



***Lakes by the Bay South
Community Development District***

www.lakesbythebaycdd.com

Michele Harris, Chair

Ana Jo, Vice Chair

Timothy Moon, Assistant Secretary

Dorothy Morales, Assistant Secretary

Margaret Coon, Assistant Secretary

June 23, 2026



Lakes by the Bay South

Community Development District

Agenda

Seat 4: Michele Harris – (C)	
Seat 5: Ana Jo – (V.C.)	
Seat 2: Timothy Moon – (A.S.)	
Seat 3: Dorothy Morales – (A.S.)	
Seat 1: Margaret Coon – (A.S.)	

Tuesday
June 23, 2026
9:30 a.m.

Isles at Bayshore Club
21864 SW 93rd Path, Cutler Bay, FL
[Join the meeting now](#)

Meeting ID: 242 603 286 327 and Passcode: vN7cr9ZG
1 842-240-4685 and Phone Conference ID: 402 741 262#

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the May 26, 2026 Meeting – **Page 4**
3. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 17**

 - B. Engineer

 - C. Club Manager
 - 1) Monthly Report – **Page 23**
 - 2) Discussion of:
 - a. Pool Valve Replacement Estimates
 - b. Circulation Pump Replacement Wading Pool Estimate
 - c. Request From Cynthia Amador, The Waterways and Offsides Coffee Co.
 - d. Declare For Discards and Excess Property: Pool Lift Cover and Playroom Caterpillar Tunnel

 - D. Gate Updates

 - E. Field Manager – Monthly Report – **Page 36**

F. CDD Manager

4. Financial Reports

A. Approval of Check Register – **Page 53**

B. Approval of Unaudited Financials – **Page 61**

5. Supervisors Requests and Audience Comments

6. 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.lakesbythebaycdd.com>

**MINUTES OF MEETING
LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Lakes by the Bay South Community Development District was held on Tuesday, May 26, 2026, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

Michele Harris	Chairman
Ana Jo	Vice Chairman (via telecommunications)
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary
Dorothy Morales	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Ginger Wald	District Counsel
Jennifer Lora	FirstService Residential
Santiago Jimenez	Resident

FIRST ORDER OF BUSINESS **Roll Call and Pledge of Allegiance**

Ms. Duque called the meeting to order, called the roll, and led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS **Approval of the Minutes of the April 28, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the April 28, 2026 meeting. This is the moment to present any additions, corrections, or deletions. If there none a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Morales with all in favor, the minutes of the April 28, 2026 meeting with were approved.

THIRD ORDER OF BUSINESS

Ratification of:

- A. Agreement for Polling Place Authorization with Office of the Supervisors of Elections**
- B. Addendum to Facilities Services Contract with FirstService Residential Property**
- C. Estimate #32054 with The Fitness Solution, Inc.**

Ms. Duque: The next item is the ratification of three items. I will briefly identify each one and then request a motion at the end. The first is an agreement for Polling Place Authorization with the Office of the Supervisor of Elections. The second is an addendum to the Facilities Service Contract with FSR. The third is Estimate No. 32054 with The Fitness Solution, Inc. At this time, I will entertain a motion to ratify these items.

On MOTION by Ms. Coon seconded by Mr. Moon with all in favor, Ratification of Agreement for Polling Place Authorization with Office of the Supervisors of Elections, Addendum to Facilities Services Contract with FirstService Residential Property and Estimate #32054 with The Fitness Solution, Inc. were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wald: Nothing for today.

Ms. Duque: Thank you so much, Ginger.

B. Engineer

Ms. Duque: We have nothing further to report from the Engineer at this time. We are continuing work on the apron repairs at The Breakers, and we are still coordinating with the South Florida Water Management District. They have approved the plan presented at the last meeting, and all related documentation has been provided to Scott so he can assist with drafting the agreement. We are in a good position to move forward and will keep the Board informed of any updates.

C. Club Manager – Monthly Report

Ms. Lora: May craft distribution because the last week of April. Our Father's Day crafts are being distributed as of now. Our next trimester is still open for enrollment. We have about 20 spots left. The agreement between UM and the Parents Seminars and the District is still pending. Our Mother's Day workshop took place on May 2nd. We had 40 members that attended. The summer pool party will next Saturday from 1-3 p.m. We are hoping for no rain. We are at capacity with 151 people registered and we will be serving hot dogs and refreshments. Regarding our paint night vendors I have for the Board's consideration three estimates. One is from Colors Can be Fun which is a vendor that was recommended by Ms. Lora *was inaudible at this time*. Their estimate is \$50 per person. Painting with a Twist we have two proposals from them. One is 1 ½ hour at \$32 and one is for 2 hours at \$43 and then Lunituni which I have worked with before but was recommended by somebody else is \$35 per person. Currently we have been paying \$35 per person with the people that we had before. It is my recommendation I think Colors Can be Fun is way too expensive from what we were paying before. Maybe we should try Painting with a Twist for \$32 since it is under what we were paying and they have experience.

Ms. Harris: I have done Painting with a Twist for someone's party one time and they are all over. They are a chain.

Ms. Lora: We started with them first. The studio that was closest to us closed down. That is why we wound up with the other company, but they moved.

Ms. Harris: I move to go with Painting with a Twist.

Ms. Duque: The amount for this one is how much Jen?

Ms. Lora: We can get together with them. I we can do the 1 ½ hour class and it would be \$32 per person instead of the \$35 we were currently paying to Paint N Hang.

Ms. Duque: Ok.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, a proposal from Painting with a Twist for a 1 ½ hour per person session for a painting party night was approved.

Ms. Lora: As our year progresses we have had close to 13 meetings, 21 private parties, 20 clubhouse events, and 29 classes in the clubhouse. We have collected so far

in private rental income \$4,512.74. Our ongoing services for air conditioning, pest control, pool maintenance and landscaping continues on schedule per vendor contracts. Our polling place agreement was already finalized and signed by Michele and returned to them. All dates have been blocked already in my calendar for elections. Our pool equipment facility maintenance is ongoing with Patagonia Pools. We had problems *Ms. Lora was inaudible at this time*. We went to Ibero to request estimates for the repair. When we received the estimate back Juliana, Ana and I found that the price was a little elevated, so we did a little bit of digging and we were able to contact the manufacturer and the price between the estimate that we received from the vendor was over \$9,000 and the cost of the actual part was \$2,100. Today we are meeting with Tropical onsite, and we are getting another estimate to be able to proceed with the valve replacement. We might have to repair them sooner.

Ms. Duque: Right, correct.

Ms. Lora: Our bougainvillea is still coming back. The ones that are by the fence behind the kiddie we are probably going to remove them because we have to fix the fences to open to allow freer access to service that area. Our entrance and median repairs were completed. The trash cans were sent back. Our cameras are operating perfectly fine. You also have an estimate in your report to upgrade our access control system. Our current access control system is old. It is pre-Covid. It is slowing down. Anytime you come and scan a card it takes a couple of minutes between scans. Me and Kevin are worried that at some point it is going to break down. We contracted with a company called Licenses software and they discontinued it. I have mentioned this before. They don't even service it anymore. They are not going to be giving us any type of support. Before we loose the database which has a bunch of cards in there. We are trying to preserve what we have and then possibly install a new system. Kevin and I have been going back and forth for months. We are trying to find an option. Most options available nowadays require a substantial amount of funding for subscriptions. Some of them charge per person. Some of them charge for the amount of cards. What he narrowed it down to was two options. We can either do a facial recognition option which has a onetime investment, or we can do a mobile one which is based on having a card on your phone which he recommends because we can tie into our access system. The only difference

between this one and the other one is that we will have to pay a \$250 month fee to be able to keep it up to date.

Mr. Moon: Is that option 2?

Ms. Lora: Yes, that is what he is recommending.

Ms. Harris: Do we have to get new cards?

Ms. Lora: We won't use the cards anymore because you will have it on your phone.

Ms. Harris: Oh, ok.

Ms. Lora: We have had feedback from residents asking for a more modern option for them to be able to access the clubhouse.

Ms. Coon: If we do the option on the phone is there anyway they can share it?

Ms. Lora: No. What we were discussing, and Ana was here when I was talking about it with Kevin she had a suggestion that instead of us putting where you scanned on the door at the gym and have the gym door open and close we will talk to Kevin and maybe he modify the estimate, not put the door closure and then have them scan it at the front desk. We can make people aren't entering right behind them. This was we can control that aspect of it.

Ms. Harris: Also you would have to get one for the pool as well.

Ms. Lora: It would be the same thing.

Ms. Harris: This way we don't need it for the gym.

Ms. Lora: We can control both.

Ms. Duque: The proposal provided by DML is in the amount of \$9,845 for the facial recognition system.

Ms. Lora: If you look on the management report on page 5 I made a little table to make it easier.

Ms. Duque: It is referenced on page 45; however, it is also important to review the proposal itself. The facial recognition option is detailed on page 51, while the alternative, Access Connected with LiftMaster and the cloud-based system, is on pages 59–60. The cost difference between the two is approximately \$1,000.

Ms. Lora: The facial recognition is \$9,845 and the Mobile Credential with the smartphone access is \$8,681 plus \$250 a month.

Ms. Duque: That is where I was going.

Ms. Harris: The one with the facial recognition means we have to have everybody come back in here again and get new ones.

Ms. Wald: And what if you want to have someone who wants to opt out then you have to have a backup. That would be my concern with facial recognition. I was just at 8 million airports and the big signs if you want opt out got to this other line.

Ms. Lora: Some people might find it a bit invasive.

Ms. Duque: Is the \$250 charge paid directly to a third-party company, or to DML?

Ms. Lora: Through Lift Master and if you see the estimate that he has we are getting significant discounts on the installation and equipment because we have a service agreement with them.

Ms. Duque: With respect to the \$250, does this cover system maintenance, or what specifically is the charge for?

Ms. Lora: For the licensing and to have the data stored on their cloud.

Ms. Harris: I think the maintenance comes from Kevin anyway.

Ms. Lora: And us including that *Ms. Lora was in audible at this time*.

Ms. Duque: That is important because we will need to amend the existing agreement with DML to include the \$250 charge. We should also ask Kevin to provide documentation specifying the services covered, so we can forward that to Scott and properly update the contract.

Ms. Harris: The next thing is the budget. That is another \$3,000. We don't have a choice at this point even though I am in a don't spend money phase of my life. I say we do have to go with it. I am going to motion that we go with option 2.

Ms. Duque: Ok.

On MOTION by Ms. Harris seconded Ms. Morales with all in favor, a proposal in the amount of \$8,681 with a \$250 monthly fee with DML Security Systems for a Mobile Credential Access system for the clubhouse and authorize District staff to draft an agreement to amend the existing contract was approved.

Ms. Lora: The next thing with that I would suggest that we do a three month period, once we have everything implemented to do the change to allow everybody to come in.

Ms. Harris: We have had the cards for how long?

Ms. Lora: Six years almost.

Ms. Harris: And people still don't have them.

Mr. Moon: And that would give access to the pool and the gym?

Ms. Lora: Correct.

Mr. Moon: So it is just like the card but a digital version.

Ms. Harris: Somewhere on here I have an app for a club that we are members of, and you can put it up to it and it unlocks the door and does all sorts of fun things.

Ms. Coon: Is it an app that you would download? What is it exactly? Ms. Coon: What exactly keeps someone unauthorized from downloading the app?

Ms. Lora: You have to register with us first and we credit a user and they will be able to actual use it. It is the same registration process that we have currently. We will have to verify residency, you have to provide association, age and all that kind of stuff.

Ms. Harris: When we joined we had to go in there and they took our phones in front of us, we downloaded the app and she ok'd the credentials, we plugged it in, so it was a whole thing right on property.

Ms. Coon: So we will have to go through this with each resident?

Ms. Lora: Yes.

Ms. Harris: Then they had an update, which is the only thing I will say is they did an update, so we had to go back in 8 months later to get it updated.

Ms. Coon: What if you change phones?

Ms. Harris: If you change phones it should be in the cloud so it should be ok.

Mr. Moon: Is there a demo or trial that we can give?

Ms. Lora: I can ask him.

Mr. Moon: If it is cloud based even if it attached to the device what is stopping someone from downloading the app onto the device.

Ms. Lora: Because the credentials are for only one device. You won't be able to duplicate it. That was the first thing that I asked him. I said we need something that you can't give your access to somebody else. It is going to be unique to download for just person.

Mr. Moon: We get a link from our phone.

Ms. Coon: A one-time use link. I am not technically savvy that is why I am asking these questions.

Ms. Lora: I also asking for any updates or phone changes.

Ms. Duque: So then we do need residents to come here.

Ms. Lora: Of course. No matter what system we choose we would need them to come to register so we can create a credential.

Mr. Moon: That is the three month transition.

Ms. Harris: We might need six months with the Isles of Bayshore, and I am being really serious. I am not trying to be mean, but we may need six months. Tell them three but give them six because I know how this is going to roll.

Multiple people speaking at one at this time.

Mr. Moon: The current system isn't costing us anything so if we need a longer transition.

Ms. Harris: Yes. This is like I am saying this is what we did I think when we did the cards we told them a certain amount of time, but we keep the other one open for longer.

Ms. Jo: When people come and register with the new system will we take a picture so each time that they come in the staff will be able to see their picture so that we can match the person.

Ms. Lora: I believe so. I believe the system will have photographs.

Ms. Jo: On the current system the photo is so small you can barely see the person.

Ms. Lora: Which is what started this whole thing and then the system started acting up.

Ms. Jo: Ok, sounds good.

Ms. Coon: What if there is a resident does not have a cell phone. I ask this because it does exist. My father does not have one. My mother just literally got one.

Ms. Lora: Then I guess we can make an allowance and allow them to keep the card that they have with the picture, and we will just manually hold it and look at it and verify that it is you.

Ms. Harris: They do exist.

Ms. Duque: Ok, so we are good

D. Gate Updates

Ms. Lora: We recuperated a total \$1,046.45 in gate hit fees. That includes the person that was suspended last month. As far security updates I have to report that on May 11 we responded to a medical emergency at the clubhouse. Thank you to Marketa Baker she is our front desk team leader she was wonderful helping the person having difficulty breathing and assisting with the 911 call. On May 20th we received a report of a vehicle accident. That was taken care really quickly. I have the police report so you guys have it for insurance purposes for the tree replacement. We closed the clubhouse playground temporarily on May 20th due to a beehive that we found in the playground. That was taken care of the next day, and we are just giving it five days to open again to make sure that there are no more worker bees in the area. That is about it for me.

Ms. Harris: I want to go back a minute. On the accident I think we need to get in touch, I mean we are so lucky. I went there shortly after it happened. That car is totaled. It is bad. He went into one side, Jesus and I didn't know how he did that. He went from one side, hit the tree, came to another one. There is glass on both sides. There were parts on both sides. Speed I was told by the police officer was definitely a factor. Maggie and I are like shocking. I think we need to get back in touch with the Town of Cutler Bay and explain that if not for the grace of God no one got hurt, injured or worse and we need them out here. They think this is the Indianapolis 500 and we hear them all the time. It was in excess of 60 mph. That is 30 miles an hour over the speed limit.

Ms. Lora: He was lucky that the tree stopped the vehicle or the vehicle would have continued rolling into somebody's backyard.

Ms. Harris: It could have landed anywhere. There are people who walk their dogs in that median for reasons I won't say but I see them all the time. Just yesterday there was a kid popping wheelies in the middle of the street on his bicycle. We are a very active community. There is always people out on the sidewalks and in the medians and running, walking their dogs, and walking their children. We have a speeding problem. The Town of Cutler Bay says yes I know. I don't want it to cause a death.

Ms. Duque: I will make sure I report this back to them again.

Ms. Harris: And get somebody out here. They run the stop signs. How the break the exit gate is totally beyond me. They run those stop signs. Those are controlled vehicles. This happened right somewhere right by your house because it was after the

entrance where I turn to go to Ana's house in the Cove but before mine. It was somewhere more in yours.

Ms. Coon: Yes.

Ms. Harris: We need to get them out here. They need to be out here on a continual basis.

Ms. Coon: I actually showed those pictures to my son because he bikes around the neighborhood and I said this is why you need to be aware not because you are doing anything stupid but because there are other people who are not paying attention and accidents can happen. I told him look at this tree. This could have been a person so be careful.

Ms. Harris: And as you are walking a lot of people wear the headphones and they are running and going the opposite way, we are so fortunate that something horrible didn't happen. I asked the officer and said we tried to get speed bumps or something we have been told we cannot because it is divided highway. He suggested that maybe we contact instead of the police the Florida Department of Transportation.

Ms. Duque: When we reached out to the Town Manager, they indicated that they had already discussed this with FDOT, and that was the response provided.

Ms. Harris: Maybe if we talk to FDOT and say look at these pictures we are lucky someone didn't die.

Ms. Duque: We can do that.

Ms. Harris: It doesn't hurt to at least try.

Ms. Duque: Yes, and it is important to keep in mind that the roads are not owned or maintained by the District. If the speed bumps are allowed and approved, their installation will need to be funded by an entity, whether that is the Town of Cutler Bay or potentially the District. The key point is that if we receive approval, there will be a cost associated with the installation, and we will need to determine which entity will be responsible for that expense.

Ms. Harris: I get that, but you can't put a cost on life.

Ms. Duque: I understand, and that is not what I am referring to. I just want to make sure this is clearly reflected in the record. I do not want anyone reviewing the minutes to interpret that the CDD committed to installing speed bumps.

Ms. Harris: We have been turned down. I have been with you when you have talked to them. I know we have been turned down.

Mr. Moon: Would it be more feasible to put maybe a few stop signs- 4-way – at some of the intersections.

Ms. Harris: I almost got t-boned because some car rammed the stop sign at the Palms and never stopped.

Ms. Coon: I think the stop signs will only be for the ones that abide by a speed limit anyway.

Ms. Lora: And it will probably just create confusion.

Ms. Duque: Ok. I think we have a direction for now. We will continue down that road. Any other comments, Jen?

Ms. Lora: No.

Ms. Harris: Did you file a police report for what I said yesterday?

Ms. Lora: No. Yesterday when Amanda opened the clubhouse she was doing her rounds and she noticed that there were bloody towels in the female bathroom. There were droppings of blood on the floor and on one of the handles. We checked the whole area, checked the cameras. There was no sign of anything, so what we are assuming is that somebody had a nose bleed or accident in the bathroom. It was cleaned up and taken care of. Michele had suggested that we call the police.

Ms. Harris: Alright.

Ms. Coon: The palm tree crash incident that was taken care through their insurance.

Ms. Harris: We had to pay for it to start but we are going to go through their insurance. Jesus already has all of it. Jen called Tony and let me thank Tony for this because Jen called Tony as did Jesus and he was right out there. He even got a that a boy on Next Door. It was down right away.

E. Field Manager – Monthly Report

Ms. Duque: Jesus has included his report in the agenda package. There is nothing further to add at this time unless there are any questions. Regarding the outdoor gym equipment, it remains in good working order, and a replacement seat for the bicycle station has been ordered; that is the only outstanding item. As previously mentioned, we

are continuing work on the apron repairs at The Breakers, and photos are included in his report. We are also continuing to address instances of unauthorized dumping on District property.

Ms. Harris: It is a boat.

Ms. Duque: That is the vendor's boat used to clean the area, treat the lake.

Ms. Harris: Can you remind Tony we need the hedges trimmed in front of the monuments and stuff.

Ms. Duque: They were doing that. I noticed it.

Ms. Harris: Ok.

Ms. Duque: Any other questions or comments? Not hearing any.

F. CDD Manager

Ms. Duque: Under the CDD Manager's Report, this is a reminder to file your Form 1 if you have not already done so, and to complete the required ethics training. I will follow up with an email providing detailed information

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Financial reports. Tab A is approval of the check register and tab B is the approval of the unaudited financials.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Check Register and Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Any audience comments, Santiago? Once again thank you for being here today. Not hearing any, a motion to adjourn.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

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/>.



MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora

MONTH OF: June 2026

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
Juliana Duque	District Manager	E
Michele Harris	Chairperson	E
Ana Jo	Vice Chairperson	E
Dorothy Morales	Assistant Secretary	E
Maggie Coon	Assistant Secretary	E
Timothy Moon	Assistant Secretary	E
Janine Nevarez	Regional Director	E

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

Social and Event Updates

Crafts distribution for the month of June begun the last week of May and are Father's Day themed. July crafts will be distributed on the week of June 19th. Sign ups for the July-September trimester are ongoing.

The agreement between LBTBSCDD and UM to host the parent seminars is still pending.

Our annual pool party took place on Saturday, June 6th 1-3PM. Event was a huge success and we had a great turnout. Members received meal tickets and enjoyed hot dogs, refreshments and cookies. Refreshments were provided by Isles at Bayshore Master Association and prizes for games were provided by FirstService Residential. A video recap of the festivities is available for viewing on our clubhouse's Instagram page.



Our summer paint night event with Painting with a Twist is at capacity with 36 members and will take place on July 17th 7-8:30PM.

Upcoming events:

June

Crafts distribution July: week of June 19th (4th of July themed)

July

Summer paint night 7/17 7Pm-8:30 PM (at capacity)

Summer Movie Night 7/25 6:30-8PM Movie TBD

Toddler playdate 7/31 4-6PM (will be limited to the first 50 toddlers that parents sign up ages 0-5 Years old)

August

Crafts distribution 8/7 Back to school themed

Elections day Egret room 8/13 7AM -7PM

Back to school dance party 8/15 4-5:30PM (will be limited to the first 50 member's children that sign up)

Party Rentals:

YTD 2026, we have collected \$5,025.00 in additional clubhouse income. This includes previous markets, funds left from 2025 and this year's private party rental fees.

Clubhouse activity by month 2026:

Month	Meetings	Private parties	Clubhouse events	Classes
January	2	2	4	5
February	4	1	4	4
March	1	4	2	4
April	2	5	3	4
May	2	3	2	4
June	1	7	2	4
July	1	2	3	4
August	1	3	2	4
September				
October				
November				
December				
YTD Totals	15	27	22	33

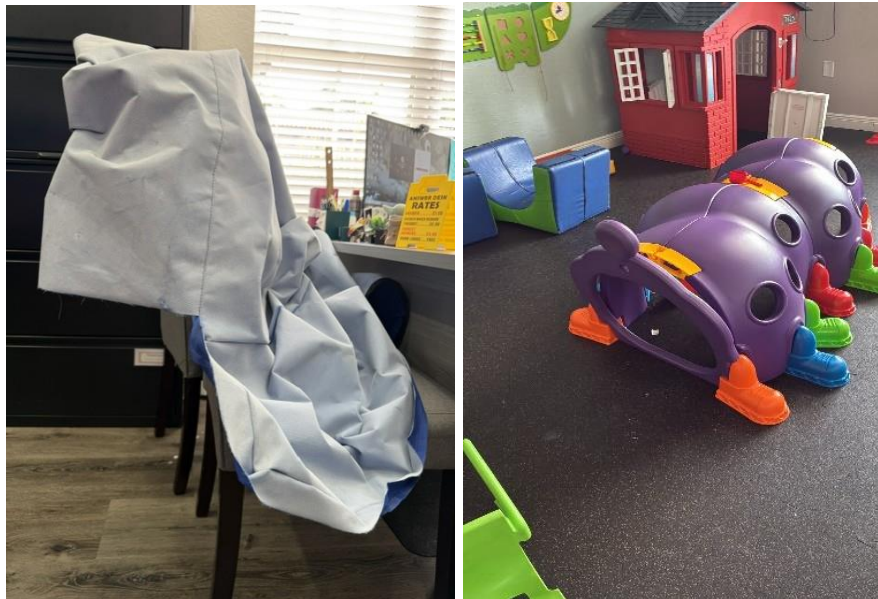
Note: Classes include Zumba. Clubhouse events include all clubhouse hosted activities, including monthly crafts club.

We received a request from Cynthia Amador, homeowner in the Waterways and owner of Offsides Coffee Co. Requesting to be able to have a pop-up event where she could sell her artisanal coffee to our members. Communication is attached for board's reference.

II. General items:

A) Ongoing/Completed Projects and Items

- A) Scheduled services for air conditioning, pest control, pool maintenance, and landscaping continue to be performed on time in accordance with vendor contracts.
- B) **Polling place designation** Election dates are August 13th and November 3rd. Egret room has been blocked in the clubhouse calendar for both election dates.
- C) **Clubhouse access control system:** At the time of this report, approval has been given to DML and we are pending the agreement to proceed.
- D) **Pool items**
 - o **Estimates for tank valve repairs:** A second estimate was obtained from Reef Tropical. Initial estimate received was for a total of \$5,000.00. manager reached out to vendor and requested a discount. Vendor revised estimate and it was approved via email by Ana Jo. Check for 50% deposit was processed and we are currently waiting for vendor to schedule work to be completed.
 - o **Estimates for jacuzzi repairs:** Estimate is pending from Reef Tropical.
 - o **Replacement, circulation pump wading pool:** An estimate was approved by Ana Jo in the amount of \$2,247.69 to refurbish existing pump. Refurbishment will not require permits as confirmed with DOH inspector Stephen Bobhot and Town of Cutler Bay building and permitting official, Carlos Lanza.
- E) **Bougainvillea fumigation:** Tony came onsite to inspect the conditions of the bougainvillea plants and suggests to wait until the rainy season starts to begin an aggressive fertilizer program to assist with leaves regrowth.
- F) **Relocation Heron room TV and removal of bulletin board:** The large TV unit in the Heron room is not used and is considered an eye sore for some of the members renting our spaces for private events. Manager would like to suggest to relocate the TV to the Ibis room since older TV is used for meetings and declare the older screen as excess property. In addition to this, since we have our digital display, we would like to remove the existing bulletin board and discard it. An estimate to remove both items and relocate the TV is attached. Total cost of the project is \$485.00.
- G) **Items for discards:** Manager requests to declare excess property broken caterpillar tunnel from playroom and pool lift cover. A new pool lift cover will be purchased. An inventory of items that need replacement in the playroom will be made and provided during next meeting.



H) Gates and Security Updates

○ **Gates:**

- Routine gate service was completed per the maintenance contract. Camera lenses are cleaned every Monday to ensure visibility.
- Letters were sent to individuals that have hit the gates. A total of \$850.00 has been collected as reimbursements from two gate hit incidents. A third reimbursement is pending, Gallagher Basset, the insurance company for Miami Dade Public Schools sent a check in the amount of \$267.37 but made payee to Isles at Bayshore Clubhouse. I contacted the agent and a new check has been issued and mailed.

○ **Security Incidents and Actions:**

On Wednesday, June 10th during opening hours, Amanda Perez observed a male individual in a truck removing coconuts from the property. The vehicle entered the clubhouse premises at approximately 6:08 AM, prior to staff reporting for duty. When approached, the individual was unable to identify himself as a member of Tony's staff and was asked to leave the premises.

Law enforcement was contacted; however, the responding officer declined to issue a report as the individual had already left the property, despite staff advising that photos and video footage, including the vehicle's license plate, were available. Officers instructed that if the vehicle is seen on-site again, staff should not engage and instead contact the non-emergency line so that officers can respond and issue a trespass warning.

This individual is believed to be involved in one of the two coconut-related incidents reported last year.

Coffee Pop Up for residents.

From Cynthia Amador <amadorcynthia@gmail.com>

Date Tue 6/2/2026 7:13 AM

To Jennifer Lora <jennifer.lora@fsresidential.com>

 2 attachments (12 MB)

IMG_5313.jpeg; IMG_4884.jpeg;

Good morning Jennifer,

I hope this email finds you well. I wanted to ask you about an idea a few residents have mentioned to me. They were asking if over the summer it would be possible for me to pop up for a couple hours either inside or outside the clubhouse. I'm not sure if you remember us from Cary's original market last year but now we have a tiny Japanese truck now (picture attached).

I know Cutler Bay has so many rules but I figured it was worth asking. My truck is tiny. Only 5ft by 11ft. I also have the counter set up but everyone loves the truck.

Let me know what you think.

Have a nice day!

Regards,
Cynthia Amador-Torres
786-246-0139



Reef Tropical Pool
 a Pool Centurion Group, LLC company
 Remit To:
 100 North Krome Avenue
 Florida City, Florida 33034

Make a Payment! <https://poolcenturion.myservicetitan.com>

BILL TO

LAKES BY THE BAY SOUTH CDD
 21864 Southwest 93rd Path
 Cutler Bay, FL 33190 USA

ESTIMATE 620687787	ESTIMATE DATE Jun 03, 2026
------------------------------	--------------------------------------

JOB ADDRESS

LAKES BY THE BAY SOUTH CDD
 21864 Southwest 93rd Path
 Cutler Bay, FL 33190 USA

Job: 620064143

SERVICE	DESCRIPTION	QTY
1	LABOR:-\$700 -Remove & Disassemble existing pump. -Clean an inspect all the parts. -Install new tank body, impeller, diffuser, seal plate and high temp unions in the suction and discharge of the pump. -Test proper working condition. -Regulate flow to approved design.	1.00
2	SQFL MOTOR REPLACEMENT 1.65HP 115/230V-\$475.66 WARRANTY: 1 YR PARTS & 6M LABOR	1.00

Regal Beloit Epc

Materials

MATERIAL	DESCRIPTION	QUANTITY
1	PUMP'S NEW TANK BODY ASSY-\$557.57	1.00
2	PUMP'S SEAL PLATE KIT ASSY-\$350.66	1.00
3	PUMP'S DIFFUSER REPLACEMENT 1.5HP-\$75	1.00
4	PUMP'S IMPELLER REPLACEMENT 1.5HP-\$207.28	1.00
5	MISCELLANEOUS PUMP'S REBUILD SEAL KIT-\$181.52	1.00
6	DISCOUNT FOR APPROVAL OF BOTH WORKS (\$300)	1.00

SUB-TOTAL \$2,247.69

TOTAL \$2,247.69

Refer a Friend! Earn one free month of service for every new customer you refer.

All invoices are due upon receipt.

For any further questions, please call the office at 305.367.2005

Make a Credit Card Payment! <https://poolcenturion.myservicetitan.com>

Terms and Conditions have been updated as of July 2025: <https://reeftropical.com/terms-and-conditions/>

CUSTOMER AUTHORIZATION

This is an estimate for 21864 Southwest 93rd Path, Cutler Bay, FL 33190 USA.

My signature is required in order to begin work. By signing I am accepting of the Terms and Conditions and approving Reef Tropical Pools to proceed with work as proposed.

Payment Terms:

Deposit: A 50% deposit is required upon acceptance of this estimate. Deposit will be charged to the payment method on file*.

Final Payment: The remaining 50% will be charged to the payment method on file upon completion of the project.

*Note: If another form of payment for this work is preferred please contact the office at 305.367.2005. Valid forms of payment include Credit Card, ACH or E-check.

Estimates are valid for 30 days.

Remit To:

100 North Krome Avenue
Florida City, Florida 33034
305.367.2005

Set up payment online via e-check, ACH, or credit card: <https://poolcenturion.myservicetitan.com/home>

CPC1458733

Terms and Conditions have been updated as of July 2025: <https://reeftropical.com/terms-and-conditions/>

Sign here

Date



Reef Tropical Pool
 a Pool Centurion Group, LLC company
 Remit To:
 100 North Krome Avenue
 Florida City, Florida 33034

Make a Payment! <https://poolcenturion.myservicetitan.com>

BILL TO

LAKES BY THE BAY SOUTH CDD
 21864 Southwest 93rd Path
 Cutler Bay, FL 33190 USA

ESTIMATE 620376918	ESTIMATE DATE Jun 01, 2026
------------------------------	--------------------------------------

JOB ADDRESS

LAKES BY THE BAY SOUTH CDD
 21864 Southwest 93rd Path
 Cutler Bay, FL 33190 USA

Job: 620064143

SERVICE	DESCRIPTION	QTY
1	LABOR-\$2760 <ul style="list-style-type: none"> • Dive pool and install temporary plugs in all return fittings and main drains. • Drain both collector tanks using sump pumps. • Disassemble DE filter grid rib assemblies. • Deep clean and inspect all DE filter grid rib assemblies. • Disassemble four (4) existing 12-inch gravity valves. • Rebuild four (4) 12-inch gravity valves with new rods, crank assemblies, rubber discs, and regulator discs. • Clean and remove accumulated debris and DE powder from both collector tanks. • Inspect all DE grids and report any damaged grids requiring replacement (replacement grids are not included in this estimate). • Reassemble DE filter grid rib assemblies. • Remove all temporary plugs from the pool returns and main drains. • Refill collector tanks and restore normal operating water levels. • Test and verify proper operation of the precoat line. • Recharge the filtration system with DE powder through the precoat line. • Start up, test, and verify proper operation of the gravity valve and filtration system. 	1.00

Materials

MATERIAL	DESCRIPTION	QUANTITY
1	12" GRAVITY VALVE COMPLETE REBUILD KIT-\$560/EACH	4.00
2	DISCOUNT-(\$300)	1.00
SUB-TOTAL		\$4,700.00
TOTAL		\$4,700.00

Refer a Friend! Earn one free month of service for every new customer you refer.

All invoices are due upon receipt.

For any further questions, please call the office at 305.367.2005

Make a Credit Card Payment! <https://poolcenturion.myservicetitan.com>

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Payment Terms:

Deposit: A 50% deposit is required upon acceptance of this estimate. Deposit will be charged to the payment method on file*.

Final Payment: The remaining 50% will be charged to the payment method on file upon completion of the project.

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CPC1458733

Terms and Conditions have been updated as of July 2025: <https://reeftropical.com/terms-and-conditions/>

Sign here

Date



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LIENCED & INSURED

PROPOSAL # 77770551

DATE: JUNE 9, 2026

1209 QUEEN AVE SEBRING FL 33875
 Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o First Service Residential.**
 21864 SW 93RD PATH
 CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	RELOCATE TV WITH BRACKET- REMOVE WALL BULLETIN BOARD	CLUBHOUSE AREA	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specifications to perform work as follows:

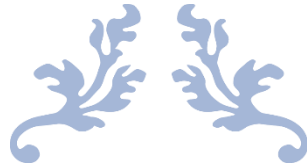
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to remove wall mounted large TV @ Clubhouse main lobby area, remove wall mounted TV @ Conference room. Prep & Basic labor to re install Large TV wall mount with favorable site conditions @ Conference room. Secure TV mount to structure per manufacturer requirements. Attach, connect and test existing TV. Use existing power and video cabling. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.		
002-01	Prep & Basic labor to remove existing bulletin board. Prep & Basic labor to patch-repair wall , apply compound-texture knockdown, apply primer/paint.		
003-01	Prep & Basic labor to patch-repair wall , apply compound-texture knockdown, apply primer/paint @ main lobby large TV area.		
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 485.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!





LAKES BY THE BAY SOUTH



FIELD REPORT



Meeting Date: June 23, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road, Sunrise, FL 33351**

LANDSCAPING

- Landscaping services were completed by Tony's Landscaping (TL) on May 12th and 26th including but not limited to mowing, edging, trimming, weed control and pest control.
- The June landscaping services are scheduled for the 5th 19th and 29th.
- The palm tree fertilization was completed.
- Weeds were treated at both main entrances and exits, and throughout the District.
- A new royal palm tree was installed because of the vehicle accident on May 20th.
 - The police report was obtained, and the claim was filed with the driver's insurance company.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



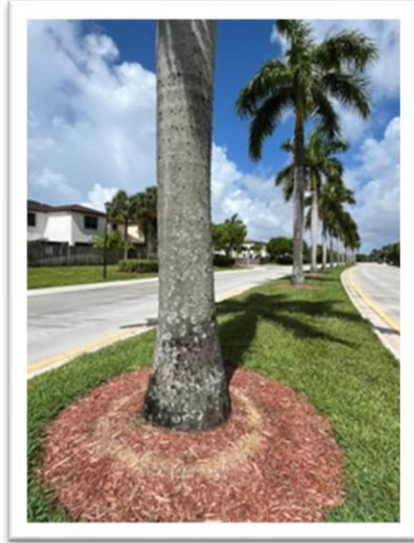
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

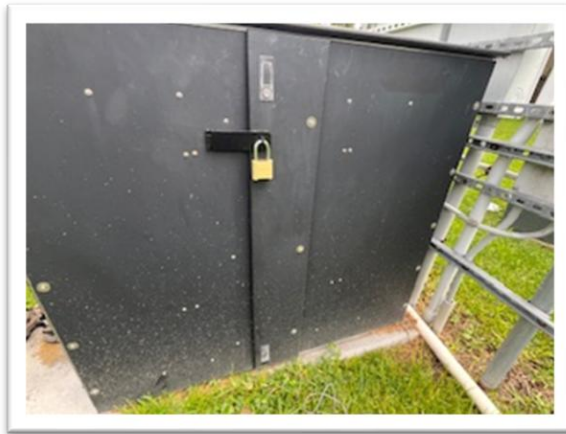


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



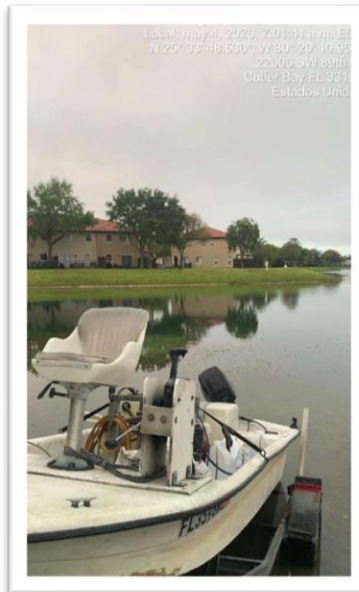
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

- The irrigation system is in good working condition. TL is working on a quote for new hot stops for each pump station.
 - New rain sensors, latches and combination locks were installed at each station.



LAKES

- Lake services provided by Eco-Blue Aquatic Services, LLC (EB) on May 4th. Please refer to their report for more details.
- EB applied a treatment to control algae, treated the aquatic weeds and removed debris.

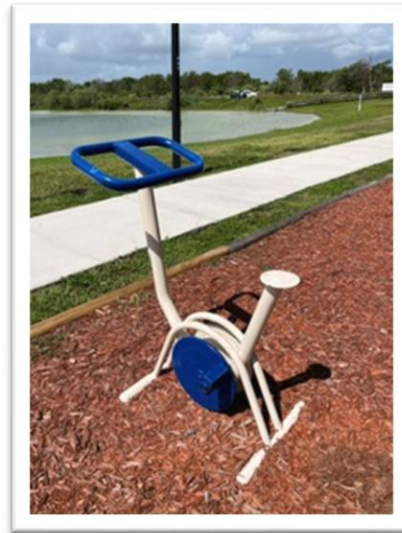
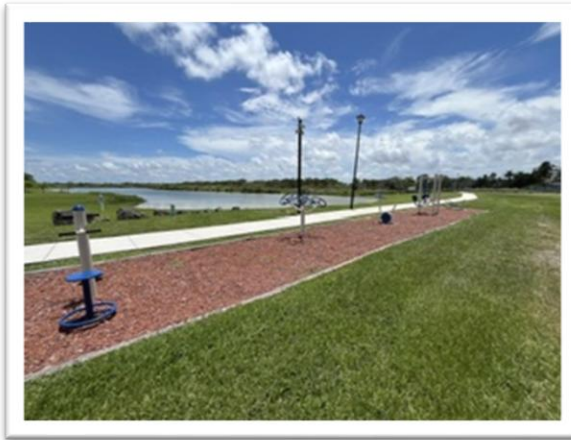


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

- Raptor Vac will be inspecting the District storm drains to provide the annual cleaning proposal.
- The outdoor gym equipment is in good working condition.
 - A new seat for the bicycle station has been ordered and is pending installation.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- The catch basin inlet repairs are nearing completion including the additional locations.
 - Two additional locations have been assigned for repair.
 - 9462 SW 218th Lane; ponding within driveway apron.
 - 9400 SW 222nd Lane; trench drain and asphalt repair.
 - 9407 SW 222nd Lane; asphalt repair.
 - 22073 SW 95th Place; grind.
 - The construction filter fabrics were removed from the completed drain structures.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Good morning, Jesus:

Please find the asphalt restoration and concrete apron restoration proposals attached. The asphalt restoration proposal includes up to 50 LF of asphalt restoration; the concrete apron restoration includes 2 additional sites.

We will be grinding down the 3rd site discussed at the field at no charge to resolve the observed tripping hazard without having to completely demolish the concrete.

Also, please find the attached image we discussed yesterday, showing the ponding occurring at the resident's driveway approach area. We expect the concrete apron replacement will reduce this ponding, but will not completely resolve it as the paver driveway also shows signs of sagging from settlement.

Thank you all for your patience.

Cordially,

Alejandro Aleman, PE, CGC, CUC
President



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

EXHIBITS

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL33146
 D: (305) 491-4028
 E: Aleman@GarnetBuild.us
 CGC 1534216 | PE No. 99139

PROPOSAL

GARNET ENGINEERING AND CONTRACTING, LLC. (Acting as Engineer) agrees to provide services as listed in the scope of services.

For: Lakes by the Bay South CDD POC: Alejandro (Alex) Aleman, P.E.
 Phone: (954) 721-8681
 Project address: The Breakers Community - LBTBS CDD
 Zoning Description: N/A Tax Folio: 36-6016-010-0340

Category: Contracting Services

Scope of Services:

1. Protect existing catch basin with filter fabric under grate.
2. Sawcut existing concrete apron along paved perimeter.
3. Demolish concrete apron, exercising caution to not damage inlet top.
4. Remove debris associated with concrete demolition.
5. Perform root pruning (24" deep) of existing roots along perimeter of concrete apron. (Consult with a licensed professional arborist prior to this step at all locations).
6. Use 6"x6" W1.4 wire mesh reinforcement for concrete apron when laying out concrete pour framework.
7. Place root barrier along the vegetative perimeter of the concrete apron, inserting panel 24" deep from grade.
8. Pour 3000 psi (min.) concrete and allow cure time per manufacturer specifications.
9. Barricade around work area to protect concrete apron for 3 days.
10. Remove barricades and clean the work site and surroundings.
11. Remove filter fabric from catch basin top.

Engineering Services as Requested by: Community Development District

Included in Contract Cost:

Scope of work to be performed at 2 locations, including tree evaluations at every location by certified arborist.

Not Included in Contract Cost:

- Permit Coordination/Fees
- Administrative Fees
- Any miscellaneous fee not listed in "Contract Cost" and/or Scope of Services

Contract Acceptance: \$4,600.00 Due at Final Walk-through: \$4,600.00

Owner Signature: _____ Contract Total: \$9,200.00

Owner Name: _____

Date: _____

Garnet Rep. Signature: Alejandro Aleman Digitally signed by Alejandro Aleman
Date: 2026.06.16 09:11:24 -04'00'

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL 33146

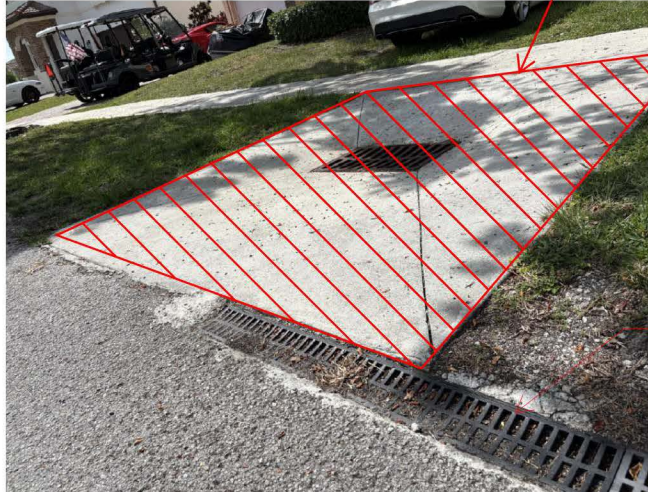
D: (305) 491-4028

E: Aleman@GarnetBuild.us

CGC 1534216 | PE No. 99139

PROPOSAL

**CATCH BASIN APRON
RESTORATION IN
SEPARATE PERMIT**



**40 LF OF EXISTING
TRENCH DRAIN TO
BE REMOVED. 30'X2'
ASPHALT AND BASE
RESTORATION**

9400 SW 223 Ln. Cutler Bay 33190

**CATCH BASIN APRON
RESTORATION IN
SEPARATE PERMIT**




**10 LF OF EXISTING
COLD PATCH
ASPHALT TO BE
REMOVED & 10'X2'
ASPHALT AND BASE
RESTORATION**

9462 SW 218 Ln. Cutler Bay 33190



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 5/4/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>72.5</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.6</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


- ALGAE CONTROL 1,2,3,4
- GRASSES & EMERGENTS
- SUBMERSED AQUATICS 1,2,3,4
- FLOATING PLANTS 1,2,3,4
- DEBRIS 1,2,3,4

The crew applied a treatment to eliminate algae and aquatic vegetation. Garbage accumulation on the shores and cones of the lake were removed. The conditions of the lake are favorable for the development of the ecosystem.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedogross

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts

Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
	Checks	
5/19/26	6198-6206	\$19,955.58
5/20/26	6207	\$274.41
5/27/26	6208-6217	\$28,502.37
6/2/26	6218-6230	\$39,480.77
6/8/26	6231	\$3,473.84
6/9/26	6232-6240	\$35,678.67
	TOTAL	\$127,365.64

Date	Check Numbers	Amount
	ACH	
5/31/26	800009	\$858.62
	TOTAL	\$858.62

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/19/26	00219	5/07/26	577375	202605	320	57200	46004		AIRSTRON, INC-DADE	*	355.00	355.00	006198
5/19/26	00128	5/06/26	9172	202604	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	67.50	67.50	006199
5/19/26	00039	4/30/26	198543	202604	310	51300	31500		BILLING COCHRAN PA	*	2,832.50	2,832.50	006200
5/19/26	00196	5/12/26	76760475	202605	320	57200	46000		FCC CARPENTRY& GENERAL PAINTING LLC	*	645.00	645.00	006201
5/19/26	00002	5/12/26	92941547	202605	310	51300	42000		FEDEX	*	23.15	23.15	006202
5/19/26	00102	5/19/26	13-BID-8	202605	320	57200	54000		FLORIDA DEPARTMENT OF HEALTH	*	275.00	1,050.00	006203
		5/19/26	PERMIT #13-60-09154	202605	320	57200	54000			*	500.00		
		5/19/26	PERMIT #13-60-09153	202605	320	57200	54000			*	275.00		
5/19/26	00030	5/13/26	40144-04	202604	330	53800	43000		FLORIDA POWER & LIGHT COMPANY	*	129.46	129.46	006204
5/19/26	00262	5/17/26	0210	202604	320	53800	46801		GARNET ENGINEERING&CONTRACTING LLC	*	14,800.00	14,800.00	006205
5/19/26	00118	5/16/26	60639875	202605	320	57200	52000		STAPLES	*	52.97	52.97	006206
5/20/26	00186	5/20/26	032026	202605	320	57200	52000		JENNIFER LORA	*	72.24	274.41	006207
		5/20/26	REIMB SUPPLIES THRU 05/26	202605	320	57200	46000			*	108.01		
		5/20/26	REIMB SUPPLIES THRU 05/26	202605	320	57200	46001			*	94.16		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/27/26	00278	5/22/26 2040	202605 320-53800-46000		BEE REMOVAL 05/26	*	350.00	
					BEE REMOVAL EXPRESS			350.00 006208
5/27/26	00279	4/20/26 04202026	202604 300-22000-10000		REFUND FOR EVENT 04/26	*	200.00	
					BRUCE GREENSTEIN			200.00 006209
5/27/26	00187	5/19/26 7000-1	202605 330-53800-46000		W VISITOR GATE HIT 5/26	*	280.00	
		5/19/26 7017-1	202605 330-53800-46000		E RIGHT EXIT GATE 05/26	*	252.50	
		5/19/26 7019-1	202605 330-53800-46000		W VISITOR GATE HIT 05/26	*	142.50	
		5/20/26 7022-1	202605 330-53800-46000		W VISITOR GATE HIT 05/26	*	142.50	
		5/26/26 7027-1	202605 330-53800-46000		W RIGHT GATE HIT 05/26	*	142.50	
		5/26/26 7028-1	202605 330-53800-46000		E GATE HIT 05/26	*	142.50	
		5/26/26 7035-1	202605 330-53800-46000		W RIGHT GATE HIT 05/26	*	62.50	
		5/26/26 7037	202605 330-53800-34501		ENTRANCE/EXIT MONITORING	*	11,500.00	
		5/26/26 7038	202605 320-57200-34500		SVCS AGREE POOL MONITOR	*	1,225.00	
		5/26/26 7039	202605 330-53800-34504		GYM VIDEO 05/26	*	995.00	
		5/26/26 7040	202605 320-57200-34504		MONITORING POOL SVCS 5/26	*	720.00	
					DML SECURITY SYSTEMS			15,605.00 006210
5/27/26	00196	5/20/26 76760476	202605 320-57200-46000		REPLACE TOILET TANK HANDL	*	495.00	
		5/26/26 76760475	202605 320-57200-46000		FINAL PAYMENT 05/26	*	645.00	
		5/26/26 76760477	202605 320-57200-46000		REPLACE GFCI OUTLET 5/26	*	489.65	
					FCC CARPENTRY& GENERAL PAINTING LLC			1,629.65 006211
5/27/26	00002	5/28/26 92738680	202604 310-51300-42000		DELIVERY THRU 04/22/26	*	94.00	
					FEDEX			94.00 006212
5/27/26	00126	5/22/26 72406	202605 320-57200-46001		MAINT 05/26	*	190.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/22/26 72407	202605 320-57200-46001	TREADMILL 05/26	*	711.07	
				THE FITNESS SOLUTION, INC.			901.07 006213
5/27/26	00030	5/18/26 042026	202604 330-53800-43000	SVCS 04/26	*	194.53	
		5/18/26 042026	202604 320-57200-43000	SVCS 04/26	*	3,466.65	
				FLORIDA POWER & LIGHT COMPANY			3,661.18 006214
5/27/26	00055	5/19/26 01-58374	202605 320-57200-46003	SVCS 05/26	*	65.00	
				GLOBAL PEST CONTROL & LAWN CARE SVC			65.00 006215
5/27/26	00273	5/21/26 49	202605 320-57200-45301	REPAIRS 05/26	*	5,986.47	
				PATAGONIA POOLS LLC			5,986.47 006216
5/27/26	00280	4/21/26 04212026	202604 300-22000-10000	REIMB ACCESS CARD 04/26	*	10.00	
				TADDEO BIANCHI			10.00 006217
6/02/26	00219	5/28/26 578584	202605 320-57200-46004	SVCS 05/26	*	410.00	
				AIRSTRON, INC-DADE			410.00 006218
6/02/26	00240	6/01/26 2291	202606 320-57200-46002	JANITORIAL SVCS 06/26	*	5,050.00	
		6/01/26 2291	202606 330-53800-46001	JANITORIAL SVCS 06/26	*	50.00	
				ALL PROFESSIONAL CLEANING LLC			5,100.00 006219
6/02/26	00187	5/26/26 7030-1	202605 330-53800-46000	PMSA 05/26	*	208.00	
				DML SECURITY SYSTEMS			208.00 006220
6/02/26	00027	6/01/26 6022	202606 320-53800-46800	LAKE MAINT 06/26	*	800.00	
				ECO BLUE AQUATICS SERVICES, INC.			800.00 006221
6/02/26	00016	6/01/26 20181405	202606 320-53800-34000	FIELD SVCS 06/26	*	2,729.92	
		6/01/26 20181406	202606 310-51300-34000	MGMT FEE 06/26	*	6,040.92	
		6/01/26 20181406	202606 310-51300-31300	DISSEMINATION AGENT SVCS	*	458.33	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/26		20181406	202606	310-51300	50000			*	300.00		
							WEBSITE ADMIN 06/26				
6/01/26		20181406	202606	310-51300	51000			*	32.56		
							POSTAGE&DELIVERY 06/26				
6/01/26		20181406	202606	310-51300	42000			*	3.45		
							COPIES 06/26				
GOVERNMENTAL MANAGEMENT SERVICES -										9,565.18	006222
6/02/26	00213	4/29/26	43510229	202604	320-57200	51000		*	237.00		
							SUPPLIES 04/26				
		5/15/26	43514910	202605	320-57200	51000		*	341.99		
							SUPPLIES 05/26				
GREAT AMERICAN BUSINESS PRODUCTS										578.99	006223
6/02/26	00143	5/26/26	42079348	202605	320-57200	42500		*	137.28		
							COPIER LEASE 05/26				
GREATAMERICA FINANCIAL SVCS.										137.28	006224
6/02/26	00253	5/31/26	IN150106	202605	310-51300	48000		*	455.54		
							LEGACY SUPPORT 05/26				
MCCLATCHY COMPANY LLC										455.54	006225
6/02/26	00273	6/01/26	48	202606	320-57200	45300		*	3,500.00		
							POOL SVCS 06/26				
		6/01/26	48	202606	320-57200	45301		*	150.00		
							STABILIZER 06/26				
PATAGONIA POOLS LLC										3,650.00	006226
6/02/26	00077	5/20/26	15814	202605	320-57200	52001		*	315.00		
							UMBRELLA PIN & CHAIN 5/26				
ROBERTS ALUMINUM FURNITURE										315.00	006227
6/02/26	00118	5/30/26	60649876	202605	320-57200	52000		*	51.68		
							SUPPLIES 05/26				
STAPLES										51.68	006228
6/02/26	00157	6/01/26	31060126	202606	320-53800	46200		*	15,500.10		
							LANDSCAPE MAINT 06/26				
TONY'S NURSERY & GARDEN										15,500.10	006229
6/02/26	00157	6/01/26	33060126	202606	320-57200	46200		*	2,709.00		
							LANDSCAPE MAINT 06/26				
TONY'S NURSERY & GARDEN										2,709.00	006230
6/08/26	00281	6/04/26	62074727	202606	320-57200	45301		*	1,123.84		
							REBUILD POOL PUMP WADING				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26		62075139	202606	320-57200-45301					REBUILD GRAVITY VALVES	*	2,350.00		
									REEF TROPICAL POOLS			3,473.84	006231
6/09/26	00219	6/01/26	579384	202606	320-57200-46004				PREVENTATIVE MAINT 06/26	*	490.00		
									AIRSTRON, INC-DADE			490.00	006232
6/09/26	00270	6/01/26	00100417	202606	320-57200-41000				SVCS 06/26	*	116.59		
									COMCAST			116.59	006233
6/09/26	00187	6/01/26	7048-1	202605	330-53800-46000				W VISITOR ENTERANCE HIT	*	267.50		
		6/04/26	7042-1	202605	330-53800-46000				GUARD HOUSE SWITCH REPLAC	*	536.25		
		6/04/26	7044-1	202605	330-53800-46000				E GUARD HOUSE CAMERA REPL	*	1,770.00		
		6/04/26	7060-1	202606	330-53800-46000				E RESIDENT ENTERANCE HIT	*	142.50		
									DML SECURITY SYSTEMS			2,716.25	006234
6/09/26	00196	6/05/26	76760478	202606	320-57200-46000				REPAIRS 06/26	*	456.00		
									FCC CARPENTRY& GENERAL PAINTING LLC			456.00	006235
6/09/26	00002	5/26/26	93135421	202605	310-51300-42000				DELIVERY THRU 05/20/26	*	25.84		
									FEDEX			25.84	006236
6/09/26	00104	6/01/26	11154021	202606	320-57200-34200				MMGT FEE 06/26	*	25,192.00		
		6/01/26	11154021	202606	330-53800-34000				MMGT FEE 06/26	*	2,000.00		
									FIRSTSERVICE RESIDENTIAL, INC.			27,192.00	006237
6/09/26	00126	6/02/26	72368	202606	320-57200-46001				PREVENTIVE MAINT 06/26	*	190.00		
		6/02/26	72369	202606	320-57200-46001				STAIRMASTER PARTS 06/26	*	200.00		
									THE FITNESS SOLUTION, INC.			390.00	006238
6/09/26	00213	6/03/26	43519264	202606	320-57200-51000				SUPPLIES 06/26	*	341.99		
									GREAT AMERICAN BUSINESS PRODUCTS			341.99	006239

AP300R
*** CHECK NOS. 006198-006240

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKES BY THE BAY SOUTH CDD-GF
BANK A GENERAL FUND

RUN 6/16/26

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/09/26	00168	6/03/26 6092	202606 320-57200-49400	POOL PARTY 06/26 RECREA GROUP INC	*	3,950.00	3,950.00 006240
-----						TOTAL FOR BANK A	127,365.64
						TOTAL FOR REGISTER	127,365.64

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 800009-800009

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKES BY THE BAY SOUTH CDD-GF
BANK Z LAKES BY BAY AUTOPAY

RUN 6/16/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/31/26	00061	4/16/26 0463346- SVCS 05/26	202605 330-53800-41005		*	151.40	
		4/21/26 0384237- SVCS 05/26	202605 320-57200-41000		*	433.32	
		5/01/26 6535605- SVCS 05/26	202605 330-53800-41005		*	273.90	
-----							858.62 800009
COMCAST - AUTOPAY							

TOTAL FOR BANK Z						858.62	
TOTAL FOR REGISTER						858.62	

LBS LAKES BAY STH JWASSERMAN

Lakes by the Bay South
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2022
5	<hr/>	Debt Service Fund Series 2024
6-8	<hr/>	Month to Month
9	<hr/>	Long Term Debt Report
10	<hr/>	Assessment Receipt Schedule

Lakes by the Bay South

Community Development District

Balance Sheet

May 31, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	\$ 58,751	\$ -	\$ 58,751
Petty Cash	654	-	654
Due from General Fund	-	106,908	106,908
Investments:			
State Board of Administration - Surplus	963,990	-	963,990
State Board of Administration - Field Reserves	232,061	-	232,061
State Board of Administration - Clubhouse Reserves	193,455	-	193,455
BankUnited Money Market	1,073,332	-	1,073,332
Series 2022			
Interest	-	32	32
Revenue	-	435,298	435,298
Sinking	-	71	71
Series 2024			
Interest	-	0	0
Revenue	-	254,522	254,522
Deposits-Electric	6,000	-	6,000
Total Assets	\$ 2,528,244	\$ 796,833	\$ 3,325,077
Liabilities:			
Accounts Payable	\$ 4,756	\$ -	\$ 4,756
Due to Debt Service	106,908	-	106,908
Total Liabilities	\$ 111,664	\$ -	\$ 111,664
Fund Balance:			
Nonspendable:			
Deposits	\$ 6,000	\$ -	\$ 6,000
Restricted for:			
Debt Service	-	796,833	796,833
Unassigned	2,410,580	-	2,410,580
Total Fund Balances	\$ 2,416,580	\$ 796,833	\$ 3,213,413
Total Liabilities & Fund Balance	\$ 2,528,244	\$ 796,833	\$ 3,325,077

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/26	Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,794,376	\$ 1,763,389	\$ (30,987)
Interest Income	75,000	50,000	56,218	6,218
Clubhouse Income	30,000	20,000	23,536	3,536
Other Income	-	-	34,730	34,730
Total Revenues	\$ 1,899,376	\$ 1,864,376	\$ 1,877,873	\$ 13,497
Expenditures:				
General and Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,400	\$ 1,600
FICA Taxes	918	612	490	122
Engineering	16,000	10,667	3,136	7,530
Attorney	47,000	31,333	16,073	15,261
Annual Audit	4,300	4,300	4,300	-
Assessment Roll Administration	2,000	2,000	2,000	-
Arbitrage Calculation	1,200	1,200	550	650
Dissemination Agent	5,500	3,667	3,667	0
Trustee Fees	7,500	5,000	2,000	3,000
Management Fees	72,491	48,328	48,327	0
Website Maintenance	3,600	2,400	2,400	-
Postage and Delivery	1,500	1,000	1,008	(8)
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	500	15	485
Legal Advertising	1,500	1,000	456	544
Other Current Charges	1,000	667	694	(27)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 194,352	\$ 137,766	\$ 107,160	\$ 30,606
Operations and Maintenance				
Field Expenditures				
Field Management	\$ 32,759	\$ 21,840	\$ 21,839	\$ 0
Remote Gym and Entrance Road Video Surveillance (DML)	14,700	9,800	7,960	1,840
General Maintenance	23,084	15,389	14,481	909
Landscape Maintenance	186,001	124,001	124,001	(0)
Landscape - Extra to Contract	50,000	33,333	18,513	14,820
SFWMD Buffer Area Maintenance	-	-	31,902	(31,902)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	129,951	(69,951)
Lake Maintenance	9,600	6,400	6,554	(154)
Contingency	20,000	13,333	-	13,333
Pressure Washing	20,000	13,333	16,225	(2,892)
Culvert Cleaning/Inspection	20,000	20,000	46,950	(26,950)
Holiday Decorations	38,276	38,276	32,193	6,083
Cleaning Reserve Area	48,280	48,280	86,761	(38,481)
Subtotal Field Expenditures	\$ 545,700	\$ 426,986	\$ 565,132	\$ (138,146)

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 05/31/26	Through 05/31/26	Variance
Security Gate Service Expenditures				
Security (DML)	\$ 138,000	\$ 92,000	\$ 92,000	\$ -
Security-Roving Guard	10,000	6,667	-	6,667
Enhanced Security	15,000	10,000	-	10,000
Transponders	8,500	5,667	-	5,667
Management Fees	24,000	16,000	16,000	-
Gate Access System Repairs and Maintenance	46,000	30,667	23,966	6,701
Guardhouse Repairs and Maintenance	5,000	3,333	2,585	748
Electric	4,000	2,667	1,886	780
Water	1,500	1,000	219	781
Internet Service	5,000	3,333	3,341	(8)
Janitorial Services	600	400	400	-
Subtotal Security Gate Service Expenditures	\$ 257,600	\$ 171,733	\$ 140,397	\$ 31,336
Clubhouse Expenditures				
Alarm Monitoring	\$ 1,200	\$ 800	\$ 835	\$ (35)
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	15,560	15,560	-
Security - Roving Guard	8,000	5,333	1,470	3,863
Air Conditioning Maint Contract and Repairs	10,000	6,667	10,670	(4,003)
Fitness Equipment Maintenance and Repairs	8,000	5,333	5,488	(154)
Electric	42,000	28,000	20,368	7,632
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	40,400	40,400	-
Janitorial Supplies	6,000	4,000	4,481	(481)
Landscape Maintenance	32,508	21,672	21,672	-
Landscape Replacement	10,000	6,667	-	6,667
Office Equipment Maintenance	2,000	1,333	1,109	225
Management Fees	302,304	201,536	201,536	-
Office Supplies/Clubhouse Supplies	7,500	5,000	2,504	2,496
Pest Control	1,000	667	520	147
Pool and Spa Maintenance	39,000	26,000	28,000	(2,000)
Pool Repairs	20,000	13,333	35,625	(22,292)
Repairs and Maintenance	60,000	40,000	16,334	23,666
Special Events	60,000	40,000	57,200	(17,200)
Cable/Internet	6,300	4,200	4,078	122
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	16,667	27,666	(10,999)
Window Cleaning/Pressure Cleaning	3,500	2,333	2,053	281
Holiday Decorations	31,724	31,724	28,025	3,699
Contingency	10,000	10,000	31,800	(21,800)
Capital Reserves	60,000	40,000	-	40,000
Subtotal Clubhouse Expenditures	\$ 904,483	\$ 641,732	\$ 628,419	\$ 13,313
Total Operations and Maintenance	\$ 1,707,783	\$ 1,240,451	\$ 1,333,948	\$ (93,497)
Total Expenditures	\$ 1,902,136	\$ 1,378,217	\$ 1,441,108	\$ (62,890)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,760)	\$ 486,159	\$ 436,766	\$ (49,393)
Fund Balance - Beginning			\$ 1,979,814	
Fund Balance - Ending			\$ 2,416,580	

Lakes by the Bay South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,382,295	\$ 1,382,295	\$ 1,358,424	\$ (23,871)
Interest Income	-	-	22,212	22,212
Total Revenues	\$ 1,382,295	\$ 1,382,295	\$ 1,380,636	\$ (1,659)
Expenditures:				
Interest - 11/1	\$ 331,447	\$ 331,447	\$ 331,447	\$ -
Interest - 5/1	331,447	331,447	331,447	-
Principal - 5/1	731,000	731,000	731,000	-
Total Expenditures	\$ 1,393,893	\$ 1,393,893	\$ 1,393,893	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,598)	\$ (11,598)	\$ (13,257)	\$ (1,659)
Net Change in Fund Balance	\$ (11,598)	\$ (11,598)	\$ (13,257)	\$ (1,659)
Fund Balance - Beginning			\$ 508,260	
Fund Balance - Ending			\$ 495,003	

Lakes by the Bay South

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,097,122	\$ 1,078,176	\$ (18,946)
Interest Income	1,000	667	16,454	15,787
Total Revenues	\$ 1,098,122	\$ 1,097,789	\$ 1,094,630	\$ (3,159)
Expenditures:				
Interest - 11/1	\$ 197,500	\$ 197,500	\$ 197,500	\$ -
Interest - 5/1	197,500	197,500	197,500	-
Principal - 5/1	710,000	710,000	710,000	-
Total Expenditures	\$ 1,105,000	\$ 1,105,000	\$ 1,105,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,878)	\$ (7,211)	\$ (10,370)	\$ (3,159)
Net Change in Fund Balance	\$ (6,878)	\$ (7,211)	\$ (10,370)	\$ (3,159)
Fund Balance - Beginning			\$ 312,199	
Fund Balance - Ending			\$ 301,829	

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 243,763	\$ 1,341,608	\$ 52,375	\$ 21,895	\$ 26,378	\$ 58,815	\$ 18,555	\$ -	\$ -	\$ -	\$ -	\$ 1,763,389
Interest Income	5,897	4,722	5,643	8,475	7,618	8,444	7,772	7,647	-	-	-	-	56,218
Clubhouse Income	-	14,690	-	-	5,006	715	-	3,125	-	-	-	-	23,536
Other Income	1,200	600	-	-	1,894	30,178	-	858	-	-	-	-	34,730
Total Revenues	\$ 7,097	\$ 263,775	\$ 1,347,250	\$ 60,850	\$ 36,413	\$ 65,715	\$ 66,588	\$ 30,185	\$ -	\$ -	\$ -	\$ -	\$ 1,877,873
Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 6,400
FICA Taxes	77	138	-	61	-	61	-	153	-	-	-	-	490
Engineering	2,124	-	-	-	439	506	68	-	-	-	-	-	3,136
Attorney	3,665	2,640	500	3,383	2,365	688	2,833	-	-	-	-	-	16,073
Annual Audit	-	-	-	-	-	4,300	-	-	-	-	-	-	4,300
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Calculation	550	-	-	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	458	458	458	458	458	458	458	458	-	-	-	-	3,667
Trustee Fees	-	-	-	-	-	-	-	2,000	-	-	-	-	2,000
Management Fees	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	-	-	-	-	48,327
Website Maintenance	300	300	300	300	300	300	300	300	-	-	-	-	2,400
Postage and Delivery	177	104	79	90	115	198	171	75	-	-	-	-	1,008
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	4	4	-	3	-	-	-	-	15
Legal Advertising	-	-	-	-	-	-	-	456	-	-	-	-	456
Other Current Charges	100	142	55	50	50	71	136	90	-	-	-	-	694
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,140	\$ 11,623	\$ 7,433	\$ 11,183	\$ 9,771	\$ 13,426	\$ 10,006	\$ 11,576	\$ -	\$ -	\$ -	\$ -	\$ 107,159

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ -	\$ -	\$ -	\$ -	\$ 21,839
Remote Gym and Entrance Road Video Surveillance (DM)	995	995	995	995	995	995	995	995	-	-	-	-	7,960
General Maintenance	954	-	-	988	3,625	3,630	4,934	350	-	-	-	-	14,481
Landscape Maintenance	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	-	-	-	-	124,001
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	5,950	-	-	-	-	-	18,513
SFWMD Buffer Area Maintenance	-	-	-	-	10,200	18,402	3,300	-	-	-	-	-	31,902
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	71,876	-	-	-	-	-	-	-	-	-	129,951
Lake Maintenance	800	800	954	800	800	800	800	800	-	-	-	-	6,554
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	18,500	-	14,800	11,500	-	-	-	-	46,950
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	16,301	-	8,151	7,741	-	-	-	-	-	-	-	-	32,193
Cleaning Reserve Area	954	75,606	10,200	-	-	-	-	-	-	-	-	-	86,761
Subtotal Field Expenditures	\$ 98,460	\$ 148,921	\$ 113,707	\$ 28,753	\$ 52,350	\$ 42,056	\$ 49,009	\$ 31,875	\$ -	\$ -	\$ -	\$ -	\$ 565,132
Security Gate Service Expenditures													
Security (DML)	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ -	\$ -	\$ 92,000
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	16,000
Gate Access System Repairs and Maintenance	1,963	2,149	3,892	2,801	3,707	3,129	2,094	4,232	-	-	-	-	23,966
Guardhouse Repairs and Maintenance	-	-	-	-	-	-	2,585	-	-	-	-	-	2,585
Electric	266	277	271	207	266	275	324	-	-	-	-	-	1,886
Water	34	35	39	36	-	-	75	-	-	-	-	-	219
Internet Service	397	397	417	422	427	427	427	425	-	-	-	-	3,341
Janitorial Services	50	50	50	50	50	50	50	50	-	-	-	-	400
Subtotal Security Gate Service Expenditures	\$ 16,211	\$ 16,408	\$ 18,168	\$ 17,017	\$ 17,951	\$ 17,381	\$ 19,055	\$ 18,207	\$ -	\$ -	\$ -	\$ -	\$ 140,397

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Alarm Monitoring	\$ 270	\$ -	\$ -	\$ 270	\$ 25	\$ -	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 835
Pool Video and Clubhouse Exterior Camera Surveillance	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	-	-	-	-	15,560
Security - Roving Guard	-	555	150	-	-	270	195	300	-	-	-	-	1,470
Air Conditioning Maint Contract and Repairs	606	1,140	490	1,344	646	3,397	1,791	1,255	-	-	-	-	10,670
Fitness Equipment Maintenance and Repairs	513	905	190	1,079	968	647	190	995	-	-	-	-	5,488
Electric	2,784	2,050	3,024	3,240	2,568	3,235	3,467	-	-	-	-	-	20,368
Property Insurance	50,824	-	-	-	-	-	-	-	-	-	-	-	50,824
Flood Insurance	18,760	-	-	-	-	-	-	-	-	-	-	-	18,760
Janitorial Maintenance	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	-	-	-	-	40,400
Janitorial Supplies	758	334	106	800	358	254	1,293	579	-	-	-	-	4,481
Landscape Maintenance	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	-	-	-	-	21,672
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	137	137	137	137	137	-	-	-	-	1,109
Management Fees	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	-	-	-	-	201,536
Office Supplies/Clubhouse Supplies	138	135	365	686	495	508	177	-	-	-	-	-	2,504
Pest Control	65	65	65	65	65	65	65	65	-	-	-	-	520
Pool and Spa Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	-	28,000
Pool Repairs	16,048	6,625	3,576	3,210	-	-	180	5,986	-	-	-	-	35,625
Repairs and Maintenance	2,204	851	2,211	1,824	2,369	2,141	2,351	2,383	-	-	-	-	16,334
Special Events	14,141	10,979	8,915	5,547	12,020	390	1,259	3,950	-	-	-	-	57,200
Cable/Internet	417	376	652	440	433	664	548	548	-	-	-	-	4,078
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	5,992	-	-	-	-	-	-	-	27,666
Window Cleaning/Pressure Cleaning	-	-	1,076	-	489	489	-	-	-	-	-	-	2,053
Holiday Decorations	14,620	-	6,756	6,649	-	-	-	-	-	-	-	-	28,025
Contingency	-	31,800	-	-	-	-	-	-	-	-	-	-	31,800
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 182,356	\$ 94,358	\$ 67,550	\$ 63,688	\$ 64,961	\$ 50,593	\$ 50,319	\$ 54,595	\$ -	\$ -	\$ -	\$ -	\$ 628,419
Total Operations & Maintenance	\$ 297,027	\$ 259,686	\$ 199,425	\$ 109,458	\$ 135,262	\$ 110,031	\$ 118,383	\$ 104,677	\$ -	\$ -	\$ -	\$ -	\$ 1,333,948
Total Expenditures	\$ 329,167	\$ 271,309	\$ 206,858	\$ 120,641	\$ 145,033	\$ 123,457	\$ 128,389	\$ 116,253	\$ -	\$ -	\$ -	\$ -	\$ 1,441,107
Excess (Deficiency) of Revenues over Expenditures	\$ (322,070)	\$ (7,534)	\$ 1,140,392	\$ (59,791)	\$ (108,620)	\$ (57,742)	\$ (61,801)	\$ (86,068)	\$ -	\$ -	\$ -	\$ -	\$ 436,766
Net Change in Fund Balance	\$ (322,070)	\$ (7,534)	\$ 1,140,392	\$ (59,791)	\$ (108,620)	\$ (57,742)	\$ (61,801)	\$ (86,068)	\$ -	\$ -	\$ -	\$ -	\$ 436,766

Lakes by the Bay South
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds		
Original Amount:	\$19,254,000	
Interest Rate:	3.85%	
Maturity Date:	5/1/2042	
Bonds Outstanding - 9/30/25		\$17,218,000
Less:	May 1, 2026 (Mandatory)	(731,000)
Current Bonds Outstanding		\$16,487,000

Series 2024, Special Assessment Refunding Bonds		
Original Amount:	\$8,585,000	
Interest Rate:	5.00%	
Maturity Date:	5/1/2034	
Bonds Outstanding - 9/30/25		\$7,900,000
Less:	May 1, 2026 (Mandatory)	(710,000)
Current Bonds Outstanding		\$7,190,000

Total Current Bonds Outstanding	\$23,677,000
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Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments \$ 1,888,817.16 \$ 1,455,047.67 \$ 1,154,865.39 \$ 4,498,730.22
Net Assessments \$ 1,794,376.30 \$ 1,382,295.29 \$ 1,097,122.12 \$ 4,273,793.71

ON ROLL ASSESSMENTS

							Allocation in %	41.99%	32.34%	25.67%	100.00%
Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2022 Debt Service	2024 Debt Service	Total	
11/10/25	10/1/25-10/31/25	\$ 16,137.17	\$ 640.24	\$ 154.96	\$ 104.35	\$ 15,446.32	\$ 6,485.22	\$ 4,995.88	\$ 3,965.21	\$ 15,446.31	
11/17/25	11/1/25-11/10/25	254,383.66	10,175.32	2,442.09	-	241,766.25	101,506.92	78,195.71	62,063.62	241,766.25	
11/25/25	6/1/25-10/31/25	41,552.96	1,996.20	395.57	-	39,161.19	16,442.05	12,666.11	10,053.04	39,161.20	
11/28/25	11/11/25-11/20/25	299,046.96	11,961.83	2,870.85	-	284,214.28	119,328.96	91,924.90	72,960.42	284,214.28	
12/05/25	11/21/25-11/30/25	3,138,063.58	125,518.87	30,125.45	83.04	2,982,502.30	1,252,220.35	964,646.20	765,635.75	2,982,502.30	
12/24/25	12/1/25-12/15/25	223,360.55	8,309.51	2,150.50	-	212,900.54	89,387.49	68,859.53	54,653.53	212,900.55	
01/09/26	12/16/25-12/31/25	125,389.77	3,653.38	1,218.07	70.74	120,589.06	50,629.99	39,002.75	30,956.32	120,589.06	
01/26/26	INTEREST	-	-	-	4,155.39	4,155.39	1,744.66	1,344.00	1,066.73	4,155.39	
02/11/26	1/1/26-1/31/26	53,730.39	1,115.09	526.78	60.53	52,149.05	21,895.07	16,866.84	13,387.14	52,149.05	
03/11/26	2/1/26-2/28/26	64,112.38	703.98	634.61	52.43	62,826.22	26,377.94	20,320.21	16,128.07	62,826.22	
04/17/26	3/1/26-3/31/26	141,071.02	69.64	1,410.00	-	139,591.38	58,608.23	45,148.76	35,834.39	139,591.38	
04/24/26	INTEREST	-	-	-	493.54	493.54	207.22	159.63	126.70	493.55	
5/15/26	4/1/26-4/30/26	\$44,002.03	\$0.00	\$440.00	\$631.75	44,193.78	18,555.01	14,293.82	11,344.95	44,193.78	
TOTAL		\$ 4,400,850.47	\$ 164,144.06	\$ 42,368.88	\$ 5,651.77	\$ 4,199,989.30	\$ 1,763,389.11	\$ 1,358,424.34	\$ 1,078,175.87	\$ 4,199,989.32	

97.82%	Percent Collected
\$ 97,879.75	Balance Remaining to Collect