



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with 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 significant projects such as the Lake Restoration efforts and 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.

Jesus Lorenzo
District Manager
GMS-SF

CAMPO BELLO COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Campo Bello 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.

Meeting Dates:

October 9, 2025 – Cancelled

November 13, 2025 – Held

December 11, 2025 – Cancelled

January 8, 2026 – Cancelled

February 12, 2026 – Cancelled

March 12, 2026 – Cancelled

April 9, 2026 – Held

May 14, 2026 – Held

June 11, 2026 – Cancelled

July 9, 2026 – Held

August 13, 2026 – Cancelled

September 10, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

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

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

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

Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement. The (25) catch basins within the rear lots are scheduled for maintenance. Result: Standard achieved.

Goal 2.2: District Engineer Inspections

Not required to present a District Engineer's Report for capital improvement assessments or bond validations, since these reports are intended to describe and justify public infrastructure to be financed, constructed, or maintained by the CDD. As per the Engineer, the District does not own or maintain public infrastructure. The legal requirement for an engineer's report under Florida Statutes is primarily related to the CDD's responsibilities for infrastructure planning, financing, and construction. The Engineering Control Maintenance Plan was approved and completed. The report is pending DERM approval. Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Goal 3.2: Financial Reports

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

Goal 3.3: Annual Financial Audit

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

Overall Determination

The Campo Bello 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.

Jesus Lorenzo
District Manager
GMS-SF

Signed by:
Chair/Vice Chair: Ramon E Castro
Print Name: Ramon E Castro
Campo Bello Community Development District

Date: 2026-09-23

Signed by:
District Manager: Jesus Lorenzo
Print Name: Jesus Lorenzo
Campo Bello Community Development District

Date: 2026-09-11

Jesus Lorenzo
District Manager
GMS-SF

Certificate Of Completion

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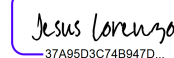
Jesus Lorenzo

jlorenzo@gmssf.com

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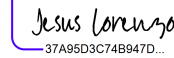
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Jesus Lorenzo

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Ramon E Castro

reccampobello@gmail.com

VC

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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