



**Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 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 2025:

- 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 2025, 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

# CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

## **Exhibit A:** Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo  
District Manager  
GMS-SF

## **Centre Lake Community Development District**

### **Performance Measures & Standards – Annual Report**

Reporting Period: October 1, 2024 – September 30, 2025

---

## **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 16, 2024 – Cancelled

November 20, 2024 – Cancelled

December 18, 2024 – Cancelled

January 15, 2025 – Held

February 19, 2025 – Cancelled

March 19, 2025 – Cancelled

April 16, 2025 – Held

May 21, 2025 – Cancelled

June 16, 2025 – Held

July 16, 2025 – Cancelled

August 20, 2025 – Cancelled

September 17, 2025 – 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.

---

## **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.

Jesus Lorenzo  
District Manager  
GMS-SF

**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.

---

**Overall Determination**

The Centre Lake Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Signed by:   
Chair/Vice Chair: \_\_\_\_\_  
Print Name: Janexy DelRio  
Centre Lake Community Development District

Date: 2025-12-08

Signed by:   
District Manager: \_\_\_\_\_  
Print Name: Jesus Lorenzo  
Centre Lake Community Development District

Date: 2025-11-21

Jesus Lorenzo  
District Manager  
GMS-SF

## Certificate Of Completion

Envelope Id: 0E8F6266-B30D-4576-9AA6-866D730E8B8E

Status: Completed

Subject: Centre Lake: Complete with Docusign: 9-17-25 Minutes.pdf, Resolution 2026-01.pdf, 2025-2026 Performa

Source Envelope:

Document Pages: 31

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

## Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

11/21/2025 7:34:35 AM

eacosta@gmssf.com

## Signer Events

Janexy DelRio

Janexy.delrio@yahoo.com

Chair

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

DC44A3FFE5C549D...

Signature Adoption: Drawn on Device

Using IP Address: 2600:387:15:6113::b

Signed using mobile

## Timestamp

Sent: 11/21/2025 7:37:48 AM

Resent: 11/25/2025 11:25:30 AM

Resent: 11/25/2025 11:25:59 AM

Resent: 12/1/2025 9:32:39 AM

Resent: 12/3/2025 8:45:08 AM

Resent: 12/8/2025 5:24:31 AM

Viewed: 12/8/2025 9:27:36 AM

Signed: 12/8/2025 9:28:07 AM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication (None)

Signed by:

37A95D3C74B947D...

Signature Adoption: Pre-selected Style

Using IP Address: 134.199.102.221

Sent: 11/21/2025 7:37:47 AM

Viewed: 11/21/2025 10:29:32 AM

Signed: 11/21/2025 10:29:45 AM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

11/21/2025 7:37:48 AM

Certified Delivered

Security Checked

11/21/2025 10:29:32 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	11/21/2025 10:29:45 AM
Completed	Security Checked	12/8/2025 9:28:07 AM
Payment Events	Status	Timestamps