition to a new engineering firm, the Engineer's Annual Report was not received during the reporting period. The District anticipates receiving the report within the next month. Upon receipt and review of the Engineer's Report, this Annual Performance Measures and Standards Report will be updated, as appropriate, to reflect the Engineer's findings, recommendations, and related infrastructure and capital-planning information

Juliana Duque
District Manager
GMS-SF

Overall Determination

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

Signed by: 
Chair/Vice Chair: _____
Print Name: Mauricio Pelaez
Palm Glades Community Development District

Date: 2026-09-09

DocuSigned by: 
District Manager: _____
Print Name: Juliana Duque
Palm Glades Community Development District

Date: 2026-09-09

Juliana Duque
District Manager
GMS-SF

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Signer Events

Juliana Duque

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District Manager - Assistant Secretary

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Signature

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Mauricio Pelaez

pelaecdd@gmail.com

Chairman

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivered

Security Checked

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