



Memorandum

To: Board of Supervisors

From: District Management

Date: July 15, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

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

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

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

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

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

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

Juliana Duque
District Manager
GMS-SF

SAWYERS LANDING COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Sawyer's Landing Community Development District

Performance Measures & Standards – Annual Report

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Meetings were held on the second Wednesday of the month at 10 AM at the Sawyer's Landing offices located at 249 NW 6 Street, Suite 104, Miami, FL. 33136.

Meeting Dates:

October 8, 2025 – Cancelled

November 12, 2025- Regular & Landowner Meeting - Held

Location Changed:

Meetings were held on the second Wednesday of the month at 10 AM at the Swerdlow Group Office, located at 2901 Florida Avenue, Coconut Grove, FL. 33133.

December 10, 2025 –Cancelled

January 14, 2026 – Cancelled

February 11, 2026 - Cancelled

March 11, 2026 – Held

April 8, 2026 – Cancelled

May 13, 2026 – Cancelled

June 10, 2026 – Held

July 8, 2026 – Cancelled

Special Meeting:

July 15, 2026 – Budget Adoption - Held

August 12, 2026

September 9, 2026

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

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

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

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

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

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

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

Sawyer's Landing CDD 2025 Annual Maintenance Report, prepared by Alvarez Engineers, certifies, pursuant to Section 9.20(b) of the Master Trust Indenture for Sawyer's Landing Community Development District's Series 2021 Special Assessment Revenue Bonds, that

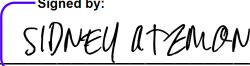
Juliana Duque
District Manager
GMS-SF

all District-owned components of the Series 2021 Project are maintained in good condition. Based on regular inspections and coordination with stakeholders, the District's FY2027 adopted budget provides sufficient funding for all necessary maintenance and operations for the coming fiscal year.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

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

Signed by: 
Chair/Vice Chair: _____
Print Name: SIDNEY ATZMON
Sawyer's Landing Community Development District

Date: 2026-07-20

DocuSigned by: 
District Manager: Date: _____
Print Name: Juliana Duque
Sawyer's Landing Community Development District

2026-07-16

Juliana Duque
District Manager
GMS-SF

Certificate Of Completion

Envelope Id: A136F10E-D278-8C76-8256-52D1911672E0

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Subject: Sawyer's Landing: Complete with Docusign: 5-13-26 Minutes.pdf, Resolution 2026-05.doc, Developer's F

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Signatures: 11

Envelope Originator:

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Initials: 0

Ellen Acosta

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eacosta@gmssf.com

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eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Drawn on Device

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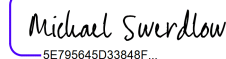
Michael Swerdlow

m.swerdlow@swerdlow.com

Manager

Security Level: Email, Account Authentication (None)

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Signed using mobile

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Electronic Record and Signature Disclosure:

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SIDNEY ATZMON

atzmon180@gmail.com

Chairman

Security Level: Email, Account Authentication (None)

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Signature Adoption: Pre-selected Style

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Editor Delivery Events

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

Timestamp

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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