



**ANTILLIA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
MARCH 21, 2025  
11:00 A.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33024

[www.antilliacdd.org](http://www.antilliacdd.org)  
786.347.2711 ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**ANTILLIA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room of the Goldbetter, Miami Business Center  
1031 Ives Dairy Road  
Bldg 4, Suite 228  
Miami, Florida 33179  
**SPECIAL BOARD MEETING**  
March 21, 2025  
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members & Administer Oaths of Office
- D. Establish Quorum
- E. Accept Letters of Resignations & Declare Vacancies.....Page 2
- F. Appointments to Vacant Seats & Administer Oaths of Office
- G. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- H. Confirmation of Initial Landowners’ Election Results
- I. Additions or Deletions to Agenda
- J. Comments from the Public for Items Not on the Agenda
- K. Approval of Minutes
  - 1. June 4, 2024 Special Board Meeting & PH.....Page 4
- L. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a FY 2023-2024 Amended Revised Final Budget.....Page 10
  - 2. Consider Resolution No. 2025-02 – Adopting Goals and Objectives.....Page 15
  - 3. Consider Resolution No. 2025-03 – Registered Agent Change.....Page 19
  - 4. Consider Resolution No. 2025-04 – Approving a Proposed Budget for FY 2025/2026 and Setting a Public Hearing.....Page 21
  - 5. Consider Change of District Management Service Provider
- M. Old Business
- N. Administrative Matters
- O. Board Members Comments
- P. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142070	642170	Print Legal Ad-IPL02209440 - IPL0220944	Antillia CDD - Notice of S	1	66 L

**Attention:** Laura J. Archer  
 Antillia Community Development District  
 c/o Special District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, Florida 33410  
 LArcher@sdsinc.org

**Notice of Special Board Meeting of the Antillia Community Development District**

The Board of Supervisors (the "Board") of the Antillia Community Development District (the "District") will hold a Special Board Meeting on March 21, 2025, at 11:00 a.m. in the Conference Room of Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

The purpose of the Special Board Meeting is for the Board to consider any business that may properly come before it.

A copy of the Agenda may be obtained from the District's website ([www.antilliacdd.org](http://www.antilliacdd.org)) seven (7) days prior to the meeting date or from the District Manager at [gperez@sdsinc.org](mailto:gperez@sdsinc.org), during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

**Antillia Community Development District**

[www.antilliacdd.org](http://www.antilliacdd.org)  
 IPL0220944  
 Mar 10 2025

**PUBLISHED DAILY MIAMI-DADE-FLORIDA**

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

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

1 insertion(s) published on:  
 03/10/25

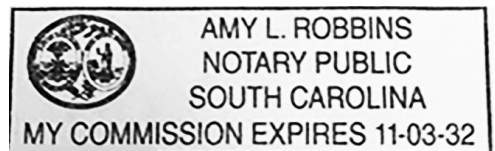
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 10th day of March in the year of 2025

*Amy Robbins*

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



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

Justin K. Frye  
1551 N. Flagler Drive  
Unit No. 1414  
West Palm Beach, FL 33401  
410.980.7092

January 7, 2025

Kolter Land Partners  
Jeremy Camp  
14025 Riveredge Dr #175  
Tampa, Florida 33637

Dear Jeremy,

Please consider this letter my resignation from my position as Senior Land Development Manager for Koler Land, effective two weeks from today's date. Please also consider this letter a resignation from any Community Development District, Home Owner's Association or related Boards.

While it has been a great experience working with Kolter, I have decided to accept another offer. Therefore, my last day will be January 21<sup>st</sup>. I am happy to offer my assistance in any way possible to make a smooth transition.

Sincerely,

  
Justin K. Frye

01/21/2025

To: CDD Board of Supervisors

Dear Board of Supervisors,

I, Michael Caputo, submit my resignation from the following CDD boards effective 01/24/2025.

- Stellar North CDD
- Parker Pointe CDD
- Antillia CDD
- Reflection Bay CDD
- Malabar Springs CDD
- Waterside CDD
- Verano 2 CDD
- Verano Center CDD

Sincerely,



Michael Caputo

**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & SPECIAL BOARD MEETING  
JUNE 4, 2024**

**A. CALL TO ORDER**

The June 4, 2024, Special Board Meeting of the Antillia Community Development District (the “District”) was called to order at 11:16 a.m. in the Goldbetter Miami Business Center Conference Room located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Special Board Meeting had been published in the *Miami Herald* on May 21, 2024, and May 28, 2024, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance Chairman Michael Caputo, Vice Chairman Timothy Smith and Supervisors Justin Frye and Willian “Bill” Fife (via phone).

Staff present included District Manager Gloria Perez of Special District Services, Inc.; District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; District Engineer Tony Quevedo, Bond Counsel Steve Sanford; Investment Banker Jon Kessler; and Trustee Craig A. Kaye.

**D. OATH OF OFFICE**

Mrs. Perez stated that during a previous meeting Justin Frye was appointed to Seat #4 and had since been provided with the Oath of Office and therefore it would now be in order to elect Officers of the District.

**E. ELECTION OF OFFICERS**

Mrs. Perez noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Michael Caputo
- Vice Chairperson – Timothy Smith
- Assistant Secretary – Jon Seifel
- Assistant Secretary – William Fife
- Assistant Secretary – Justin Frye
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A <b>MOTION</b> was made by Supervisor Smith, seconded by Supervisor Frye and unanimously passed electing the Slate of Officers, as nominated.
--

**F. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**H. APPROVAL OF MINUTES**

**1. May 17, 2024, Public Hearing & Regular Board Meeting**

The minutes of the May 17, 2024, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye and passed unanimously approving the minutes of the May 17, 2024, Public Hearing & Regular Board Meeting, as presented.

**I. NEW BUSINESS**

**1. Consider FMS Bonds Agreement for Underwriter Services & G-17 Disclosure**

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Caputo and unanimously passed approving the FMS Bonds Agreement for Underwriter Services and the G-17 Disclosure, dated December 19, 2023, as presented.

**2. Regions Bank**

**a. Engagement Letter**

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye and passed unanimously approving the Regions Corporate Trust engagement letter dated October 13, 2023, with the Fee Schedule to serve as Trustee, Paying Agent and Registrar for the Antillia Community Development District.

**b. Money Market Account Options**

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye and passed unanimously selecting Fidelity Government for the District's money market account, as presented.

**c. Authorized Representative Certificate**

The document was reviewed and directions provided to District management designating the signers.

**3. Consider Amended and Restated Preliminary First Supplemental Special Assessment Methodology Report dated May 17, 2024**

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye and passed unanimously approving the Amended and Restated Preliminary First Supplemental Special Assessment Methodology Report dated May 17, 2024, in substantial final form.

#### **4. Presenting/Re-Presenting the Following Agreements for Board Consideration:**

Ms. Wald went over the following documents for Board consideration:

- a) Assignment and Acquisition Agreement (2024 Project);
- b) Collateral Assignment and Assumption of Development Rights relating to Antillia (Series 2024 Bonds);
- c) Completion Agreement (2024 Project);
- d) Declaration of Consent of the Antillia Community Development District and to Imposition of Special Assessments (Series 2024 Bonds);
- e) Lien of Record of the Antillia Community Development District (Series 2024 Bonds);
- f) True-Up Agreement (Series 2024 Bonds) between the District and CRE-KL Antillia Owner, LLC;
- g) True-Up Agreement (Series 2024 Bonds) between the District and Millrose Properties Florida LLC; and
- h) Partial Assignment and Assumption Agreement (Downrite Engineering Corp Site Improvement Contract).

Ms. Wald reviewed all of the documents and recommended that the Board re-approve the same as a long lapse of time had passed since they were originally approved. She further noted that these documents had been recirculated this morning via email, inclusive of owner names and with final numbers.

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye approving the following documents in substantial final form, which may be further amended as needed: Assignment and Acquisition Agreement (2024 Project); Collateral Assignment and Assumption of Development Rights relating to Antillia (Series 2024 Bonds); Completion Agreement (2024 Project); Declaration of Consent of the Antillia Community Development District and to Imposition of Special Assessments (Series 2024 Bonds); Lien of Record of the Antillia Community Development District (Series 2024 Bonds); True-Up Agreement (Series 2024 Bonds) between the District and CRE-KL Antillia Owner, LLC; True-Up Agreement (Series 2024 Bonds) between the District and Millrose Properties Florida LLC; and Partial Assignment and Assumption Agreement (Downrite Engineering Corp Site Improvement Contract).

#### **J. OLD BUSINESS**

There were no Old Business items to come before the Board.

*Mrs. Perez then recessed the Special Board Meeting and opened the Public Hearing.*

#### **K. PUBLIC HEARING**

##### **1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Miami Herald* on May 21, 204, and May 28, 2024, as legally required.



## **2. Receive Public Comment Regarding the Intent to Levy Special Assessments**

It was explained that the purpose of this portion of the Public Hearing was to hear testimony from affected property owners as to the propriety and advisability of making the planned public improvements and funding same or a portion thereof with the levy of special assessments on all assessable property in the District. Furthermore, based upon the public comments, the Board would then be asked to make a final decision on the levy of said assessments.

There were no members of the public present; therefore, the public comment portion of the Public Hearing was closed.

*There being no public comments regarding this matter, Mrs. Perez closed the public comment portion of the Public Hearing related to the levy and enforcement of non-ad valorem assessments.*

## **3. Consider the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public**

Mrs. Perez stated that the Board intended to approve the public infrastructure improvements (the “Project”) and to levy special assessments to pay for the Project improvements, as described in the Engineer’s Report dated October 13, 2022, Amended February 6, 2024, and accepted by the Board on March 15, 2024, as may further be revised; and as outlined in the Master Methodology Report dated and accepted by the Board of Supervisors on June 16, 2023, as may further be revised.

Furthermore, Mrs. Perez indicated that it would be in order for the Board to make a motion approving the Project, as outlined in the District Engineer’s Report and to provide for the levying of special assessments to pay for the Project Improvements, as outlined in the Assessment Methodology Reports.

A discussion ensued after which;

<p>A <b>MOTION</b> was made by Supervisor Smith, seconded by Supervisor Frye and unanimously passed approving the Project and the Levying of Special Non-Ad Valorem Assessments on all assessable land in the Antillia Community Development District.</p>
--

## **4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public**

Mrs. Perez announced that the District’s Board of Supervisors (“Board”) would now sit as the Equalization Board acting on the fairness and the apportionment of the proposed special assessments. This Equalization Board will hear and consider any and all complaints regarding the special assessments and adjust and equalize the special assessments on a basis of just and right.

There were no comments or members of the public present, therefore, Mrs. Perez called for a motion to confirm the fairness, equity and apportionment of the proposed special assessments for the District.

A discussion ensued after which:

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Caputo and unanimously passed approving the fairness, equity and apportionment of the special assessments for the District and as such the special assessments are hereby confirmed.

Mrs. Perez then closed the meeting of the *Equalization Board*.

**5. Consider Resolution No. 2024-08 – Authorizing the District Project, Equalizing, Approving, Imposing and Levying Non-Ad Valorem Special Assessments; and the Adoption of a Final Assessment Roll**

Resolution No. 2024-08 was presented, entitled:

**RESOLUTION NO. 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT DIRECTLY AND SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY ALL OR A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT’S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

Ms. Wald explained that Resolution No. 2024-08 summarizes the Board’s authority to approve the public infrastructure improvements (the “Project”), the intent to issue Bonds for the financing all or a portion of the District’s improvements, equalizing, approving, confirming and levying the non-ad valorem special assessments, payment of non-ad valorem special assessments and the method of collection for the non-ad valorem special assessments and that it would be in order to consider the approval of Resolution No. 2024-08. A discussion ensued after which:

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Frye and unanimously passed approving and adopting Resolution No. 2024-08, as presented, thereby approving the Project; the intent to issue Bonds to finance all or a portion of the public improvements; equalizing, confirming and levying of non-ad valorem special assessments; and the payment and method of collection of the special assessments.

*Mrs. Perez then closed the Public Hearing and reconvened the Special Board Meeting.*

**L. ADMINISTRATIVE MATTERS**  
**1. SDS Ethics Training Memo**

Mrs. Perez presented the SDS Ethics Training Memo provided in the meeting materials and went over same.

**2. Reminder – Ethics Training Deadline – December 31, 2024**

Mrs. Perez reminded the Board that the Ethics Training Deadline is December 31, 2024.

**3. Reminder – 2023 Form 1 - Statement of Financial Interests – Filing Deadline: July 1, 2024**

Mrs. Perez reminded the Board that for this year’s filing requirement, a completed 2023 Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. emphasizing that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

**M. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Frye, seconded by Supervisor Smith and passed unanimously adjourning the Special Board Meeting at 11:36 a.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Antillia Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of March, 2025.

**ATTEST:**

**ANTILLIA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Antillia  
Community Development District

**Amended Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

# CONTENTS

- I      **AMENDED FINAL OPERATING FUND BUDGET**
- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2024**

**AMENDED FINAL BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/21/23 - 9/30/24	AMENDED FINAL BUDGET 10/21/23 - 9/30/24	YEAR TO DATE ACTUAL 10/21/23 - 9/29/24
<b>REVENUES</b>			
O&M Assessments	0	0	0
Developer Contribution	187,385	84,000	80,452
Debt Assessments	0	0	0
Interest Income	240	225	211
<b>Total Revenues</b>	<b>\$ 187,625</b>	<b>\$ 84,225</b>	<b>\$ 80,663</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	1,000	0	0
Payroll Taxes	0	0	0
Management	39,000	39,000	39,000
Legal	30,000	20,000	18,118
Assessment Roll	6,000	0	0
Audit Fees	4,000	4,200	4,200
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	5,000	5,000
Legal Advertisements	1,500	12,000	10,140
Miscellaneous	1,000	1,000	602
Postage	200	375	353
Office Supplies	1,000	750	704
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	2,500	2,500	2,500
Trustee Fees	4,500	4,500	0
Continuing Disclosure Fee	100	0	0
<b>Total Administrative Expenditures</b>	<b>\$ 97,625</b>	<b>\$ 89,500</b>	<b>\$ 80,792</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Engineering/Inspections	10,000	1,000	0
Perimeter Landscaping	20,000	500	0
Lake Maintenance	8,000	500	0
Lift Station Maintenance	20,000	500	0
Miscellaneous Maintenance	20,000	500	0
Field Operations	12,000	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 90,000</b>	<b>\$ 3,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 187,625</b>	<b>\$ 92,500</b>	<b>\$ 80,792</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (8,275)</b>	<b>\$ (129)</b>
Bond Payments	0	0	0
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ (8,275)</b>	<b>\$ (129)</b>
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (8,275)</b>	<b>\$ (129)</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (8,275)</b>	<b>\$ (129)</b>

Fund Balance As Of 9/30/2023	
Projected FY 2023/2024 Activity	
Fund Balance As Of 9/30/2024	

\$9,174
(\$8,275)
\$899

**AMENDED FINAL BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2024**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income	0	6,599	6,599
Bond Proceeds (Debt Service)	0	576,185	576,185
NAV Assessment Collection	0	0	0
Developer Contribution - Debt	0	0	0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 582,784</b>	<b>\$ 582,784</b>
<b>EXPENDITURES</b>			
Principal Payments	0	0	0
Interest Payments	0	0	0
Bond Redemption	0	0	0
Transfer To Construction	0	6,599	6,599
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 6,599</b>	<b>\$ 6,599</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 576,185</b>	<b>\$ 576,185</b>

FUND BALANCE AS OF 9/30/23	\$0
FY 2023/2024 ACTIVITY	\$576,185
FUND BALANCE AS OF 9/30/24	\$576,185

Notes

Reserve Fund Balance = \$576,185\*.

11/1/2024 Interest Payment Of \$357,456.42 To Be Developer Funded.

Capital Projects Bond Proceeds = \$15,843,815. Total Bond Proceeds = \$16,420,000.

FY 2023/2024 Cost Of Issuance = \$540,627.

Fiscal Year 2023/2024 Capital Outlay = \$10,050,165.

\* Approximate Amounts

**Series 2024 Bond Information**

Original Par Amount =	\$16,420,000	Annual Principal Payments Due:
Interest Rate =	50% - 5.875%	June 15th
Issue Date =	June 2024	Annual Interest Payments Due:
Maturity Date =	May 2054	June 15th & December 15th
Par Amount As Of 9/30/24 =	\$16,420,000	



**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Antillia Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit “A”**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of March, 2025.

**ATTEST:**

**ANTILLIA COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**Exhibit "A":** Performance Measures/Standards and Annual Reporting

**EXHIBIT "A"**

**Program/Activity:** District Administration

**Goal:** Remain compliant with Florida Law for all District meetings

**Objectives:**

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required.  
**Achieved: Yes**  **No**
- Meeting minutes and post-meeting action completed.  
**Achieved: Yes**  **No**
- District records retained as required by law.  
**Achieved: Yes**  **No**

**Program/Activity:** District Finance

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year proposed budget and the final fiscal year budget.  
**Achieved: Yes**  **No**
- District amended budget within 60 days following the end of the fiscal year.  
**Achieved: Yes**  **No**
- District accounts receivable/payable processed for the year.  
**Achieved: Yes**  **No**
- “No findings” for annual financial audit (yes/no)  
**Achieved: Yes**  **No** 
  - If “yes” explain: \_\_\_\_\_

**Program/Activity:** District Operations

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

**Performance Measures:**

- District insurance policies reviewed and in place.  
**Achieved: Yes**  **No**
- Contracted Services obtained for all District operations.  
**Achieved: Yes**  **No**
- All District contracts in compliance.  
**Achieved: Yes**  **No**

**RESOLUTION 2025-03**

**A RESOLUTION OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Antillia Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS** \_\_\_\_\_ **21<sup>st</sup>** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ **March** \_\_\_\_\_, **2025.**

**ANTILLIA  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Antillia Community Development District (the “District”) was recently established by Ordinance No. 22-103 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective July 19, 2022; and

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2025/2026; and

**WHEREAS**, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The operating fund budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: Friday, May 23, 2025

HOUR: 11:00 am

LOCATION: Goldbetter  
Miami Business Center  
1031 Ives Dairy Road, Bldg 4, Suite 228  
Miami, Florida 33179

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of March, 2025.

**ATTEST:**

**ANTILLIA  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

Attachment: **Exhibit "A"** Fiscal Year 2025/2026 Budget



**EXHIBIT A**

Antillia  
Community Development District

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

# CONTENTS

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

**PROPOSED BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR</b>
	<b>2025/2026</b>
<b>REVENUES</b>	<b>BUDGET</b>
Administrative Assessments	109,558
Maintenance Assessments	108,511
Developer Contribution	0
Debt Assessments	1,225,925
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 1,444,234</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	1,000
Payroll Taxes	0
Management	48,000
Legal	20,000
Assessment Roll	6,000
Audit Fees	5,400
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	4,500
Miscellaneous	1,000
Postage	500
Office Supplies	2,000
Dues & Subscriptions	175
Website Management & ADA Compliance	2,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 103,225</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	10,000
Landscaping	32,000
Lake And Lake Bank Maintenance	10,000
Stormwater Management	20,000
Environmental Engineering Consulting/Inspection Services	0
Field Operations	15,000
Miscellaneous Maintenance	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 102,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 205,225</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,239,009</b>
Bond Payments	(1,152,370)
<b>BALANCE</b>	<b>\$ 86,639</b>
County Appraiser & Tax Collector Fee	(28,879)
Discounts For Early Payments	(57,760)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	109,627	109,558	Expenditures Less Interest/.94
Maintenance Assessments	0	95,745	108,511	Expenditures/.94
Developer Contribution	80,452	0	0	Developer Contribution
Debt Assessments	0	1,225,925	1,225,925	Bond Payments/.94
Interest Income	249	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 80,701</b>	<b>\$ 1,431,537</b>	<b>\$ 1,444,234</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	1,000	1,000	Supervisor Fees
Payroll Taxes	0	0	0	Projected At 8% Of Supervisor Fees
Management	39,000	40,164	48,000	\$7,836 Increase From 2024/2025 Budget
Legal	17,618	30,000	20,000	\$10,000 Decrease From 2024/2025 Budget
Assessment Roll	0	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	4,200	4,300	5,400	Increased Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Commences One Year After Bond Issue
Insurance	5,000	6,000	6,000	Insurance Estimate
Legal Advertisements	10,140	3,500	4,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	602	1,000	1,000	No Change From 2024/2025 Budget
Postage	353	500	500	Mailings May Be Required
Office Supplies	704	2,000	2,000	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	2,500	2,500	2,500	No Change From 2024/2025 Budget
Trustee Fees	0	4,500	4,500	Commences One Year After Bond Issue
Continuing Disclosure Fee	0	1,000	1,000	Commences One Year After Bond Issue
<b>Total Administrative Expenditures</b>	<b>\$ 80,292</b>	<b>\$ 103,289</b>	<b>\$ 103,225</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	10,000	10,000	No Change From 2024/2025 Budget
Landscaping	0	20,000	32,000	Includes Irrigation & Fertilization
Lake And Lake Bank Maintenance	0	8,000	10,000	\$2,000 Increase From 2024/2025 Budget
Stormwater Management	0	0	20,000	Stormwater Management
Environmental Engineering Consulting/Inspection Services	0	20,000	0	Line Item Eliminated
Field Operations	0	15,000	15,000	Field Operations
Miscellaneous Maintenance	0	17,000	15,000	\$2,000 Decrease From 2024/2025 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ 102,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 80,292</b>	<b>\$ 193,289</b>	<b>\$ 205,225</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 409</b>	<b>\$ 1,238,248</b>	<b>\$ 1,239,009</b>	
Bond Payments	0	(1,152,370)	(1,152,370)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 409</b>	<b>\$ 85,878</b>	<b>\$ 86,639</b>	
County Appraiser & Tax Collector Fee	0	(28,626)	(28,879)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(57,252)	(57,760)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 409</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**

ANTILLIA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,598	100	1,000	Projected Interest For 2025/2026
Bond Proceeds	576,185	0	0	
NAV Tax Collection	0	1,152,370	1,152,370	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 582,783</b>	<b>\$ 1,152,470</b>	<b>\$ 1,153,370</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	225,000	235,000	Principal Payments Due In 2026
Interest Payments	0	926,870	915,370	Interest Payments Due In 2026
Transfer To Construction Fund	6,598	0	1,000	Transfer To Construction Fund
Bond Redemption	0	600	2,000	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 6,598</b>	<b>\$ 1,152,470</b>	<b>\$ 1,153,370</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 576,185</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2024 Bond Information**

Original Par Amount =	\$16,420,000	Annual Principal Payments Due:
Interest Rate =	5.0% - 5.875%	May 1st
Issue Date =	June 2024	Annual Interest Payments Due:
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 1/1/25 =	\$16,420,000	

# Antillia Community Development District Assessment Comparison

	<u>Original Projected Assessment*</u>	<u>Fiscal Year 2023/2024 Assessment*</u>	<u>Fiscal Year 2024/2025 Assessment*</u>	<u>Fiscal Year 2025/2026 Projected Assessment*</u>
<b><u>452 Units</u></b>				
Administrative	\$ -	\$ -	\$ -	\$ <b>194.60</b>
Maintenance	\$ -	\$ -	\$ -	\$ <b>192.74</b>
<u>Debt</u>	<u>\$ 2,346.48</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ <b>2,346.48</b></u>
Total	\$ 2,346.48	\$ -	\$ -	\$ <b>2,733.82</b>
 <b><u>111 Units With In-Kind Contribution</u></b>				
Administrative	\$ -	\$ -	\$ -	\$ <b>194.60</b>
Maintenance	\$ -	\$ -	\$ -	\$ <b>192.74</b>
<u>Debt</u>	<u>\$ 1,489.36</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ <b>1,489.36</b></u>
Total	\$ 1,489.36	\$ -	\$ -	\$ <b>1,876.70</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Covenant = 904.26

850.00/.94 = 904.26

Community Information:

Total Units	563
(Townhomes/Villas)	111 With In-Kind Debt Contribution