Portofino Landings
Community Development District

July 14, 2026

Portofino Landings

Community Development District

Agenda

Seat	
Seat 1: Deslyn Henry – C	
Seat 3: Ana Maria Kuper – V.C	
Seat 2: Mary Papantonis – A.S.	
Seat 5: Brandon Skinner – A.S.	
Seat 4: Alberto Amador – A.S.	

Tuesday
July 14, 2026
11:30a.m.

W Executive Suites, LLC 1860 SW Fountainview Blvd, Suite 100
Port St. Lucie, FL 34986
Join the meeting now
Meeting ID: 211 834 491 092 814 and Passcode: EK9hh2JH
1 872-240-4685 and Phone Conference ID: 782 948 321#

1. Oath of Office for Ms. Mary Papantonis and Mr. Alberto Amador **– Page 4**

2. Roll Call

3. Approval of Minutes of the May 12, 2026 Meeting **– Page 5**

4. Public Hearing to Adopt the Fiscal Year 2027 Budget
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #202#-04** Annual Appropriation Resolution **– Page 19**

   D. Consideration of **Resolution #202#-05** Levy of Non Ad Valorem Assessments **– Page 34**

   E. Motion to Close the Public Hearing

5. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 39**

6. Staff Reports
   A. Attorney – Memorandum – Legislative Update **– Page 44**

   B. Engineer

   C. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 50**

      2) Form 1 Financial Disclosure Due July 1, 2026 **– Page 51**

      3) Reminder to Complete Annual Ethics Training by December 31, 2026

      4) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards **– Page 52**

      5) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 **– Page 57**

7. Financial Reports
   A. Approval of Check Run Summary **– Page 62**

   B. Acceptance of Unaudited Financials **– Page 65**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.portofinolandingscdd.com

Oath of Office

I, _______________ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Portofino Landings Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Portofino Landings Community Development District, ___________________, Florida**.

Signature ________________________________

Mailing Address __________________________

____

County of Residence: ______________________

Telephone #: ______________________________

E-mail: ___________________________________

Date: _____________________________________

Sworn to (or affirmed) before me this ______ day of ______________, by _________________________ whose signature appears hereinabove.

____

Notary Public State of Florida

____

Print Name

My Commission expires

Personally known _____ or produced identification ___________

Type of identification__________________

MINUTES OF MEETING
PORTOFINO LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Portofino Landings Community Development District was held on Tuesday, May 12, 2026, at 11:30 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Deslyn Henry	Chairman
Ana Kuper	Vice Chairman
Brandon Skinner	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Ginger Wald	District Counsel (by phone)
Several Residents	(by phone)

FIRST ORDER OR BUSINESS — Oath of Office for Ms. Mary Papantonis, Mr. Brandon Skinner and Mr. Alberto Amador

Ms. Hinz Philippi: So, the first order of business for today is the oath of office fir Brandon Skinner, so Brandon I'm going to read the oath and you would just state your name for the record, so "I".

Mr. Skinner: Brandon Skinner.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Portofino Landings Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Portofino Landings Community Development District, St. Lucie County, Florida.

Mr. Skinner: I do.

Ms. Hinz Philippi: Thank you. Alright, so I will get the paperwork from you later.

SECOND ORDER OR BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Ms. Hinz Philippi: Moving on to organizational matters we have consideration of resolution #2026-01 canvassing and certifying the results of the landowners election and we have that on page 4 of the agenda. So, we had Mary Papantonis who received 14 votes for seat #2, Alberto Amador with 14 votes for seat #4, and Brandon Skinner with 12 votes for seat #5, so that makes Mary and Alberto serving a 4 year term and Brandon will serve a 2 year term. So, that was the results of our landowners election, and I'll ask for a motion to approve resolution #2026-01 canvassing and certifying the results for the landowners election.

> On MOTION by Mr. Skinner seconded by Ms. Henry all in favor, Resolution #2026-01 canvassing and certifying the results of the landowners election was approved.

B. Oath of Office for Newly Appointed Supervisor(s)
C. Election of Officer(s)
D. Consideration of Resolution #2026-02 Electing Officer(s)

Ms. Hinz Philippi: So, at this time we don't have any new appointments but, we do need to do the election of officers. So, right now we have Deslyn Henry as chairman, Ana Maria Kuper as vice chairman, and Alberto was an assistant secretary. Would you guys like to stay with the same slate of officers and just put Mary Papanton and Brandon Skinner as assistant secretaries, or how would you like to do it?

Ms. Henry: Yes, I think we're ok with that.

Ms. Hinz Phillippi: Ok, so I just need a motion to keep the same slate of officers and put Mary Papantonis and Brandon Skinner as assistant secretaries, and also for the record, myself, Andressa Hinz Philippi, will also be an assistant secretary so I can sign the documents, and Patti Powers from our office is the treasurer, Sharyn Henning is vice treasurer and Paul Winkeljohn is our secretary.

On MOTION by Ms. Henry seconded by Ms. Kuper with all in favor, Resolution #2026-02 electing officers keeping the existing slate of officers the same and adding Mary Papantonis and Brandon Skinner as assistant secretaries as stated on the record was approved.

FOURTH ORDER OF BUSINESS Approval of Minutes of the August 12, 2025 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of August 12, 2025. If you have any corrections, additions, or deletions please let me know, and if not, a motion to approve would be in order.

On MOTION by Mr. Skinner seconded by Ms. Henry with all in favor, the Minutes of the August 12, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-03 approving the proposed fiscal year 2027 budget and setting up the public hearing. So, before we go through this one, just so you know this is the same budget, the same thing we did last year, we have no increase, so that would be a zero increase, so the budget looks the same as last year. One thing that I wanted to tell you guys is that we are changing locations so when I ask for this motion I'm going to state a different address which is 1860 SW Fontainview Blvd. Suite 100, and it's like 5 minutes from here right behind I-95, so it's just a difference of 5 minutes and we are changing the location to that for our meetings for June going forward.

Ms. Henry: Ok.

Ms. Hinz Philippi: Then this resolution as two parts, the first one is to approve the fiscal year 2027 budget and the second one is setting up the public hearing. With that said, we need 60 days from today to be able to approve, so we would have two dates either July 14th or August 11th, and July is in the middle of summer, and I don't know if you guys are going to travel or anything but, if you feel better with the August date, that's totally fine, I'm here, so you guys can pick which date you want.

Mr. Skinner: July, what was the proposed date?

Ms. Hinz Philippi: July 14th or August 11th.

Mr. Skinner: I think it would probably be wiser for my schedule to do it in July than in August, does that work for you?

Ms. Henry: Yes.

Mr. Skinner: Ok so we can do it July 14th.

Ms. Hinz Philippi: Ok, so I'll need a motion to approve resolution #2026-03.

Mr. Skinner: And before we do that, I had a couple questions about the budget.

Ms. Hinz Philippi: Ok.

Mr. Skinner: Ana what is the street name, I know we have McNeil and I another street right behind the storage, do you know which one I'm talking about?

Ms. Kuper: I'm trying to think, there's McNeil and then there's Okeechobee and then I don't know the other one.

Mr. Skinner: It's the one with the chain link fence goes behind the multi-family property and there's a road, and then there's the storage, and I've noticed that we've had a lot of issue with diesel truck drivers, like the big rigs, trying to make the turn behind there, and they have to make a really wide turn to get their 18' or whatever long trailer there, and they end up driving over beyond the limit of the road, onto the embankment and many times even driving over and plowing down the chain link fence there, and I think the multi-family has been maintaining that but, they've expressed a lot of concerns about the ongoing cost of that and want to know what the CDD can do to try and prevent that from happening. I'm also concerned about them using the embankment to turn there and eventually damaging that. I know previously there was some concerns with flow of water and during heaving downpours having flooding that goes across that street and affect the property of the storage facility, and I wonder if they continue to have that traffic if it could erode that and cause further water issues there.

Ms. Hinz Philippi: Ok, that wouldn't be a concern for this budget I think but, what we can do is, we have a field person that goes there once a month, so I'm going to ask him to go and maybe check with the engineer and see if there is anything that is pressing there, and if not, how we can prevent them from doing that. I don't know what is permitted by the city so, there's a lot of things involved there, so that's why I would involved the engineer to see what is permitted for us to do there, and then I can get back you at the August meeting with more options or things we could do there.

Mr. Skinner: The thing that concerns me though is that if there's a need for the CDD to install any kind of barrier or a more robust fence closer to the road line if that falls on CDD land and I'm not sure if it does, we would need to budget for it.

Ms. Wald: Let me ask you exactly where, are you talking about the roadway, what we refer to as the crosshatched roadway, the "T"?

Ms. Henry: It's this one right here.

Ms. Wald: And we don't have maps up so it's kind of hard to see.

Ms. Henry: Ok, it's this right there by the Tractor Supply.

Ms. Wald: I'm sorry I can't hear.

Mr. Skinner: It's right before, it intersects with McNeil and it's right behind Tractor Supply and Storage King USA.

Ms. Hinz Philippi: Is this a CDD road?

Mr. Skinner: Yes, it's a CDD road.

Ms. Hinz Philippi: Ok.

Mr. Skinner: So, it is an L-shape I guess, maybe a U-shape, but part of it intersects McNeil here, and then over here, I think this is Okeechobee.

Ms. Hinz Philippi: Ok.

Ms. Wald: Yes, that's the "T", that's tract AA, so you can get to it from McNeil or you can get to it from Okeechobee Road, and that is owned by the CDD as part of the CDD roads, it's tract AA, so if there's an issue specifically within the roadway, as to what you just described then yes, I agree with Andressa that we need to get in touch with the engineer because we do have limitations on how we can utilize this road, we're not going to be able to shut it off to any type of regular public traffic but, there also could be an issue where the type of vehicles that are utilizing the roadway do not pursuant to, can the ordinance allow to use that roadway. So, that could be an important aspect of it as well. The other thing you can do is potentially have security cameras, so if you have an instance where this is a regular basis then it's probably trucks that are delivering items to the business over there, you can at least have that security camera identifying those trucks to make those claims. So, that's another possibility as well so when you're talking about the budget, what you're looking at is should we, for this budget, have some other amounts other than what we already have for field expenditures, or other than contingency for something along those potential improvements.

Mr. Skinner: You hit it right on the head.

Ms. Wald: Ok, so we've got a contingency line item under administrative but what you're looking at is a line item for operations and maintenance.

Mr. Skinner: Yes.

Ms. Hinz Philippi: And we don't know at this time what we're going to be able to do, and if we are going to be able to do something so, I need to talk to the engineer and with my field person so they can go there and take a look. We do have a contingency like Ginger mentioned that we could use for that, we can change things around inside of the budget but, what I mean is between now and when we adopt the budget we can change things.

Ms. Wald: But Andressa, you're limited to what you can do because you're not going to be able to raise the budget, so what you have in reserves, if you go to the financials, do we have anything in reserves, this was always a very tight budget.

Ms. Hinz Philippi: Right.

Mr. Skinner: I think we had some issues with collecting a couple of years ago, I think that's improved though.

Ms. Wald: Yes but, I don't think you have a lot in reserves.

Ms. Hinz Philippi: Let me see.

Mr. Skinner: And how is that roadway Ana, have you seen that recently?

Ms. Kuper: We maintain it as much as we can that was our big issue there.

Mr. Skinner: So, it's $2,500 I think that's what I saw enough for ongoing pothole repair there?

Mr. Kuper: For the year, no.

Mr. Skinner: Right.

Ms. Wald: So, what you could do, where it says potholes repairs, you can just call it roadway repairs because that is the roadway that you own and you can have that as roadway repairs and improvements, and even though you don't know exactly what you're going to be able to do, you can put a higher number there for now as the proposed budget, and then when you have the public hearing in, I think you were talking about the July date, you have the public hearing at the July date, or even the August date, then you should have a better idea of what type of improvements, if any, you can do and then at least you have that money allocated when you're adopting the final budget. If you can't do anything, or it's going to be a negligible amount of money, you can always reduce the budget back down.

Mr. Skinner: Right and I think that's what I had in mind too, thank you. I think not know whether there's some sort of change that has to be done to the roadway or if there is the ability to install bollards or an iron fence a little closer to the roadway, whatever that legal distance is if it's still falls on CDD land, I think you're probably looking at a range of $10,000 to $25,000, and that's just a rough estimate. I mean it's a pretty decent length going from McNeil and then coming back at least past the turn to where the storage unit is, heading toward Okeechobee, so I think that amount, I would suggest, and the if we could true it up before the next meeting to figure out, do we actually need all of that funding, and if we don't, reduce it, I think that would be a safe way forward both for the potholes and for however we solve the issue.

Ms. Kuper: Whatever we have to do.

Mr. Skinner: Right.

Ms. Wald: So, you would just call it roadway, you would just change that line item from pothole repairs and just call it roadway repairs and improvements, and then whatever amount you want to add.

Ms. Hinz Philippi: And if you give me 2 minutes I will get my accountant on the phone, I think we do have some money that I see here, and I want to just confirm with her how much we could have there and if not, how much would be an increase for assessments if we're talking about maybe what you said, maybe $25,000, so let me just get her on the phone quickly.

Mr. Skinner: Ok, sure.

Ms. Hinz Philippi: And I'll make some notes and I'll be right back.

Mr. Skinner: Ok, no problem, thank you.

Ms. Wald: Ok, so I'm finally able to get my computer up to pull up this roadway. We are very limited as to the ownership of this space, so it's a small tract, and we're going to have to get the engineer involved. I didn't think we really had any swale or any other area over it, it doesn't look like it. Let me just see what the plat says.

Mr. Skinner: Does the CDD become liable in any way for the recurring damage that happens to those embankments or to the chain link fence that's on the perimeter. I mean I know the chain link fence doesn't belong to the CDD.

Ms. Wald: We're not responsible for the actions of other individuals, I'm just going to state it that way.

Mr. Skinner: Got it, good.

Ms. Wald: We are responsible for the maintenance of our property which is our roadway.

Mr. Skinner: Right, ok.

Ms. Wald: Which is why for years we've had issues with attempting to get those potholes fixed.

Ms. Hinz Phillipp: Thank you for waiting for me.

Ms. Wald: So, we're not going to be able to do a lot of things with shutting it down, I just found the cross access easement. I think we looked at this a long time ago to see if there was the ability to put some type of soft gates but, we couldn't.

Mr. Skinner: I remember that.

Ms. Wald: Right, so really it's just, I'm thinking more likely than not getting the engineer involved and seeing if there's anything we can do with the way we have the roadway now, we're not going to be able to prevent access, so what can we do to make it better or at least put maybe signage, make a request for part of it is county, part of it is with the city and see what they will allow us to do or not do and then as I said, maybe just security cameras so we can at least record who's not acting properly in operating their vehicles.

Ms. Hinz Philippi: So, while she is going looking at it, Ginger said she found an easement?

Mr. Skinner: Right.

Ms. Wald: No, don't worry about what I was talking about.

Mr. Skinner: Ok.

Ms. Wald: It was limitations of what we could do for the roadway, I had to refresh my recollection, there's going to be very limited things we can do and I think Brad had his hand up.

A resident: Thank you, I just wanted to point out that Google Maps shows The Storage King is also a Penske truck rental and the imagine I'm looking at shows 8 large trucks sitting out front, and my guess is that the damage is cause by people of the rental trucks and I don't know if cameras would help or not because he'd have to show, or almost show who had rented at the time, and maybe talking to Penske might help alleviate the problems, talking to their drivers, I'm not sure, I just thought I point that out, thank you.

Ms. Wald: That's a good add Brad. Ok, so Andressa you said that we got it.

Ms. Hinz Philippi: Yes, she's going to give me the number in a little bit, she's just plugging into the budget, and she's going to call back.

Ms. Wald: Ok, do you want to just defer this and go to some of the other things while we wait?

Ms. Hinz Philippi: Yes, so let's move on to item No. 6 and then we can come back to the budget in a little bit.

SIXTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Hinz Philippi: So the next item would be consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026. This is the same company that we used last year, they did a very good job, and they only increased $100 from last year, it was $4,200 and now it's $4,300. If you guys are ok with moving forward with them I need a motion to approve the engagement letter.

> On MOTION by Mr. Skinner seconded by Ms. Kuper with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

SIXTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi: The next item would be acceptance of the audit for fiscal year ending September 30, 2025. So, this is a clean audit, if you take a look at that you'll see we are in compliance, and if you have any questions, please let me know, and if not, I need a motion to accept the audit.

> On MOTION by Mr. Skinner seconded by Ms. Henry with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS — Staff Reports

Ms. Hinz Philippi: Alright, the next item would be staff reports, attorney, consideration of request for adjustment to District counsel fee structure and Ginger that's with you.

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Wald: Yes, so you see in your tablets our letter dated February 3, 2026 we did send this a few months ago because we wanted all of our clients to have this in advance of their proposed fiscal year budget to keep it in place. Our fee structure has been in place since 2008, so we're at 18 years now, almost 20 years, and we are requesting that there be an increase but, not to take effect until next fiscal year. We do not see that this is going to change the line item that we already have for attorney's fees, we've done that math with GMS already. Our current fees are $250 an hour for partners, and $195 for associates, and we're making the request for a $50 increase for the partners, and for the associates $55 increase. Again, the CPI would have been from 2008 47.4%, and we're not asking for 47.4%, that would be astronomical but, we are making the request for next fiscal year beginning October 1, 2026 for this fee increase to those amounts of $300 and $250 per hour, and we only charge as we work.

Mr. Skinner: I have no objection to that.

Ms. Hinz Philippi: Alright so do I have a motion.

Mr. Skinner: I'll make a motion.

> On MOTION by Mr. Skinner seconded by Ms. Henry with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

FIFTH ORDER OF BUSINESS — Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing (Cont.)

Ms. Hinz Phlippi: Ok, so I do have the accountant on the phone now and she that with the $25,000 increase for roadway improvements, we would have an increase of 19% that would be $60.28 more per unit, per year and that would be a total of $383.19 per unit per year.

Ms. Wald: So, Andressa what you are saying is we would take the pothole repairs and call it roadway repairs and improvements and add $25,000 making it $27,500?

Ms. Hinz Philippi: Yes, $27,500, and change the name of the item to roadway improvements, so that would increase $25,000 in our budget and then we would have a 19% increase, the total amount per unit would be $383.19 and the total amount of the assessment would be?

Ms. Wald: That's it, that's what you have, you said $383.19, that would be your assessments.

Ms. Hinz Philippi: Alright, so if you guys want to move forward with that, we can just state for the record, of course, after I work on the budget with the accountant, I can just email it to the Board and you guys can review it and take a look.

Ms. Henry: Ok.

Ms. Wald: Well, what you're doing, you have to state it for the record what you're doing is, you're making that line item change from pothole repairs to roadway repairs and improvements and instead of $2,500 you're making it $27,500, so it's going to be approving resolution #2026-03 with the amendment as stated on the record and then setting the public hearing for whatever date you chose.

Mr. Skinner: Which we chose July 14th.

Ms. Hinz Philippi: Yes, July 14, 2026 at 11:30 a.m. at 1860 SW Fontainview Blvd., Suite #100, Port St. Lucie.

On MOTION by Mr. Skinner seconded by Ms. Henry with all in favor, Resolution #2026-03 approving the proposed Fiscal Year 2027 Budget as amended and setting the Public Hearing on July 14, 2026 at 11:30 a.m. at 1860 SW Fontainview Blvd. Suite 100, Port St. Lucie, Florida was approved.

Ms. Wald: And I do recommend that field person talk to the Penske rental place and tell them that we're having these issues and that they need to resolve them.

Ms. Hinz Philippi: Yes, ok, and I'll bring that back to the next meeting in July when we talk and we'll see what we can do out there.

SEVENTH ORDER OF BUSINESS Staff Reports (Cont.)

B. Engineer

Ms. Hinz Philippi: We do not have any engineer on the call.

C. Manager – Number of Registered Voters in the District - 213

Ms. Hinz Philippi: Under manager, for me it's just that I wanted to let you guys know that we have 213 registered voters in the District, and after 250 registered voters, it starts to transition the Board to resident Board and we have the general elections but, we're not there yet, so we will report again next year to see where we are.

Ms. Henry: Ok.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Approval of Unaudited Financials

Ms. Hinz Philippi: The next item would be financial reports, tab A is the approval of the check run summary, and tab B is approval of the unaudited financials. If you have any questions I can take them, if not, a motion to approve both tab A and B would be in place.

> On MOTION by Mr. Skinner seconded by Ms. Kuper with all in favor, the Check Run Summary and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Hinz Philippi: The next item would be Supervisor's requests and audience comments. Do we have any Supervisor's requests at this time? Not hearing any, just for the record we do have audience today on the phone, are there any audience comments?

A resident: I do have a question, and I'm not sure if this is the exact place for it but, I have question about nominating somebody for the Board, is this appropriate place to discuss that?

Ms. Wald: So, we didn't reach the 250 registered voters, we actually have less than we did last year, but we haven't reached the 250 registered voters. Once we reach the 250 registered voters then we go to a general election, so if we had reached that, then we would have to have two of the seats that were expiring go for general election but, that hasn't occurred yet. So, we're going to have to have another landowners election, and I think we're on odd years if memory serves me correctly, so we'll have another landowners election next year for the 2 year terms, whoever is serving and only has the 2 year terms and that will probably be set at some point next year, probably the same time period, well no Andressa you might want to do it in the July meeting go ahead and set the landowners election for 2027, or we can do it at the beginning of next year, but we will have that landowners election in November, 2027 for those seats that are expiring and that will be announce on the record, so that will be announced in the meeting as to the date and the time and the location, and any landowner can get a proxy, as many proxies as they want as to landowners and based on the number of units then they can come and they can cast those votes for those seats, and that's how it works but, they have to actually appear, they can't appear virtually, somebody actually has to appear in person to vote, very similar to voting in a general election, I can't give my vote to my mother who is going to vote for me, I actually have to go and vote. So, the same thing, whoever has the proxy with all those votes, all those landowners saying you have my decision, go make it for me but, that person actually has to show up.

A resident: Ok, understood, thank you.

Ms. Wald: And that's when we'll have it, and we will announce it on the record.

A resident: Thank you.

Ms. Wald: You're welcome, and it will also be on the website too.

TENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: Are there any other comments or requests, not hearing any, I just need a motion to adjourn.

On MOTION by Mr. Skinner seconded by Ms. Kuper with all in favor, the Meeting was adjourned.

____________________________ ____________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Portofino Landings Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Portofino Landings Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF July, 2026.

ATTEST:

PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

Exhibit A: FY 2027 Budget – Option 1 and Option 2

Portofino Landings

Community Development District

Approved Proposed Budget - Option #1

FY 2027

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Portofino Landings

Community Development District

Approved Proposed Budget - Option #1

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget - Option #1 FY 2027
REVENUES:					
Special Assessments - On Roll	$133,920	$134,585	$-	$134,585	$158,920
Interest income	2,000	5,401	1,000	6,401	$3,000
TOTAL REVENUES	**$135,920**	**$139,986**	**$1,000**	**$140,986**	**$161,920**
EXPENDITURES:					
Administrative					
Engineering	$8,000	$-	$2,000	$2,000	$8,000
Attorney	9,000	4,200	4,800	9,000	9,000
Annual Audit	5,300	4,200	-	4,200	4,300
Management Fees	32,782	24,586	8,196	32,782	33,765
Property Appraiser	2,100	1,425	-	1,425	2,100
Information Technology	1,061	796	265	1,061	1,093
Website Maintenance	1,061	796	265	1,061	1,093
Telephone	25	-	6	6	25
Postage & Delivery	100	40	60	100	100
Rentals and Leases	2,400	1,800	600	2,400	2,400
Insurance General Liability	8,918	7,932	-	7,932	8,725
Printing & Binding	250	0	63	63	250
Legal Advertising	1,000	1,257	250	1,507	1,000
Other Current Charges	1,000	469	250	719	1,000
Office Supplies	25	0	6	7	25
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating	10,556	-	9,556	9,556	10,556
Property Taxes	350	331	-	331	350
Contingency	10,453	-	5,227	5,227	11,407
TOTAL ADMINISTRATIVE	**$94,555**	**$48,008**	**$31,543**	**$79,551**	**$95,364**
Operations & Maintenance					
Field Expenditures					
Field Management	$6,365	4,774	$1,591	$6,365	$6,556
Canal Maintenance	16,500	7,800	8,700	16,500	16,500
Lake Maintenance	6,000	-	1,000	1,000	6,000
Roadway Improvements	-	-	-	-	27,500
Pot Hole Repairs	2,500	-	2,500	2,500	-
Drainage Maintenance	10,000	-	10,000	10,000	10,000
TOTAL FIELD EXPENDITURES	**$41,365**	**$12,574**	**$23,791**	**$36,365**	**$66,556**
TOTAL EXPENDITURES	**$135,920**	**$60,581**	**$55,335**	**$115,916**	**$161,920**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$79,405**	**$(54,335)**	**$25,070**	**$-**

Portofino Landings

Community Development District

Budget Narrative

REVENUES

Special Assessments - On Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser
The Saint Lucie County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone
New internet and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rentals and Leases
The District will be charged $200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative offices located in Fort Lauderdale.

Portofino Landings

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the FloridaCommerce for $175.

First Quarter Operating
Represents expenses in the first 2 months prior to assessments being collected.

Property Taxes
Represents Calandar year Property Taxes

Contingency
Represents any minor expenditures not budgeted the District may need to make during the Fiscal Year.

Expenditures – Field

Field Management
The District will contract Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Canal Maintenance
Monthly water management services to all the canals throughout the district.

Lake Maintenance
Monthly water management services to all the lakes throughout the district.

Roadway Improvements
The District will contract a company for the improvement of the roadway with the district.

Drainage Maintenance
Storm Drain Cleaning for all Storm Drains throughout the District.

Portofino Landings

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	ERU's	Annual Maintenance Assessments		
			FY 2027	**FY2026**	**Increase/ (decrease)**
Multy Family	166	166	**$383.19**	$322.91	**$60.28**
Multy Family	224	224	**$383.19**	$322.91	**$60.28**
Recreation	1	2	**$383.19**	$322.91	**$60.28**
Commercial - sq ft	49,200	49.2	**$383.19**	$322.91	**$60.28**
Total	390	441.2			$ -

Portofino Landings

Community Development District

Approved Proposed Budget - Option #2

FY 2027

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Portofino Landings

Community Development District

Approved Proposed Budget - Option #2

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget - Option #2 FY 2027
REVENUES:					
Special Assessments - On Roll	$133,920	$134,585	$-	$134,585	$133,920
Interest income	2,000	5,401	1,000	6,401	$3,000
TOTAL REVENUES	**$135,920**	**$139,986**	**$1,000**	**$140,986**	**$136,920**
EXPENDITURES:					
Administrative					
Engineering	$8,000	$-	$2,000	$2,000	$8,000
Attorney	9,000	4,200	4,800	9,000	9,000
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Field Expenditures					
Field Management	$6,365	4,774	$1,591	$6,365	$6,556
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Lake Maintenance	6,000	-	1,000	1,000	6,000
Pot Hole Repairs	2,500	-	2,500	2,500	2,500
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TOTAL FIELD EXPENDITURES	**$41,365**	**$12,574**	**$23,791**	**$36,365**	**$41,556**
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Portofino Landings

Community Development District

Budget Narrative

REVENUES

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Portofino Landings

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

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Portofino Landings

Community Development District

Non-Ad Valorem Assessments Comparison

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			FY 2027	**FY2026**	**Increase/ (decrease)**
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Multy Family	224	224	**$322.91**	$322.91	**$0.00**
Recreation	1	2	**$322.91**	$322.91	**$0.00**
Commercial - sq ft	49,200	49.2	**$322.91**	$322.91	**$0.00**
Total	390	441.2			$ -

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Portofino Landings Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in St. Lucie County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Portofino Landings Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 14th day of July 2026.

ATTEST:	**PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit "B"

Folio	Count	Maintenance Assessment Tax Roll	Maintenance Assessment Direct Billed
2419-122-0001-040-6	3.50 acres	$18,852.95	$0.00
2419-211-0004-000-8	84 units	$32,187.96	$0.00
2419-211-0004-010-1	82 units	$31,421.58	$0.00
2419-502-0001-000-0	224 units	$85,834.56	$0.00
2419-502-0002-000-7	clubhouse	$766.38	$0.00
Total		$169,063.43	$0.00

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

February 26, 2026

Board of Supervisors
Portofino Landings Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Portofino Landings Community Development District, City of Fort Pierce, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Portofino Landings Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $4,300 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Portofino Landings Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Portofino Landings Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

BOARD OF SUPERVISORS MEETING DATES
PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Portofino Landings Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 11:30 a.m., at W Executive Suites, LLC. 1860 SW Fountainview BLVD, Suite 100, Port Saint Lucie, FL 34986 on the second Tuesday of the following months

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 08, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.portofinolandingscdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi , Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
317965	2025	Alberto Amador	• Portofino Landings Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
224166	2025	Sidney Jim Dupre	• Villa Portofino West Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
317018	2025	Deslyn Henry	• Portofino Landings Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 4/17/2026	View Filings
317019	2025	Ana Maria Kuper	• Portofino Landings Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings

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Memorandum

To: Portofino Landings Board of Supervisors

From: District Management

Date: July 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Portofino Landings Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections
Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports
Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Portofino Landings Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Portofino Landings Community Development District

<u>Memorandum</u>

To: Portofino Landings Board of Supervisors

From: District Management

Date: July 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

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District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

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Achieved: Yes ☐ No ☐

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Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

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Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

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Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Portofino Landings Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Portofino Landings Community Development District

Portofino Landings
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

4/1/26 - 6/30/26

Date	*check #'s*	*Amount*	
4/1 - 4/30	563 - 566	$	104,790.57
5/1 - 5/31	567 - 570		5,440.57
6/1 - 6/30	571 - 574		5,006.33
	TOTAL	**$**	**115,237.47**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00001	4/01/26	329	202604 320-53800-34000 APR 26 - FIELD SERVICES		*	530.42		
		4/01/26	330	202604 310-51300-34000 APR 26 - MGMT FEES		*	2,731.83		
		4/01/26	330	202604 310-51300-44000 APR 26 - RENT		*	200.00		
		4/01/26	330	202604 310-51300-35100 APR 26 - COMPUTER TIME		*	88.42		
		4/01/26	330	202604 310-51300-35110 APR 26 - WEBSITE ADMIN		*	88.42		
		4/01/26	330	202604 310-51300-42000 APR 26 - POSTAGE		*	1.48		
					GMS-SF, LLC			3,640.57	000563
4/02/26	00029	3/31/26	25700215	202603 320-53800-46700 MAR 26 - CANAL MAINT		*	650.00		
					HUGO'S LAWN CARE, LLC			650.00	000564
4/02/26	00035	4/02/26	04022026	202604 300-15100-10000 TXFER EXCESS FUNDS TO SBA		*	100,000.00		
					PORTOFINO LANDINGS CDD			100,000.00	000565
4/16/26	00014	3/31/26	198023	202603 310-51300-31500 MAR 26 - ATTORNEY FEES		*	500.00		
					BILLING COCHRAN, P.A.			500.00	000566
5/07/26	00001	5/01/26	331	202605 320-53800-34000 MAY 26 - FIELD SERVICES		*	530.42		
		5/01/26	332	202605 310-51300-34000 MAY 26 - MGMT FEES		*	2,731.83		
		5/01/26	332	202605 310-51300-44000 MAY 26 - RENT		*	200.00		
		5/01/26	332	202605 310-51300-35100 MAY 26 - COMPUTER TIME		*	88.42		
		5/01/26	332	202605 310-51300-35110 MAY 26 - WEBSITE ADMIN		*	88.42		
		5/01/26	332	202605 310-51300-42000 MAY 26 - POSTAGE		*	1.48		
					GMS-SF, LLC			3,640.57	000567
5/07/26	00029	4/28/26	25700216	202604 320-53800-46700 APR 26 - CANAL MAINT		*	650.00		
					HUGO'S LAWN CARE, LLC			650.00	000568
5/07/26	00030	4/16/26	016116	202604 320-53800-46700 APR 26 - QTR. CANAL MAINT		*	650.00		
					WETLANDS MANAGEMENT SF, LLC			650.00	000569

*** CHECK DATES 04/01/2026 - 06/30/2026 *** PORTOFINO LANDINGS - GEN FUND
BANK A PORTOFINO LANDINGS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	00014	4/30/26	198639	202604	310-51300-31500		*	500.00		
			APR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			500.00	000570
6/04/26	00001	6/01/26	333	202606	320-53800-34000		*	530.42		
			JUN 26 - FIELD SERVICES							
		6/01/26	334	202606	310-51300-34000		*	2,731.83		
			JUN 26 - MGMT FEES							
		6/01/26	334	202606	310-51300-44000		*	200.00		
			JUN 26 - RENT							
		6/01/26	334	202606	310-51300-35100		*	88.42		
			JUN 26 - COMPUTER TIME							
		6/01/26	334	202606	310-51300-35110		*	88.42		
			JUN 26 - WEBSITE ADMIN							
		6/01/26	334	202606	310-51300-51000		*	.30		
			JUN 26 - OFFICE SUPPLIES							
		6/01/26	334	202606	310-51300-42000		*	5.28		
			JUN 26 - POSTAGE							
		6/01/26	334	202606	310-51300-42500		*	.15		
			JUN 26 - COPIES							
						GMS-SF, LLC			3,644.82	000571
6/11/26	00014	5/31/26	198993	202605	310-51300-31500		*	700.00		
			MAY 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			700.00	000572
6/11/26	00029	5/26/26	25700217	202605	320-53800-46700		*	650.00		
			MAY 26 - CANAL MAINT							
						HUGO'S LAWN CARE, LLC			650.00	000573
6/11/26	00024	4/30/26	04302026	202604	310-51300-42000		*	11.51		
			POSTAGE - 2025 ROLL YEAR							
						ST. LUCIE COUNTY TAX COLLECTOR			11.51	000574

TOTAL FOR BANK A 115,237.47

TOTAL FOR REGISTER 115,237.47

Portofino Landings

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Portofino Landings

Community Development District

Combined Balance Sheet

June 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	28,394
Investments:		
State Board of Administration (SBA)		257,454
Total Assets	**$**	**285,849**
Liabilities:		
Accounts Payable	$	1,593
Total Liabilites	**$**	**1,593**
Fund Balance:		
Unassigned	$	284,255
Total Fund Balances	**$**	**284,255**
Total Liabilities & Fund Balance	$	285,849

Portofino Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 133,920	$ 133,920	$ 134,585	$ 665
Interest Income	2,000	2,000	5,401	3,401
Total Revenues	**$ 135,920**	**$ 135,920**	**$ 139,986**	**$ 4,066**
Expenditures:				
General & Administrative:				
Engineering	$ 8,000	$ 6,000	$ -	$ 6,000
Attorney	9,000	6,750	4,200	2,550
Annual Audit	5,300	5,300	4,200	1,100
Management Fees	32,782	24,587	24,586	-
Information Technology	1,061	796	796	-
Website Maintenance	1,061	796	796	-
Telephone	25	19	-	19
Postage & Delivery	100	75	40	35
Insurance General Liability	8,918	8,918	7,932	986
Printing & Binding	250	188	0	187
Rental & Leases	2,400	1,800	1,800	-
Legal Advertising	1,000	750	1,257	(507)
Property Taxes	350	350	331	19
Other Current Charges	1,000	750	469	281
Office Supplies	25	18	0	18
Dues, Licenses & Subscriptions	175	175	175	-
Property Appraiser	2,100	2,100	1,425	675
First Quarter Operating	10,557	10,557	-	10,557
Contingency	10,452	10,452	-	10,452
Total General & Administrative	**$ 94,555**	**$ 80,379**	**$ 48,008**	**$ 32,372**

Portofino Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 6,365	$ 4,774	$ 4,774	$ -
Canal Maintenance	16,500	12,375	7,800	4,575
Lake Maintenance	6,000	4,500	-	4,500
Pot Hole Repairs	2,500	1,400	-	1,400
Drainage Maintenance	10,000	7,500	-	7,500
Subtotal Field Expenditures	**$ 41,365**	**$ 30,549**	**$ 12,574**	**$ 17,975**
Total Operations & Maintenance	**$ 41,365**	**$ 30,549**	**$ 12,574**	**$ 17,975**
Total Expenditures	**$ 135,920**	**$ 110,928**	**$ 60,581**	**$ 50,347**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 24,992	$ 79,405	$ 54,413
Net Change in Fund Balance	**$ -**	**$ 24,992**	**$ 79,405**	**$ 54,413**
Fund Balance - Beginning	$ -		$ 204,850	
Fund Balance - Ending	$ -		$ 284,255	

Portofino Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ -	$ 119,087	$ 77	$ 15,414	$ -	$ 8	$ -	$ -	$ -	$ -	$ -	$ 134,585
Interest Income	554	520	518	507	454	502	710	828	808	-	-	-	5,401
Total Revenues	**$ 554**	**$ 520**	**$ 119,605**	**$ 584**	**$ 15,867**	**$ 502**	**$ 718**	**$ 828**	**$ 808**	**$ -**	**$ -**	**$ -**	**$ 139,986**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	500	500	500	500	500	500	500	700	-	-	-	-	4,200
Annual Audit	-	-	-	4,200	-	-	-	-	-	-	-	-	4,200
Management Fees	2,732	2,732	2,732	2,732	2,732	2,732	2,732	2,732	2,732	-	-	-	24,586
Information Technology	88	88	88	88	88	88	88	88	88	-	-	-	796
Website Maintenance	88	88	88	88	88	88	88	88	88	-	-	-	796
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	1	4	6	1	4	13	1	5	-	-	-	40
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Printing & Binding	-	-	-	-	-	0	-	-	0	-	-	-	0
Rental & Leases	200	200	200	200	200	200	200	200	200	-	-	-	1,800
Legal Advertising	313	-	-	-	-	-	-	-	944	-	-	-	1,257
Property Taxes	-	331	-	-	-	-	-	-	-	-	-	-	331
Other Current Charges	51	56	69	46	34	43	32	64	75	-	-	-	469
Office Supplies	-	-	-	0	-	-	-	-	0	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Appraiser	-	-	1,425	-	-	-	-	-	-	-	-	-	1,425
First Quarter Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 12,084**	**$ 3,998**	**$ 5,106**	**$ 7,861**	**$ 3,644**	**$ 3,655**	**$ 3,653**	**$ 3,874**	**$ 4,133**	**$ -**	**$ -**	**$ -**	**$ 48,008**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 530	$ 530	$ 530	$ 530	$ 530	$ 530	$ 530	$ 530	$ 530	$ -	$ -	$ -	$ 4,774
Canal Maintenance	1,300	650	650	1,300	650	650	1,300	650	650	-	-	-	7,800
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pot Hole Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ -**	**$ -**	**$ -**	**$ 12,574**
Total Operations & Maintenance	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ 1,830**	**$ 1,180**	**$ 1,180**	**$ -**	**$ -**	**$ -**	**$ 12,574**
Total Expenditures	**$ 13,914**	**$ 5,178**	**$ 6,287**	**$ 9,691**	**$ 4,824**	**$ 4,836**	**$ 5,484**	**$ 5,055**	**$ 5,313**	**$ -**	**$ -**	**$ -**	**$ 60,581**
Excess (Deficiency) of Revenues over Exper	$ (13,360)	$ (4,658)	$ 113,319	$ (9,107)	$ 11,043	$ (4,333)	$ (4,766)	$ (4,227)	$ (4,505)	$ -	$ -	$ -	$ 79,405
Net Change in Fund Balance	**$ (13,360)**	**$ (4,658)**	**$ 113,319**	**$ (9,107)**	**$ 11,043**	**$ (4,333)**	**$ (4,766)**	**$ (4,227)**	**$ (4,505)**	**$ -**	**$ -**	**$ -**	**$ 79,405**

Portofino Landings

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St. Lucie County

Fiscal Year 2026

Gross Assessments	$ 142,467.89	$ 142,467.89
Net Assessments	$ 133,919.82	$ 133,919.82

ON ROLL ASSESSMENTS

allocation in %	100.00%	100.00%

Date	*Distribution*	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Total*
12/08/25	1/21-11/27/2	$ 53,603.06	$ 2,144.12	$ 1,029.18	$ -	$ 50,429.76	$ 50,429.76	$ 50,429.76
12/12/25	l1/28-12/4/2!	72,977.66	2,919.10	1,401.17	-	68,657.39	68,657.39	68,657.39
01/09/26	Interest	-	-	-	76.82	76.82	76.82	76.82
02/23/26	2/6-2/12/26	15,887.17	158.87	314.57	-	15,413.73	15,413.73	15,413.73
4/9/206	Interest	-	-	-	7.69	7.69	7.69	7.69
	TOTAL	**$ 142,467.89**	**$ 5,222.09**	**$ 2,744.92**	**$ 84.51**	**$ 134,585.39**	**$ 134,585.39**	**$ 134,585.39**

100.00%	**Percent Collected**
$ 0.00	**:maining to Collect**