



***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

January 27, 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
January 27, 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 November 18, 2025 Meeting – **Page 3**
3. Ratification of:
 - A. Small Project Agreement (Pool Tank Refurbishing) with Ivero Pools, LLC – **Page 12**
 - B. Event Agreement (2026 Events) with Recrea Group, LLC – **Page 31**
 - C. Services Agreement (Holiday Landscape Lighting) with CV Pro Lighting, LLC – **Page 49**
4. Discussion of Clubhouse Management Agreement with FirstService Residential
 - A. One Year – **Page 84**
 - B. Multi Year – **Page 87**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club Manager
 - 1) Monthly Report – **Page 90**
 - 2) Pool Repairs – **Page 97**
 - D. Gate Updates
 - E. Field Manager
 - 1) Monthly Report – **Page 113**
 - 2) Update on SFWMD Buffer Maintenance
 - F. CDD Manager – Update on Blue Heron Park – CBS News Report – **Page 155**

6. Financial Reports

A. Approval of Check Register – **Page 157**

B. Acceptance of Unaudited Financials – **Page 170**

7. Supervisors Requests and Audience Comments

8. 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, November 18, 2025, 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 (via telecommunications)
Ana Jo	Vice Chairman (via telecommunication)
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary
Dorothy Morales	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
Jesus Lorenzo	GMS
Several Residents	

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 October 28, 2025, Meeting

Ms. Duque: The next item is the approval of the minutes from the October 28, 2025 meeting. Just for the record I would like to mention that I have received a couple of changes from the District attorney, not changes but more corrections about some of the statements that he made. Those are on page 2, page 3, page 8 and page 9. I will include the copies of those corrections to today's records as well.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the minutes of the October 28, 2025 meeting with indicated changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Budget Amendment for Fiscal Year 2025

Ms. Dugue: Consideration of Resolution 2026-02 is for the Fiscal Year 2025 budget amendment. As you know, the District must amend its budget to formally update it and reflect changes in the District's financial condition due to unexpected events occurring after the original budget was adopted. This ensures the budget remains aligned with actual and anticipated financial activity and complies with fiscal management requirements. At this time, a motion to approve Resolution 2026-02, the Fiscal Year 2025 budget amendment, is in order.

On MOTION by Ms. Coon seconded by Ms. Morales with all in favor, Resolution #2026-02 Budget Amendment for Fiscal Year 2025 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Good morning everybody. Nothing really specific to report for today. I still have some pending things from the last meeting that I haven't gotten to yet. The only thing I will mention is just another reminder since we are getting close to the calendar year to knock out your four hours of ethic training if you haven't already done that.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer's report.

C. Club Manager – Monthly Report

Ms. Lora: I am just going to go really quick through the pending items that we have. I am not going to read all the stuff about the social events. You all have that in your report. We met onsite with Rolando from Ivero Pools who was brought on by Enrique which is Patagonia Pool Service to be able to inspect the collection tanks because we got a notice that our water bill was high again.

Ms. Duque: Jen, I am sorry you said that you noticed that the water bill was high again.

Ms. Lora: Yes. We got a call from Miami-Dade Water and Sewer and then after that Jennifer sent us an email. He inspected both collection tanks that we have and one of them which is the south has the 12-inch pipe which is the main drainpipe that goes from the water in and out of the pool. It is cracked and it separated so he would have to excavate under the tank. He does not know how much he will have to excavate because it depends on how far he has to go under because there is no space by the way they were constructed. That estimate also includes reinforcing it with fiberglass. He is going to put a gel coating on it that is going to extend the life of the tank, and he says that we should get at least 7 to 10 years of more usable of this tank without having to change it after he does this. It also includes new filters. All that is going to be changed out.

Ms. Duque: And the amount is \$31,800.

Ms. Lora: The other thing would be to replace the two tanks completely but that would be extremely expensive and very labor intensive.

Ms. Coon: And the pool would be closed for approximately a week?

Ms. Lora: Correct.

Ms. Duque: Do I have any direction or questions from the Board?

Ms. Jo: In this case *Ms. Jo was inaudible at this time.*

Ms. Lora: Seven to ten years it could be extended with that repair.

Ms. Jo: We also need to make sure about the other side of the tank because right now I know that he said currently it is in good condition, but we need to make sure that if this one lasts 7 to 10 we need to check the other one as well.

Ms. Lora: He inspected the both of them and he says this is the one that needs the repair. He said the other one is still in good condition. He doesn't recommend doing anything to it now. Later on he can fix part of a hole on the outside that cracked and looks a little bit rusted because of the wear and tear and the elements but he says we can leave it like that for now and tackle this one which is the most important one.

Mr. Moon: So this will cover all materials and everything?

Ms. Lora: Correct.

Ms. Harris: Jen did I hear you right we are spending \$31,000 for what could only be a 7-year extension?

Ms. Lora: He said we could get ten to seven years more of usable life out of that tank with this refurbishing.

Ms. Jo: I think the estimate is coming high because of the location. The location is so close to the wall and getting underneath that is making it difficult. If they had enough room I would assume that this estimate wouldn't be so high. Any one of you have you seen the location? It is so close to the wall.

Ms. Lora: I was able to show the pictures to Tim. Maggie hadn't arrived yet. I can show them to you if you would like.

Ms. Jo: That is why I requested Jen to ask Rolando to give us estimate because she did mention in this case if we wanted to go ahead to replace the tank he suggested for us to replace the entire thing meaning the two tanks and the rest of equipment because these are like ten or fifteen years old which is going to be a major investment. I asked her to please ask him to give us an estimate, so we have an idea. In this case if we decide to replace in the future we can start saving some money because it is going to be big chunk of money to replace the entire system. Spending the \$32,000 it will give us 7 to 10 years I believe it is worth it because right now the draining of the water, how much is the water bill? We need to do something.

Ms. Lora: The water bill is almost \$10,000 and the pool service provider is putting in additional chemicals because as the water goes out the chemicals are being depleted. Rolando also said that if we went the route to replace the two tanks completely that he would recommend replacing the wall to allow us to have more space for any future repairs of any of the equipment in the area.

Ms. Harris: I think we are between a rock and hard place or we don't have a choice at this point.

Mr. Moon: Does it seem high? I feel like it seems high.

Ms. Coon: Should we get another estimate?

Ms. Duque: You can approve a not-to-exceed amount, obtain additional estimates, and appoint someone to work with Jen. Ivero Pools was the company recommended by our vendor, Patagonia.

Ms. Lora: He gave me three names. This person was the only one that answered. The other ones I left multiple emails and nothing.

Ms. Duque: So you did reach out to other vendors for the proposal.

Ms. Morales: If we wait for another proposal it is going to be another \$10,000.

Ms. Lora: My worry is the longer we leave it the water is going to get higher and then they might deny any credit request because they know that we have this leak and they are going to say we didn't take action to repair it.

Ms. Harris: If we wait another month like Dottie said I totally agree with her we are spending another \$10,000 and now we are spending \$40,000. We are between a rock and hard place. I am making a motion to approve this. We just don't have a choice.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$31,800 from Invero Pools for the south collector tank refurbishment was approved.

Ms. Jo: I haven't met Rolando in person, but I have spoken to him over the phone. He does strike me as he knows what he is talking about. He is very thorough, and I believe he knows what he is doing especially if Enrique our current vendor also trusts him because they have worked together to find out what is going on with the leak.

Ms. Lora: He also made detailed videos explaining and showing the different things.

Mr. Moon: It is December our slower time I guess it would be the best time to do it.

Ms. Duque: Any other comments from the Board? Anything else under the club, Jen?

Ms. Lora: Really quick we sent all the information Sonallaliz Trujillo for the insurance claim for the lightning. We are waiting for a response. All the pool lights are already replaced. That is it for me unless anybody has any questions.

Ms. Duque: Any questions for Jen?

Ms. Harris: Jen good job on the tree lighting party.

Ms. Lora: Thank you.

Ms. Duque: Great job, Jen.

D. Gate Updates

Ms. Duque: No updates under the gate updates.

E. Field Manager- Monthly Report

Mr. Lorenzo: For the sake of time unless you have any questions regarding the field report the only thing I have for the Board is on page 80 you will see a proposal from FCC to paint the columns at both entrances. The paint is fading. We think it is the irrigation system. Before we paint it we are working on to schedule a meeting with Tony's irrigation crew to look at the irrigation system before proceed with the painting if this is something we should do just to make sure the heads are adjusted and the columns are not being sprayed by the irrigation system, which has chemicals sometimes in the water that causes the columns to deteriorate a little faster. Unless anybody has any questions, this is something I have been working with Ana as well just so you guys know.

Ms. Harris: Do we know how much it is?

Mr. Lorenzo: \$1,975 to repaint all 32 columns.

Ms. Morelos: That seems reasonable.

Ms. Harris: Can we wait until after the holidays?

Ms. Duque: Do you want to wait until after the holidays? because they are going to be removing the decorations. Never mind, they are far from the columns.

Ms. Harris: I would like to table it to January.

Ms. Jo: As long as there is no filtration and it is more cosmetic because of the sprinkler system spraying the walls, we can wait. Especially with all the expenses that we are having.

Mr. Lorenzo: Yes it is just cosmetic.

Ms. Jo: If it is only because of the sprinkler we can wait.

Ms. Harris: Let's talk about it in January. Sorry.

Mr. Lorenzo: No worries.

Mr. Moon: In the meantime you said potentially we could readjust the sprinklers?

Mr. Lorenzo: Yes I am scheduling a meeting to make sure that the sprinkler heads are adjusted if needed just to make sure. That might be what is going on. We want to further investigate it. Plus it will prolong the painting when it is repainted.

Ms. Coon: Are the proposals still valid in January?

Mr. Lorenzo: I am sure.

Ms. Duque: This is Alex. The Board already assigns a significant amount of work to Alex, so it should not be a concern, but we can verify that. Okay, we will wait until January. Anything else, Jesus?

Mr. Lorenzo: No. We are working on the easement project. It should be commencing. Just finished the last few trees on the outdoor gym. Then I am working on the repair and maintenance or a maintenance estimate with Jake from Chandler Construction to re-evaluate some of the equipment. Some of it is starting to rust again. That is it unless you have any questions.

F. CDD Manager

Ms. Duque: I don't have anything additional to report. A reminder was already provided by Scott to do the ethics training, which is due December 31st. Don't forget that.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

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

On MOTION by Ms. Harris seconded by Mr. Moon 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?

Ms. Harris: Just one quick question. Have you heard anything from the Town of Cutler regarding *Ms. Harris was inaudible at this time*.

Ms. Duque: No, not yet.

Mr. Cochran: Not yet. I haven't had a chance to get in touch with them.

Ms. Duque: Michele, you also have another petition for the Board about the December meeting.

Ms. Harris: Oh, thank you, yes. As it is customary I would like to move that the rest of the Board approves to cancel our December meeting which means we will not meet until January. I will make that motion.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a motion to cancel the December meeting was approved.

Ms. Harris: With that being said I wish everybody a very healthy, happy holiday and I hope you have healthy, happy new year. *Ms. Harris was inaudible.*

Ms. Duque: Happy holidays.

Ms. Jo: Happy holidays to everyone.

Mr. Cochran: Happy holidays.

Ms. Duque: Do we need to have any other Supervisor comments or questions? None. Any audience comments? Thank you so much, Santiago, for being here today. A motion to adjourn.

SEVENTH ORDER OF BUSINESS Adjournment

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

Assistant Secretary/Secretary

Chairman/Vice Chairman

**SMALL PROJECT AGREEMENT
(Pool Tank Refurbishing)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 24 day of November, 2025 (the "Agreement"), by and between:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Cutler Bay, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

IVERO POOLS LLC, a Florida limited liability company, having as its principal business address, 8440 SW 198th Street, Cutler Bay, Florida 33189 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains the swimming pool and accompanying pool equipment and facilities at the District's clubhouse facilities known as the Isles at Bayshore Club, located at 21864 SW 93rd Path, Cutler Bay, Florida 33190, within the boundaries of the District; and

WHEREAS, the District desires to have a licensed contractor refurbish the pool's South Collector Tank to extend the useful life of the said Tank (the "Project"), which Project is more particularly described in the Contractor's Estimate # 1281, dated November 18, 2025, which is attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

WHEREAS, the Board of Supervisors of the District at its meeting of November 18, 2025, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Project as described in the Proposal; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Project as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and in Exhibit A (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor pursuant to this Agreement as required to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties and recreational facilities, open space, and adjacent property in connection with the Project and Contractor's performance of this Agreement.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion of the Project and acceptance thereof and will be required to make good at its own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

N. Contractor shall secure the work site and make sure the area in the vicinity of the pool facilities is locked at the end of each work day until the Project is complete.

SECTION 3. COMPENSATION. Upon Contractor's completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in the total lump sum amount of **THIRTY-ONE THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$31,800.00)** (See Proposal). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, the Town of Cutler Bay, or other governing entity or agency having jurisdiction thereof (if any).

Payment will be made upon completion of the Project and after the Project has passed final inspection by the District and applicable permitting agencies, if any. Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project, and the Contractor is satisfied self from its own knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not

limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than 12/1, 2025 and be completed by Contractor within 7 business days from that date, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work on the Project under this Agreement; (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only; and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure to cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials/parts and workmanship/labor for a period of one (1) year from final acceptance of the Project by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Lakes by the Bay South Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating this Agreement, may order extra work or make changes by altering, adding to, or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District; otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 14. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Project by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Project shall be made in writing to the District.

SECTION 15. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Lakes by the Bay South
Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Ivero Pools LLC**
8440 SW 198th Street
Cutler Bay, Florida 33189
Attention: Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed

against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit A.

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or

referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section

287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

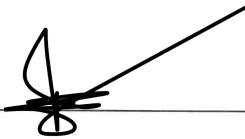
SECTION 30. ANTI-COERCION AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that

the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**



Print name: Juliana Duque
Secretary/Assistant Secretary



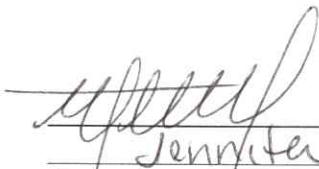
Print name: Michele R Harris
Chair/Vice-Chair

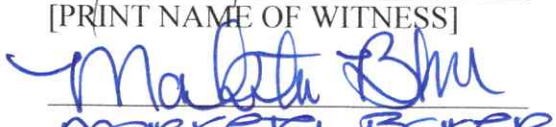
24 day of Nov, 2025

WITNESSES:

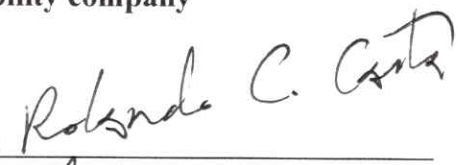
CONTRACTOR:


**IVERO POOLS LLC, a Florida limited
liability company**



[PRINT NAME OF WITNESS]


[PRINT NAME OF WITNESS]

By: 

Title: Manager

21 day of November, 2025

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: Ivero Pools LLC
NAME: Rolando C. Costa
TITLE: MGR
SIGNATURE: [Signature]
DATE: 11/21, 2025

STATE OF FLORIDA
COUNTY OF miami Dade

SWORN TO (or affirmed) and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 21 day of November 2025, by Rolando Costa in his/her capacity as mgr. for Ivero pools LLC (name of Nongovernmental Entity).

[Signature]
NOTARY PUBLIC

☒ Personally Known OR
☐ Produced Identification
Type of Identification Produced _____

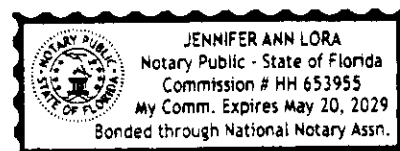


EXHIBIT A

Contractor's Proposal



Swimming in Quality & Design

Prepared For

First Service Residential - Jennifer - Clubhouse
director
21864 SW 93rd Path
Cutler Bay, FL 33190
(305) 742-5812

IVERO POOLS, LLC - CPC#1459549

8440 SW 198TH ST
Cutler Bay, FL 33189
Phone: (786) 461-6476
Email: iveropools@gmail.com
Web: www.iveropools.com

Estimate # 1281
Date 11/18/2025
Business / Tax # 47-4906789

Description	Total
South Collector tank refurbishing	\$27,600.00
1- Excavate to the 12" lower drain pipe to repair fiberglass Bell housing with the reported failure. Clean PVC union and reapply fiberglass reinforced coating to the area. Prep area for excavation under 18" footing of the existing limits of the machinery room. Backfill entire area to compaction ensuring surroundings are solid base for repair durability.	
2- Polish the inside tank area, repair soften areas with fiberglass coating. Apply gelcoat for improved lifetime expectancy.	
3- Restore and repaint top cover to original condition.	
Filter parts and accessories	\$4,200.00
D.E. filtration system accessories.	
Subtotal	\$31,800.00
Total	\$31,800.00

Notes:

This project will add 10 or more years to the life of the tank.

Scope: Limited to the items described above. any other main issue will be reported and assessed.

Time to complete: 4-7 business days. Schedule timing may vary.

Warranty: 1 year in labor and parts.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Final invoice may varied from this estimate due to upgrades to order requested by the client or existing conditions founded during installation.

THIS QUOTE IS VALID FOR 15 DAYS AFTER RECEIVED.

First Service Residential - Jennifer - Clubhouse
director



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HG Global Services 16359 SW 88th St Miami FL 33196		CONTACT NAME: Hary Vesa PHONE (A/C, No, Ext): (305) 413-5144 E-MAIL ADDRESS: h.vesa@univistainsurance.com FAX (A/C, No):
INSURED Ivero Pools LLC 25205 SW 108th Ave Homestead FL 33032		INSURER(S) AFFORDING COVERAGE INSURER A: NAUTILUS INSURANCE CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: NAIC # 17370

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR (NSD, WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR	X	NN1802220	02/14/2025	02/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Swimming pools, above ground, installation, service or repair

Lakes by the Bay South Community Development District, it's Supervisors, Officers, agents, employees and representatives as Additional Insured.

CERTIFICATE HOLDER

LAKES BY THE BAY SOUTH CDD

c/o Governmental Management LLC - South Florida LLC

5385 N Nob Hill Road
Sunrise FL 33351

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**EVENT AGREEMENT
(2026 Events)**

THIS IS AN **EVENT AGREEMENT** entered into on this 23 day of December 2025 2026 (the "Effective Date"), by and between:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, having the principal address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

RECREA GROUP INC., a Florida corporation, having the principal and mailing address of 4540 NW 107th Avenue, #108, Doral, Florida 33178 (the "Contractor").

WHEREAS, the District owns and maintains certain grassed areas, lands and recreational facilities within the boundaries of the District, which facilities are more particularly described as the Isles at Bayshore Club (the "Clubhouse Facilities"); and

WHEREAS, the District is hosting several events at the Clubhouse Facilities for which District desires to hire a contractor to provide equipment, labor, and supervision at the events (the "Services"); and

WHEREAS, the Contractor has submitted a proposal in the form of Estimate No: 4977 dated October 28, 2025, to provide such Services at various events (each an "Event"), which Services are more particularly described in said proposal attached hereto and made a part hereof as **Exhibit "A"** (the "Proposal"); and

WHEREAS, the Board of Supervisors of the District at its meeting of October 28, 2025, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Services as described in the Proposal; and

WHEREAS, Contractor represents to District that Contractor has the necessary skill, expertise, capability, and insurance to provide such Services at the Clubhouse Facilities.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter contained and other good and valuable consideration, the receipt thereof is hereby acknowledged, the parties hereto do agree as follows:

1. Recitals. The foregoing recitals are true and correct and hereby incorporated into this Agreement.
2. Description of the Events. See Proposal.
3. Responsibilities of Contractor. Contractor shall provide Services to the District in accordance with the terms and conditions of this Agreement and the Proposal. Additional responsibilities of the Contractor include:

LA

- a. Clean-Up. After each Event has concluded, Contractor shall remove and properly dispose of any debris, garbage, or trash generated by Contractor.
- b. Club Manager: Contractor shall report to Club Manager or her designee prior to setting up for each Event. Club Manager or her designee will provide the general area(s) where Contractor is to set up its equipment and materials for each Event; however, Contractor is fully responsible for the means and manner of such set-up.
- c. Equipment and Supplies. Contractor shall be responsible for bringing Contractor's own equipment and appropriate supplies attendant to each Event and as necessary to provide the Services described in the Proposal.
- d. Change of Schedule or Cancellation of Event(s) by District. Notwithstanding that which is set forth in the Proposal, the District may change the scheduled date and time of each Event by providing the Contractor with at least five (5) days advance written notice. The District may cancel an Event or Events by providing the Contractor with at least ten (10) days advance written notice of the District's intent to cancel a particular Event or Events. Should the District exercise its right to cancel under this provision, the District shall be entitled to receive one-half (1/2) of the amount attributed to such canceled Event(s) as set forth in the Proposal.
- e. Limitations on Use. The Clubhouse Facilities are to be used by the Contractor in accordance herewith and for no other purposes, without prior written consent of the District. Contractor shall not use the Clubhouse Facilities in any manner constituting a violation of any ordinance, statute, regulation, rule, or order of any governmental authority, including the District, nor will the Contractor maintain or permit any nuisance to occur on or at the Clubhouse Facilities.
- f. Background Screening. Contractor acknowledges and commits that all the employees of the Contractor who will be working each Event have undergone background screening and sexual offender/predator checks as required by applicable Florida Statutes.
- g. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.
- h. District Representative. The District designates the District Manager and the Club Manager, who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District

Manager or Club Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

Contractor shall be solely responsible for the means, manner, and methods by which its responsibilities are met in accordance with the Proposal, this Agreement, and industry standards.

4. Compensation. Compensation to the Contractor shall be paid in accordance with the Proposal. At the conclusion of each completed Event as described in the Proposal, District agrees to compensate Contractor in the amount equal to the amount attributed to the Event in the Proposal for Services performed in accordance with the Proposal. The total contract amount for the listed Events shall not exceed FORTY-THREE THOUSAND FOUR HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$43,475.00), which amount is identified in the Proposal. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with the schedule described above.

5. Damage or Alteration to Premises. Contractor shall not injure, mar, or deface the premises, and shall not cause or permit to be driven nails, hooks, tacks, screws or any similar items into any part of the Clubhouse Facilities, and will neither make nor allow to be made any alterations at any time. Except as otherwise permitted by the Club Manager or her designee or this Agreement, Contractor shall not post or exhibit, nor allow to be posted or exhibited, signs, advertisements, posters, or cards of any description. If the Clubhouse Facilities or any portion thereof, during the term of this Agreement shall be damaged or altered by the act, default or negligence of the Contractor or its agents, or employees, Contractor will pay to District upon demand such sum as shall be necessary to restore the Clubhouse Facilities to its pre-damage condition.

6. Insurance.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance, which must include the following coverages, and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

LA.

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Lakes by the Bay South Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required

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insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

7. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 6 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. District shall not be liable to Contractor, its agents or employees, for any damages, losses or injuries to Contractor's, or any of its agent's or employee's person or property which are consequent upon or arising from District's ownership of the Clubhouse Facilities or consequent upon Contractor's occupancy of the Clubhouse Facilities or performance of this Agreement, or whether such damages, losses or injuries are caused by acts of negligence, whether active or passive.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

8. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted

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by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

10. Assignment. The Contractor shall not assign this Agreement in whole or in part without the express written consent of the District Board of Supervisors.

11. Independent Contractor. This Agreement does not create an employee/ employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

12. No Liability for Personal Property. All personal property of Contractor placed or moved into the Clubhouse Facilities shall be at the risk of the Contractor or the owner of the personal property, and District shall not be liable for any damage to personal property, or to the Contractor, for damages arising from any act of negligence of any occupants, guests, invitees or trespassers at the Clubhouse Facilities.

13. Interpretation of Agreement; Ambiguities. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. There are no representations, agreements, arrangements or understandings, oral or written, between the parties relating to the subject matter of this Agreement that are not fully expressed in this Agreement.

15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

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16. Notices.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Lakes by the Bay South**
 Community Development District
 5385 N. Nob Hill Road
 Sunrise, Florida 33351
 Attention: District Manager

With copy to: **District Counsel**
 Billing Cochran, P.A.
 515 East Las Olas Boulevard, Suite 600
 Fort Lauderdale, Florida 33301
 Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Recrea Group Inc.**
 4540 NW 107th Avenue, # 108
 Doral, Florida 33178
 Attention: Lino Aponte, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

17. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

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3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM**

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18. Conflicts. In the event of a direct conflict between any term or provision of this main Agreement instrument and Exhibit A, the main Agreement instrument shall prevail.

19. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with venue for purposes of any litigation being in Miami-Dade County.

20. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, but rather, shall be enforced to the extent permitted by law.

21. Acceptance of Proposal. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

22. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

23. Responsible Vendor Determination. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

24. Scrutinized Company or Other Entity Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

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- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

25. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

26. Protection of Property and Public.

- A. Contractor shall continually maintain adequate protection of all District property,

real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any area where Services are being performed by Contractor pursuant to this Agreement, which may be caused by Contractor or Contractor's employees or subcontractors, or which it or they might have prevented.

C. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

D. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

27. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

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[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Event Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

Secretary/Assistant Secretary

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Print Name: Michele R. Harris
Title: Chair

23 day of December, 2025

Witnesses:

Sandra Lee
Print Name

Marta R. Baker
Print Name

RECREA GROUP, INC., a Florida
corporation

By: _____
Print: _____
Title: DIRECTOR

23 day of December, 2025



Exhibit "A"
Contractor's Proposal



4540 NW 107 Th. AV # 108
Miami FL 33178
3058345665
info@recreausa.com
www.recreausa.com

Estimate

Recrea Group Inc.

For: First Service Residential - Jennifer Lora
jennifer.lora@fsresidential.onmicrosoft.com
Isles at Bayshore Clubhouse
21864 SW 93 Path
Cutler Bay, Florida 33190

Estimate No: 4977
Date: 10/28/2025

Description	Quantity	Rate	Amount
Easter Spring Fest: ☆ 2Hrs Easter Fling Event: Dj Music | LED Booth 6Ftx3ft | Pc procesor |Easter Setup. ☆2hrs. parking Logistic ☆ 6 Carnivals Games | 3 Atendants ☆ 3 Interactive Bouncers Easter | Power Generator. | Atendants ☆ 2Hrs Facepainting ☆ Cotton Candy Machine - Pop Corn Machine - Snow Cone Machine | Attendants 4pm-6pm ☆ 1.5Hrs Cool Games Show| Entertainment Team| Attendants for Egg Hunting | MC Host | 4:30pm-6:00pm ☆ 1.5Hrs Easter Bunny Character for picture 4:30pm-6:00pm March.28th 2025	1	\$7,550.00	\$7,550.00
☆1.5 Hrs. Crazy Bingo Night - Bingo Cards - Bingo Caller 6:30pm-8:00pm Apr. 17th 2025	1	\$1,575.00	\$1,575.00
☆Pool Party- Welcome Summer: -2hrs. Dj Music | Led Screen 8ft x 6ft| Pc Procesor 1pm - 3pm -1.5hrs. Pool Party Entertainment Games | Entertainment Team *45Min Dance Workout* Jun.6th 2025	1	\$3,950.00	\$3,950.00

Description	Quantity	Rate	Amount
☆Toddler play date -Play Soft Area | Ball pits | Mini Bouncer 10ft x 10ft | 4 Mini Bumper Cars 8ft x 12ft | 2 Attendants -Sound System | Entertainment Attendants | 2 toddler characters -ToddlerBubble Show 4-6PM Jul.31Th 2025	1	\$2,875.00	\$2,875.00
☆Back to School Event -2Hrs Live DJ Music | Setup Inflatable Duck | LED Screen | PC Procesor | Profesional Sound. 4pm-6pm -1.5hrs. Entertainment | Entertainment Team | Interactive Games 4:00pm-5:30pm Aug.15th 2025	1	\$3,950.00	\$3,950.00
☆Family Game Night : 1.5Hrs. Family Game Night Entertainment Package: Led Screen 6Ft x 3ft | PC Procesor 1Hr Interactives Family Games | Entertainment team| Interactives Games. 6:30-8PM Sept.18th 2025	1	\$2,275.00	\$2,275.00
☆ Halloween Celebration 2Hrs. DJ Service |LED Booth 6ft x 3ft | PC Procesor| Stage 8ft x 8ft x 2ft. Inflatable decoration ☆ Ring Photobooth Service ☆ Logic parking ☆4 Set Carnival Games | Attendant 7pm - 9pm ☆30mins. Halloween Dance Party: 2 Halloween Puppet |2 Halloween Character. MC| 75 Lb CO2 Show Time: 8:30pm ☆Haunted House : Set up Decoration | 4 Performers | 12 Uplights | Sound System | 4 Attendants | Smoke machine | 75Lb Co2 Oct.23th 2025	1	\$10,975.00	\$10,975.00
☆Tree Lighting Ceremony 1.5Hrs Dj Music - *Santa Claus Character *2 Helpers 6:30-8:00PM Nov.14Th 2025	1	\$2,875.00	\$2,875.00

Description	Quantity	Rate	Amount
Christmas Celebration:	1	\$7,450.00	\$7,450.00
☆3Hr. DJ Service | Led Screen 6ft x 6ft| Pc Procesor			
5pm - 8pm			
Grinch Character			
5:45pm - 6:45pm			
☆3Hrs. Facepaintingg			
☆3Hrs. Balloons Twister			
5pm - 8pm			
☆Toddler Soft Area			
☆3 Logistic for parking and control.			
5pm - 8pm			
☆2Hrs. Real Santa Claus - 2 Helpers			
6pm - 8pm			
☆1Hr. Characters Show includes: Reno | 1Snow Man | 2 Nutcracker | 2 Elfs | MC | Entertainment			
6:45pm - 7:45pm			
☆3Hrs.360° Photobooth Service			
5pm-8pm			
Dec.19th 2025			
	Subtotal		\$43,475.00
	TAX 0%		\$0.00
	Credit card processing FEE 0%		\$0.00
	Total		\$43,475.00
Total			\$43,475.00

Terms and Conditions

Deposit is required to secure the date and time. This deposit will be applied to the final payment for the service.

All deposit fees are non-refundable.

A minimum of 5 days notice will be required for changing date and time.

If the cancellation is initiated by us all payments will be fully refunded.

Thank you for choosing Recrea Group INC for your event!

10 PASOS PREVIO A TU EVENTO <https://youtu.be/mNBE3a8aaU8>

10 TIPS BEFORE YOUR EVENT <https://youtu.be/m0AM8z6UR4M>

Recrea Group Inc.

Client's signature

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [] physical presence or []
online notarization, this _____ day of _____, 20____, by
_____ in his/her capacity as _____ for
_____ (name of Nongovernmental Entity).

NOTARY PUBLIC

Personally Known OR
Produced Identification

Type of Identification Produced

**SERVICES AGREEMENT
(Holiday Landscape Lighting)**

THIS SERVICES AGREEMENT is made and entered into this 09 day of October, 2025 ("Effective Date"), by and between:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the Town of Cutler Bay, Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District");

and

CV PRO LIGHTING LLC, a Florida limited liability company, whose principal address is 10005 NW 88th Avenue, Medley, Florida 33178 (the "Contractor").

Recitals

WHEREAS, the District is responsible for certain landscaping improvements and recreational facilities located on District properties; and

WHEREAS, the District desires to utilize Contractor under a contractual arrangement to improve the landscaping and streetscaping during the holiday season with holiday lighting and displays in accordance with the scope of work described in the Contractor's proposal set forth in Estimate # 2025-3205, dated September 29, 2025, attached hereto and incorporated herein as Exhibit A ("Scope of Work" or "Proposal"); and

WHEREAS, Contractor represents that it is qualified to serve as a contractor under this Agreement, represents that it has the requisite expertise and experience to provide the services set forth in the Scope of Work, and has agreed to provide such services to the District upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties. The duties, obligations and responsibilities of Contractor are more particularly described herein and in the Scope of Work, attached hereto and incorporated herein as Exhibit A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Included as part of the services to be provided by Contractor, but not limited to, are the following:

- a. Provide all labor and materials necessary to complete the Scope of Work except as specifically stated in the Scope of Work.
- b. Provide District with the materials set forth in the Scope of Work.
- c. Clean, store, and secure materials when not in use.

- d. All lights and materials shall be installed by November 1st of each year and shall be lit and operating between November 4 and November 8 of said year, which date Contractor shall coordinate with the District Manager of the District. Lights shall be turned off January 7th.
- e. Contractor shall remove the materials for cleaning and storage beginning on January 7th of each year of this Agreement, with priority given to removing lights from the palm trees, and removal of all lights and materials shall be completed by January 15th of each year of this Agreement. If Contractor is unable to remove or retake possession of the materials, District agrees, immediately upon demand, to assemble and deliver all the materials to Contractor in good working order and good condition, excepting only ordinary wear and tear, at the cost of Contractor.
- f. Provide daily service to lights and materials while displayed. For any services provided by Contractor, Contractor shall provide a report to the District Manager (via e-mail) detailing services performed within twenty-four (24) hours of performing such services.
- g. Provide the services as described in Exhibit A and such other necessary services as are standard in the industry in order to perform under this Agreement.
- h. Contractor agrees that any trucks or other heavy vehicles used in performing the Scope of Work for this Agreement are not permitted to drive on or over District sidewalks.

All personnel provided by Contractor pursuant to this Agreement shall perform the Services hereunder in a professional manner, consistent with all state, local, and federal laws, rules, and ordinances. District may adjust the Scope of Services to be provided under this Agreement. In the event such adjustment in the Scope of Services results in additional labor or materials, Contractor shall first furnish District with a proposal for such additional work, which, if accepted by the District Board of Supervisors, shall become an amendment to this Agreement.

Section 3. Compensation. District shall pay to the Contractor the annual amounts set forth below, due on the stated days and upon completion of the Scope of Work as follows:

Contract Year	Annual Amount	Payable to Contractor
2025	\$59,625.00*	50% upon execution of this Agreement by both parties, 50% by 01/15/26^
2026	\$59,625.00*	50% by 10/01/26, 50% by 01/15/27^
2027	\$59,625.00*	50% by 10/01/27, 50% by 01/15/28^

*unless program otherwise modified or reduced pursuant to Sections 3 or 15.

^Final payment is conditioned on all installations, lighting, equipment, and decorations having been removed by Contractor and the District having been reimbursed for any and all damages to any property or improvements arising out of or in any way connected to or with the services provided by Contractor pursuant to this Agreement. Should the Contractor fail to reimburse the District for such damages within thirty (30) days of notice of thereof to Contractor, the District is hereby authorized to retain the amounts due District for such damages from the final payment. Thereafter, District shall pay Contractor any remaining amount of the final payment, or, if the damages incurred exceed the amount of the final payment, submit a detailed invoice to Contractor, which invoice shall be payable within thirty (30) days.

The above payment schedule supersedes and controls over the payment schedule in Contractor's Proposal. Contractor shall provide the District with an invoice upon completion of the Scope of Work. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45)

days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction. This Agreement is subject to the annual appropriation of funds by the District in accordance with the requirements of Chapter 190, Florida Statutes.

If Contractor fails to perform any of the duties specified in Section 2 of this Agreement by the deadline(s) specified herein, the District shall be entitled to a credit of \$150.00 for each day beyond the deadline for the performance of such duty(ies), which credit shall be applied to the final payment due from the District to the Contractor for the Scope of Work for a given year as liquidated damages, and not as a penalty, for failure to timely perform the duties, or to collect such liquidated damages from the Contractor, if applicable.

Section 4. Contractor's Acceptance of Conditions. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform the Scope of Work pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

Section 5. Waiver. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Scope of Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related work.

Section 6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants, and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants, or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 7 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a

"State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

Section 7. Insurance.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(iii) Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Lakes by the Bay South Community Development District** (defined to mean the District, its officers, agents, employees,

volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

Section 8. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own

investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

Section 9. District Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Scope of Work under this Agreement.

Section 10. Term. The performance of services under this Agreement shall commence upon the execution of this Agreement. The term of this Agreement shall be to cover three (3) years (three (3) consecutive holiday seasons), from the 2025 holiday season through the 2027 holiday season, unless sooner terminated in accordance with this Agreement. This Agreement may be extended upon the mutual agreement of the parties for an additional period of three (3) years. This Agreement is subject to the annual appropriation of funds by the District in accordance with the requirements of Chapter 190, Florida Statutes, and Florida law.

Section 11. Agreement. This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

Section 12. Electric. District shall provide all necessary and suitable electrical connections and outlets required by Contractor for the installation of decorations as provided in the Scope of Work, at District's expense.

Section 13. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor. Additional work may be added to the Agreement upon the mutual agreement of the parties which additional work shall be in the form of an Amendment to the Agreement.

Section 14. Assignment. This Agreement, or any portion thereof, shall not be assigned in any way by either party without the express written consent of the other party.

Section 15. Termination. District may terminate this Agreement for convenience and without any liability therefor by providing written notice to Contractor prior to September 1st of the contract year in which termination is to be effective. In addition, without terminating the Agreement, District may reduce the total program provided under this Agreement for any particular contract year by up to fifty (50%) percent, provided that District provide written notice of such intention to Contractor prior to October 1st of any contract year in which the reduced program will be effective. This provision supersedes and replaces the provisions in paragraph number 28 of Contractor's Proposal, entitled "Multi Year Service Agreement."

Section 16. Notices. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

A. If to the District: Lakes by the Bay South Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

B. If to Contractor: CV Pro Lighting LLC
10005 NW 88th Avenue
Medley, Florida 33178
Attn: Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 18. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Section 19. Controlling Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

Section 20. Sovereign Immunity. The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

Section 21. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be

inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351**

TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM

Section 22. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 23. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

Section 24. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 25. Conflict. To the extent that there is a conflict with respect to any provisions of this Agreement or Contractor's Proposal, the provision in the main body of the Agreement shall govern over the Contractor's Proposal.

Section 26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 27. Emergency Response. Contractor shall immediately respond and take necessary reasonable action in the event of an impending hurricane or other weather-related event or a declared state of emergency. Immediate response shall mean that Contractor shall provide sufficient staff, equipment, vehicles, and supplies necessary to provide protection to District property and the public from any damages or injury. It is not the intent of this section to require Contractor to remove all lights in the event of an impending hurricane or weather-related event.

Section 28. Acts of God. In the event of any strike or similar action, union picketing, labor disputes, disturbance, Acts of God, or other circumstances over which Contractor has no control and which causes the prevention of or the interference with the provision of the services under this Agreement, Contractor in its sole discretion reserves the right to suspend this Agreement until the cessation of such matters. During such period of cessation, District shall be relieved of any payment obligations to Contractor. This also includes, but is not limited to, hurricane warnings, mandatory evacuations, advisory evacuations, or acts of terrorism. Nothing herein shall prohibit District from exercising its right to terminate the Agreement for convenience.

Section 29. Responsibility for Losses. Contractor shall not be responsible for any losses to District as a result of burglary, theft, fire or any other causes, except in the case of negligence or the part of Contractor or its employees. District shall orally notify Contractor of any loss or intended claim against Contractor's insurance carriers within three (3) business days of such loss occurring or having been discovered by District, whichever is later, and shall notify Contractor in writing within ten (10) days of such loss occurring or having been discovered by District.

Section 30. Prior Agreements. Upon full execution by the parties, this Agreement shall replace any and all prior agreements, contracts, proposals, and purchase orders between the

parties, and all such prior agreements, contracts, proposals, and purchase orders shall be canceled and, with the exception of any indemnification and insurance provisions, of no further effect upon the Effective Date of this Agreement.

Section 31. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 32. Responsible Vendor Determination. Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

Section 33. Scrutinized Company or Other Entity Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 34. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 35. Protection of Property and Public.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and

obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

Section 36. Anti-Coercion Affidavit. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

Secretary/Assistant Secretary

**LAKES BY THE BAY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By:

Chair, Board of Supervisors

13 day of Oct, 2025

Witnesses:

Name:

Name:

(CORPORATE SEAL)

By:

Name:

Title:

09 day of October, 2025

EXHIBIT A
SCOPE OF WORK - PROPOSAL

HOLIDAY PROGRAM 2025



The Isles At Bayshore



**www.cvprolighting.com
(305) 735-8515**

Holiday Lighting and Decor For The Isles At Bayshore
21864 SW 93rd Path, Cutler Bay, FL 33190

General Business Information

CV PRO Lighting was founded 10/26/2017 and was (Filed Prior under a Fictious Name). CV PRO Lighting has been in existence for at least (8) years under this name, providing assembly and disassembly of large-scale holiday decorations in good standing with a track record of performance. The company was formed and incorporated, and the date filed was 10/26/2017. The registered officer of the company is Ruben Rojas. We employ 15 employees year-round, with up to 125 during season.

CV PRO Lighting
10005 Nw 88th Ave, Medley, FL 33178
1-888-987-0707

Nicholas Caine - Project Manager
Direct Point of contact: Nicholas Caine
786-281-0022 (Cell)
1-888-987-0707 (Office)
officeadmin@cvprolighting.com



Nicholas Caine



Junier Lara
Director of Operations



Kevin Truy
Install Manager



Eliezer Sanchez
Maintenance Manager



Inaki Contreras
Lead Graphic Designer



Yunier Mendoza
Main Electrician



Josue Sanabria
Main Installer

Proposer's Experience

Nicholas Caine - Project Manager

• Nicholas Caine, Founder and current president overseas all aspects of projects from design to implementation. Overseeing full operations, hands- on and passionate. Nicholas has the knowledge and experience to bring individuals together to create one-of-a-kind holidays displays. Nicholas's main goal is our rigorous training which starts in August and runs throughout the season. Service is our number one priority. Nicholas Caine will be the main point of contact on this project. Nicholas has spent countless hours working with the entire team to create this proposal. Nicholas has been installing Lights for over 10 Years. Providing training and overseeing operations of installations daily for a safe environment and impeccable result for customers. Specialized in animated light displays and RGB lighting.

Direct point of contact: Nicholas Caine

Creative Director 786-281-0022 (Cell) 305-907-7171 (Office) officeadmin@cvprolighting.com

Kevin Truy - Install Manager

• Kevin Truy, Creating a safe and efficient installation. Managing operation for efficient and high-quality installation of lights and decoration. From the time our pieces get approved, his role comes into play ensuring all décor pieces have been maintained, manufactured and ready for install. Our Install Manager is responsible for pre-installation inspections, creating installation plans, overseeing the installs and all quality control inspections. We have countless install crews that are all run by our install manager, after each project is complete, he works directly with our maintenance manager Eliezer to ensure everything is up and running, directly communicating with city/airport officials of any updates. Kevin Truy is on call 24/7 to answer any of our clients' questions and or concerns. He then provides a final green light and final install checklist once each project is complete.

Junier Lara - Director of Operations

• Junier is responsible to make sure all aspects of our company are running to allow us to create these one-of-a-kind displays. Junier has managed crews of up to 150 employees at a time bringing everyone together and becoming a team player to meet deadlines. CV PRO Lighting runs 3 eight hour shifts to ensure we always have crews ready to meet any last-minute deadlines.

Proposer's Experience

Inaki Contreras- Lead Designer

- Inaki is responsible for the creation and fabrication of all our custom displays and 3-D elements, Inaki oversees and directs a team of designers to ensure all CV PRO Lighting décor meets our extremely high- quality standards while still bringing a one-of-a-kind display to your project. Design, consultation, illustration of holiday lighting and displays. An ability to accurately identify the needs of the client and illustrate design concepts for a clear presentation and understandable for the layperson and professional alike.

Eliezer Sanchez - Maintenance Manager

- Eliezer's main role during the holiday season is to ensure all displays are running smoothly. Eliezer is on call 24/7 during the holiday season as our clients are our number one priority. We always have a dedicated service team and service trucks ready to ensure a prompt repair time. Scheduled maintenance is done daily to limit the amount of down time.

Yunier Mendoza – Main Electrician

- Yunier with over 15 Years of electrical expertise is on call 24/7. As a full time, employee of CV PRO Lighting , we can send out a dedicated team to fix any electrical issues without having to wait for subcontractors. Limiting the amount of down time by 70%.

Josue Sanabria - Main Installer

Josue has 6 years of experience in holiday lighting. He installed our first Large scale city project! Josue is most knowledgeable in all products and handles all custom installations or fabrications. He does what it takes to get the project done right.

Management Plan

CV PRO Lighting and its team will provide:

- 1. On site power evaluations with the HOA's electrical engineers
- 2. Pre-planning meetings prior to commencement of work
- 3. Installation of all decors within the timeline set by this RFP
- 4. Inspection's post installation
- 5. Pre-check to make sure everything is working properly when turned on
- 6. On site management 7 days/times a week during the running of this program to inspect and make sure everything is working properly
- 7. 24 hour or less service for any normal outage
- 8. If there is wind damage or vandalism the HOA will be informed immediately, and a plan of correction will be determined
- 9. Removal at the timing requested by the HOA
- 10. Storage of items until the next holiday lighting season

We will work on each-and-every design (scope of work overview) to make sure it is exactly what the HOA would like.

Once the designs/scope of work are finalized, we will start production in house immediately at our Medley Headquarters. A production schedule will be made, and we will adhere to that production schedule. We will then create a delivery schedule of the goods and keep the HOA updated on all deliveries. Following manufacturing and refurbishment completion, an installation schedule will be set.

A team member will be in direct contact with the HOA throughout the process to ensure everyone is on the same page.

CV PRO Lighting's team, a team from Miami. Directed by project manager Nicholas Caine, and a compliance/management team lead by Junier Lara will all collaborate on the installation.

CV PRO Lighting Owns over 20 Vehicles including pick-up trucks, box trucks, bucket trucks and large aerial equipment. CV PRO Lighting also rents additional equipment as needed to ensure all projects are completed in a timely manner with the least disruption to the HOA.

We will spend time in November working with the HOA to provide a firm installation schedule. Installation will be all completed by the requested HOA provided dates. However, installation may begin sooner as we plan for early installation.

Management Plan

We will have a full-time staff member on site weekly 7 days a week to inspect and send update e-mails to our manager, Kevin Truy, who routes for service. 7 days a week nightly, we will have a full-time member there to reset GFI's, handle plugs, connections, and timing issues. When a problem arises; the employee will immediately communicate information to our service manager who will then route the correct technician to correct the problem in a timely manner.

CV PRO Lighting will schedule the project accordingly to be successful in reaching our goal of completion by the HOA requested dates. Our team will modify as necessary to ensure the end goal is achieved. We will have management on site throughout the install season. Kevin Truy will manage his install team, Nicholas Caine and Junier Lara will manage the overall design aspect of the project, Josue Sanabria will manage the implementation of all 3-D decorations, tree wrapping, garland, wreath, decor and Walk-through experiences.

CV PRO Lighting has carefully designed and reviewed this invitation to bid to stand out and represent The Isles at Bayshore. We will incorporate our world-wide installation best practices to bring unique lighting, displays, and decor to The Isles at Bayshore. We will work with the HOA to best schedule every portion of the installation.

Monitoring and Managing Implementation Schedules: Kevin Truy will oversee and manage all implementation schedules. Effective communication will be planned with the HOA to notify staff of all schedules, changes, and completions. All crews are trained, skilled, and experienced in holiday lighting and decorations.

Staffing Plans: CV PRO Lighting, will manage and update all staff. Our head installation manager, Kevin Truy, will manage the install of all 3-D decoration and installation. CV PRO Lighting, will manage all tree lighting, decorations, displays, as well as maintenance, service, and 7 days weekly inspections of all decorations and lights. With 24 hour or less service for any normal outages. All staff is properly trained and experienced in commercial lighting products and installation. Our team prides itself on reliable, expedient, and outstanding service.

Preventive Maintenance: Our combined team will test all lighting and decorations prior to final installation completion. After completion, daily inspections will identify the correct technician to provide immediate response to complete any service. We will ensure all decorations and lighting are properly working.

Management Plan

Trouble Shooting and Corrective Maintenance: Trained staff and technicians will be notified immediately upon completion of weekly inspections. The staff will ensure expedient response times to complete service or repairs.

Availability of Parts and Supplies: All decorations and lighting will be manufactured and shipped with spare parts. In the event of repair or replacement, the decoration will be replaced or corrected with the spare parts. CV PRO Lighting ensures all decoration is properly working for the holiday season. In the event of damaged parts that cannot be replaced, we will manufacture or order decoration in a timely manner for replacement.

Performance Monitoring and Metrics: Pre-completion testing will be reported to the HOA as well as any issues or changes based on installation. After completion, weekly inspections and reports will be shared with the HOA. A detailed description of all decorations and its status will be shared with the HOA. A timeline for any repair will be noted in the report.

All décor will be stored at our vast 70,000 SQFT location, located at 10005 NW 88th Ave, Medley, Florida 33178.



The Isles at Bayshore
Holiday Program 2025





The Isles at Bayshore
Holiday Program 2025







The Isles at Bayshore
Holiday Program 2025





The Isles at Bayshore
Holiday Program 2025





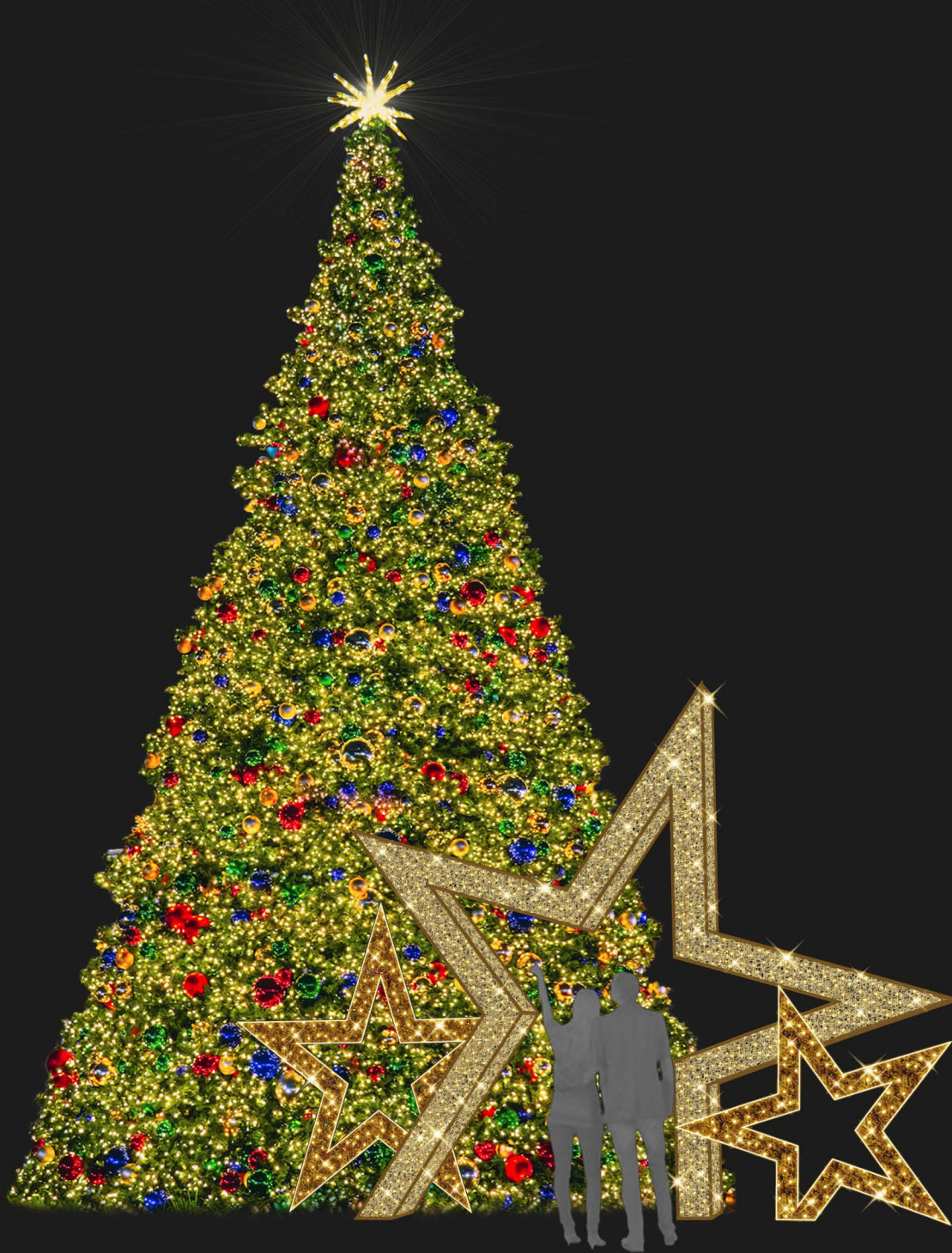
The Isles at Bayshore
Holiday Program 2025





The Isles at Bayshore
Holiday Program 2025





ESTIMATE

CV Pro Lighting LLC
10005 NW 88th Ave
Medley, FL 33178-1449

officeadmin@cvprolighting.com
+1 (305) 735-8515



Bill to
Isles At Bayshore & Clubhouse
21864 SW 93rd Path
Cutler Bay, FL 33190

Ship to
Isles At Bayshore & Clubhouse
21864 SW 93rd Path
Cutler Bay, FL 33190

Estimate details

Estimate no.: 2025-3205
Estimate date: 09/29/2025

#	Product or service	Description	Qty	Rate	Amount
1.	704- WW Commercial Connect	We Will Wrap 9 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED Lighting. 7 Green Palm fronds will be installed per tree Location: 216th & 93rd Path	9		\$0.00
2.	C7 White Wire 12"	We will outline the main monument sign in commercial grade warm white LED Lighting. Location: 216th & 93rd Path	1		\$0.00
3.	C7 White Wire 12"	We will outline the Guard House in commercial grade warm white LED Lighting. We will accent all 4 sides ensuring viewing while entering and exiting the property. Location: 216th & 93rd Path	1		\$0.00
4.	Elegant Snowflake Sign Enhancer	We Will install our Luxurious Oversized Snowflake sign enhancer with LED lighting and Chasing Rope Lights Location: 216th & 93rd Path	1		\$0.00
Subtotal		Location: 216th & 93rd Path			\$0.00
5.	704- WW Commercial Connect	We Will Wrap 10 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED Lighting. 7 Green Palm fronds will be installed per tree Location: Club House Center Median	10		\$0.00

6.	704- WW Commercial Connect	We Will Wrap the Center Sylvester Date palm in commercial Grade warm white LED lighting, We will add a Red Color Band and 20 Green Palm Fronds Location: Club House Center Median	1	\$0.00
Subtotal		Location: Club House Center Median		\$0.00
7.	704- WW Commercial Connect	We Will Wrap 20 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED Lighting. Location: Club House Main Drive	20	\$0.00
Subtotal		Location: Club House Main Drive		\$0.00
8.	C7 White Wire 12"	We will outline the Club Entrance and Exit signs in commercial Grade warm white LED Lighting Location: Club House Entrance/Exit	2	\$0.00
9.	704- WW Commercial Connect	We will wrap 12 Robolini Palms in commercial Grade warm white LED lighting, We will add a Green Color Band on each palm. 6 Palms are located at the entrance and 6 Palms are located at the exit Location: Club House Entrance/Exit	12	\$0.00
10.	Elegant Snowflake Sign Enhancer	We Will install our Luxurious Oversized Snowflake sign enhancer with LED lighting and Chasing Rope Lights Location: Club House Entrance/Exit	2	\$0.00
11.	704- WW Commercial Connect	We Will Wrap 6 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED Lighting. 7 Green Palm fronds will be installed per tree Location: Club House Entrance/Exit	6	\$0.00
Subtotal		Location: Club House Entrance/Exit		\$0.00
12.	704- WW Commercial Connect	We Will Wrap 4 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED Lighting. 7 Green Palm fronds will be installed per tree Location: Club House Roundabout	4	\$0.00
13.	3 Present Bundle	We will Install our Bundled Red, green and Blue 3D Presents, These presents will be installed in the main roundabout creating a great photo opportunity. Location: Club House Roundabout	1	\$0.00
Subtotal		Location: Club House Roundabout		\$0.00
14.	C7 White Wire 12"	We Will outline the Club House in commercial Grade warm white LED Lighting.	1	\$0.00

We will include the 3 Large archways by the pool and upper level in the front of the clubhouse
Location: Club House

15. Telluride 12 foot Interior Christmas Tree WW	We will Install a 12 foot Telluride christmas tree that is fully lit with commercial grade warm white LED lighting. We will overly decorate the tree with a Gold, red and Silver theme. Location: Club House	1	\$0.00
16. Elegant Snowflake Sign Enhancer	We Will install two of our Luxurious Oversized Snowflake sign enhancer with LED lighting and Chasing Rope Lights to be placed on the rooftop of the clubhouse. Location: Club House	2	\$0.00
17. 704- WW Commercial Connect	We will wrap the alexander palms located directly in front of the club house in commercial Grade warm white LED Lighting, add a Red Ring at no additional cost . Location: Club House	12	\$0.00
18. 704- WW Commercial Connect	We will wrap the 3 Foxtail palms located to the right of the club house in commercial Grade warm white LED lighting, add a red color band at no additional cost Location: Club House	3	\$0.00
19. 704- WW Commercial Connect	We will wrap the 4 Robolini Palms located directly in front of the club house in commercial Grade warm white LED Lighting. We will add a red Color Band on each tree at no additional cost. Location: Club House	4	\$0.00
20. 704- WW Commercial Connect	We will wrap 12 Coconut Palms in commercial Grade warm white LED lighting, we will install alternating red and Green Color Bands. Location: Club House	12	\$0.00
21. Majestic 30ft Christmas Tree	We will install our 30 foot Majestic Christmas tree. This towering christmas tree will be fully lit with commercial Grade warm white LED lighting and a COTH theme ornament package. Location: Club House	1	\$0.00
22. Photo- Op Gift Box	We will install our Custom Gift box Photo opportunity directly in front of the christmas tree creating a great photo opportunity. Location: Club House	1	\$0.00
Subtotal	Location: Club House		\$0.00
23. 704- WW Commercial Connect	We Will Wrap 6 Royal Palms in commercial Grade warm white LED Lighting up to the husk. We will install 2 sets of Red LED	6	\$0.00

Lighting. 7 Green Palm fronds will be installed per tree
Location: 216th & 88th Path

24. C7 White Wire 12"	We will outline the main monument sign in commercial grade warm white LED Lighting. Location: 216th & 88th Path	1		\$0.00
25. Elegant Snowflake Sign Enhancer	We Will install our Luxurious Oversized Snowflake sign enhancer with LED lighting and Chasing Rope Lights Location: 216th & 88th Path	1		\$0.00
26. C7 White Wire 12"	We will outline the Guard House in commercial grade warm white LED Lighting. We will accent all 4 sides ensuring viewing while entering and exiting the property. Location: 216th & 88th Path	1		\$0.00
27. Maintenance	24/7 Customer Service and 24 hour turn around on all repairs Weekly routine checks to ensure all lights are in working order are included. Customer is responsible for providing 115 VAC power outlets within 25 feet of lighting area and or lighted decor Reasonable hardware and power cords up to 25 feet in length are included CV Pro Lighting is not responsible for outages due to ground fault interrupters (GFI) or insufficient electrical requirements	1	\$0.00	\$0.00
28. Multi Year Service Agreement	20% Discount has been applied for 3 year lease term contract. Customer Agrees to spend not less than 90% of the first year contract price over the next (3) years in exchange for a 20% discount each of the (3) Years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse CV Pro Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than August 1st of each year, prior to their job being scheduled, or there customer will be obligated for the full amount o the contract for that year. * Any legal action brought by or against either party under the terms of this agreement shall be determined by the laws of the state of Florida,venue, and jurisdiction for said action shall be within the county of Miami Date and the state of Florida, Respectfully ** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights, however we will not be responsible for any damage our trucks may do to sidewalks (this is very rare) if you do not want our trucks to drive on your sidewalks, you must notify us in writing prior to installation date. *** Installation dates are booked upon receiving your signed contract and 50%	1	\$59,625.00	\$59,625.00

deposit * CV Pro Lighting and its affiliates
reserve the right to use pictures of the
above listed decor in any promotional
material

Total	\$59,625.00
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Note to customer

Contract Payment Terms:

50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-Refundable.
** Proposals are only valid for 30 days as they are configured to that months special pricing.

PRICING ABOVE IS BASED ON CURRENT BUNDLED LEASE PROGRAM, BUNDLED LEASE PRICE IS FOR 2025, 2026 AND 2027 HOLIDAY SEASON

Accepted date	Accepted by
---------------	-------------

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: Cv Pro Lighting

NAME: Ruben Rojas

TITLE: President

SIGNATURE: [Signature]

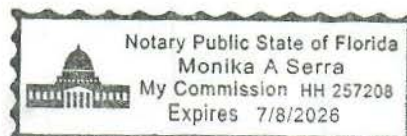
DATE: October, 09, 2025

STATE OF FLORIDA
COUNTY OF Dade

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of October, 2025, by Ruben Rojas in his/her capacity as President for Cv Pro Lighting (name of Nongovernmental Entity).

[Signature]
NOTARY PUBLIC

☒ Personally Known OR
☐ Produced Identification
Type of Identification Produced





ADDENDUM TO FACILITIES SERVICES CONTRACT

THIS ADDENDUM ("Addendum") is made and entered into on _____, by and between **LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes, hereby referred to as ("**District**" or "**CDD**") and **FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC.**, a Florida corporation, f/k/a FirstService Residential Florida, Inc. ("**FirstService**").

WHEREAS, District and FirstService entered into that certain Facilities Services Contract dated **November 13, 2024** (the "**Contract**"); and

WHEREAS, the Contract provides for a term expiring on **September 30, 2026**; and

WHEREAS, District and FirstService have agreed to amend the Contract as more particularly set forth herein;

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration received by each party from the other, the receipt, adequacy, and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. All of the statements contained in the above recitations are true and correct and are hereby incorporated by reference.
2. The terms of this Addendum are effective as of **October 1, 2026**, unless otherwise stated herein.
3. Paragraph 2 of the Contract, entitled *Term and Termination*, is hereby modified as follows:
 - a. Subparagraph 2.1 is modified to provide that the term of the Contract is extended to **September 30, 2027** unless terminated sooner in accordance with the provisions of the Contract.
4. Paragraph 6 of the Contract, entitled *Compensation and Cost Reimbursement*, is hereby modified as follows:
 - a. The first sentence of Subparagraph 6.2 is deleted and replaced with the following:

"Any additional hours or staff, including, but not limited to staff needed to work for employees who take provided personal time off ("**PTO**"), vacation or holiday time, or bonuses requested by District will be paid for at the individual's compensation plus labor rate as stipulated in Schedule I."
5. Paragraph 8 of the Contract, entitled *Notices*, is hereby modified to provide that notices to FirstService will be addressed to the attention of the Legal Department at FirstService Residential Property Management, Inc., 1601 SW 80th Terrace, Suite 300, Plantation, FL 33324.
6. Schedule I of the Contract is hereby deleted and replaced as attached hereto, and by reference hereof, made a part of this Addendum.
7. Paragraph 11 of the Contract, entitled *Disclosure*, is hereby deleted and replaced with the following:

"11. DISCLOSURE.

11.1 In General. District is the ultimate decision maker for the purchase of goods and services and the selection of the vendors for the Community. In connection with its duties under this Contract, FirstService will recommend to District the purchase of goods and services from various vendors, some of whom may be affiliates of FirstService or businesses with which FirstService has a contractual or other relationship under preferred vendor programs. District is not obligated to engage FirstService's preferred vendors or any other recommended provider except as set forth herein. FirstService endeavors to develop affiliated and preferred vendor programs which address the needs of its clients and which focus on bringing value to its clients. FirstService and the current subsidiary/related companies providing services in Florida are: FirstOnSite Restoration, Inc. and FirstOnSite USA Holdings, Inc. operating under various fictitious names and/or related entities including First OnSite Property Restoration; FirstService Energy, LLC; FirstService Financial, Inc.; FS Insurance Brokers, Inc.; FirstService Residential, Inc.; FirstService Residential Technologies, Inc.; American Pools operating under various fictitious names and/or related entities; California Closets operating under various fictitious names and/or related entities; Century Fire Protection

operating under various fictitious names and/or related entities; Certa ProPainters operating under various fictitious names and/or related entities; Paul Davis Restoration, Inc. and all franchisees and related entities; Planned Companies operating under various fictitious names and/or related entities; Rizzetta & Company Incorporated; and Roofing Corp of America operating under various fictitious names and/or related entities including but not limited to Crowther Roofing & Cooling.

11.2 FirstService Financial. FirstService Financial, Inc. and FS Insurance Brokers, Inc. (“**FFI/FSIB**”), affiliates of FirstService Residential, Inc., offer banking and insurance solutions exclusively to clients of FirstService. For services to District, FFI/FSIB earn compensation from their program partners at no expense to District. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, Inc., as well as whether they receive compensation, in advance of any District decision related to the banking and insurance products they offer.

11.3 Third Party Screening and/or Vendor Compliance. If District selects a screening company which uses FirstService to assist in the screening process and/or the secure storage of screening reports, FirstService may receive a fee from the screening company for its assistance in the process in an amount as FirstService and the screening company may mutually determine. FirstService may use a third party to assist with vendor compliance. In such event, FirstService may receive a fee from the third party in an amount as FirstService and the third party may mutually determine.”

8. Except as herein modified, all of the terms and conditions of the Contract and all of the rights and responsibilities of the parties with respect to the Contract are hereby ratified and will remain in full force and effect.

District has read the Addendum in its entirety, has had the opportunity to consult its own counsel, and fully understands the terms of this Addendum.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signature

Printed Name

Printed Title

FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC.

Signature

Printed Name

Printed Title

SCHEDULE I – CONTRACT PRICE

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT FEE

Includes supervising regional director

EFFECTIVE

October 2026

MONTHLY

\$28,280.00

Post term 6% annual increase if Contract is extended on annual basis (rounded to nearest dollar)

ON-SITE STAFF (IF APPLICABLE)

The on-site staff will consist of the following positions to be provided by FirstService. This is the minimum staffing and may only be increased upon prior written approval of District and FirstService:

<u>Position</u>	<u>Minimum Hours Per Week</u>	<u>Monthly Fee</u>
Licensed CAM (Club Manager)	Full-time	no additional cost
Front Desk Supervisor	35	no additional cost
Front Desk	140	no additional cost

<u>Position</u>	<u>Minimum Hours Per Week</u>	<u>Labor Rate</u>
Any additional administrative	Per mutual approval	25 %
Any additional concierge/front desk	Per mutual approval	35 %
Any additional non-administrative	Per mutual approval	35 %

The labor rate as stipulated above is a percentage of and is added to the wages paid and includes, but is not limited to, social security tax, federal/state unemployment tax, workers' compensation insurance, FirstService's contribution to employee 401(k) benefit, pre-employment screening, recruitment expense, payroll processing and human resource administration.

Eligible on-site staff will receive the following minimum benefits (these benefits for eligible part-time employees of FirstService will be on a pro rata basis):

1. **Standard health care benefits will be offered to all eligible on-site fixed fee staff members who are employees of FirstService ("Fixed Fee Employee(s)) at no additional cost to the District.** Standard health care benefits will be offered to **all other** eligible on-site staff members who are employees of FirstService ("**Cost Plus Employee(s)**"), and the District will be responsible for the costs of the benefits for each Cost Plus Employee who elects coverage. The monthly amount District will be responsible for in 2026 for each eligible on-site staff member who elects coverage is \$951.00. This amount will be referred to as the "**Monthly Benefit Payment**" and is subject to increase on an annual basis and is due in full as to any employee that elects coverage and is employed as of the first of the month. There is no credit or pro-rata return of any portion of the Monthly Benefit Payment should an employee resign, be terminated, or transferred after the first of the month. Employees are entitled to standard health care benefits while on leave. Employees who elect coverage will have the option to select alternate health care plans offered by FirstService and/or add dependents.

2. District is responsible to pay for employees paid time off provided by FirstService's policies, including but not limited to holidays, accrued vacation, and PTO as stipulated in FirstService's standard employment policies, up to and including the termination of this Contract or transfer of the employee from this Community.



ADDENDUM TO FACILITIES SERVICES CONTRACT

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WHEREAS, District and FirstService entered into that certain Facilities Services Contract dated **November 13, 2024** (the "**Contract**"); and

WHEREAS, the Contract provides for a term expiring on **September 30, 2026**; and

WHEREAS, District and FirstService have agreed to amend the Contract as more particularly set forth herein;

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration received by each party from the other, the receipt, adequacy, and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. All of the statements contained in the above recitations are true and correct and are hereby incorporated by reference.
2. The terms of this Addendum are effective as of **October 1, 2026**, unless otherwise stated herein.
3. Paragraph 2 of the Contract, entitled *Term and Termination*, is hereby modified as follows:
 - a. Subparagraph 2.1 is modified to provide that the term of the Contract is extended to **September 30, 2029** unless terminated sooner in accordance with the provisions of the Contract.
4. Paragraph 6 of the Contract, entitled *Compensation and Cost Reimbursement*, is hereby modified as follows:
 - a. The first sentence of Subparagraph 6.2 is deleted and replaced with the following:

"Any additional hours or staff, including, but not limited to staff needed to work for employees who take provided personal time off ("**PTO**"), vacation or holiday time, or bonuses requested by District will be paid for at the individual's compensation plus labor rate as stipulated in Schedule I."
5. Paragraph 8 of the Contract, entitled *Notices*, is hereby modified to provide that notices to FirstService will be addressed to the attention of the Legal Department at FirstService Residential Property Management, Inc., 1601 SW 80th Terrace, Suite 300, Plantation, FL 33324.
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"11. DISCLOSURE.

11.1 In General. District is the ultimate decision maker for the purchase of goods and services and the selection of the vendors for the Community. In connection with its duties under this Contract, FirstService will recommend to District the purchase of goods and services from various vendors, some of whom may be affiliates of FirstService or businesses with which FirstService has a contractual or other relationship under preferred vendor programs. District is not obligated to engage FirstService's preferred vendors or any other recommended provider except as set forth herein. FirstService endeavors to develop affiliated and preferred vendor programs which address the needs of its clients and which focus on bringing value to its clients. FirstService and the current subsidiary/related companies providing services in Florida are: FirstOnSite Restoration, Inc. and FirstOnSite USA Holdings, Inc. operating under various fictitious names and/or related entities including First OnSite Property Restoration; FirstService Energy, LLC; FirstService Financial, Inc.; FS Insurance Brokers, Inc.; FirstService Residential, Inc.; FirstService Residential Technologies, Inc.; American Pools operating under various fictitious names and/or related entities; California Closets operating under various fictitious names and/or related entities; Century Fire Protection

operating under various fictitious names and/or related entities; Certa ProPainters operating under various fictitious names and/or related entities; Paul Davis Restoration, Inc. and all franchisees and related entities; Planned Companies operating under various fictitious names and/or related entities; Rizzetta & Company Incorporated; and Roofing Corp of America operating under various fictitious names and/or related entities including but not limited to Crowther Roofing & Cooling.

11.2 FirstService Financial. FirstService Financial, Inc. and FS Insurance Brokers, Inc. (“**FFI/FSIB**”), affiliates of FirstService Residential, Inc., offer banking and insurance solutions exclusively to clients of FirstService. For services to District, FFI/FSIB earn compensation from their program partners at no expense to District. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, Inc., as well as whether they receive compensation, in advance of any District decision related to the banking and insurance products they offer.

11.3 Third Party Screening and/or Vendor Compliance. If District selects a screening company which uses FirstService to assist in the screening process and/or the secure storage of screening reports, FirstService may receive a fee from the screening company for its assistance in the process in an amount as FirstService and the screening company may mutually determine. FirstService may use a third party to assist with vendor compliance. In such event, FirstService may receive a fee from the third party in an amount as FirstService and the third party may mutually determine.”

8. Except as herein modified, all of the terms and conditions of the Contract and all of the rights and responsibilities of the parties with respect to the Contract are hereby ratified and will remain in full force and effect.

District has read the Addendum in its entirety, has had the opportunity to consult its own counsel, and fully understands the terms of this Addendum.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signature

Printed Name

Printed Title

FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC.

Signature

Printed Name

Printed Title

SCHEDULE I – CONTRACT PRICE **LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT**

MANAGEMENT FEE

Includes supervising regional director

<u>EFFECTIVE</u>	<u>MONTHLY</u>
October 2026	\$28,280.00
October 2027	\$29,411.00
October 2028	\$30,587.00

Post term 6% annual increase if Contract is extended on annual basis (rounded to nearest dollar)

ON-SITE STAFF (IF APPLICABLE)

The on-site staff will consist of the following positions to be provided by FirstService. This is the minimum staffing and may only be increased upon prior written approval of District and FirstService:

<u>Position</u>	<u>Minimum Hours Per Week</u>	<u>Monthly Fee</u>
Licensed CAM (Club Manager)	Full-time	no additional cost
Front Desk Supervisor	35	no additional cost
Front Desk	140	no additional cost

<u>Position</u>	<u>Minimum Hours Per Week</u>	<u>Labor Rate</u>
Any additional administrative	Per mutual approval	25 %
Any additional concierge/front desk	Per mutual approval	35 %
Any additional non-administrative	Per mutual approval	35 %

The labor rate as stipulated above is a percentage of and is added to the wages paid and includes, but is not limited to, social security tax, federal/state unemployment tax, workers' compensation insurance, FirstService's contribution to employee 401(k) benefit, pre-employment screening, recruitment expense, payroll processing and human resource administration.

Eligible on-site staff will receive the following minimum benefits (these benefits for eligible part-time employees of FirstService will be on a pro rata basis):

- Standard health care benefits will be offered to all eligible on-site fixed fee staff members who are employees of FirstService ("Fixed Fee Employee(s)") at no additional cost to the District.** Standard health care benefits will be offered to **all other** eligible on-site staff members who are employees of FirstService ("**Cost Plus Employee(s)**"), and the District will be responsible for the costs of the benefits for each Cost Plus Employee who elects coverage. The monthly amount District will be responsible for in 2026 for each eligible on-site staff member who elects coverage is \$951.00. This amount will be referred to as the "**Monthly Benefit Payment**" and is subject to increase on an annual basis and is due in full as to any employee that elects coverage and is employed as of the first of the month. There is no credit or pro-rata return of any portion of the Monthly Benefit Payment should an employee resign, be terminated, or transferred after the first of the month. Employees are entitled to standard health care benefits while on leave. Employees who elect coverage will have the option to select alternate health care plans offered by FirstService and/or add dependents.
- District is responsible to pay for employees paid time off provided by FirstService's policies, including but not limited to holidays, accrued vacation, and PTO as stipulated in FirstService's standard employment policies, up to and including the termination of this Contract or transfer of the employee from this Community.



MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora

MONTH OF: January 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
Janine Ferreiro	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 January were distributed the first week of the month. February's kits are Valentine's themed and will be distributed the last week of January.

Our annual tree lighting ceremony took place on Saturday, November 15th. Members enjoyed a festive evening decorating gingerbread men shaped sugar cookies, participation in activities and sampled hot cocoa, tea and coffee.





On November 22nd, members joined us for a soap making workshop. Each member made two soaps with the scent of their choice.



On December 5th, we hosted a snow globe workshop. Members along with Paint n Hang had the opportunity to sculpt holiday figurines and create a ceramic snow globe to take home.





Winter pop up market took place on Sunday, December 7th. Participation from residents was not as expected and vendors requested to repeat the market in February. The organizer for the event suggested not charging the vendor fee for the vendors that setup that day. The special permit fee and DJ will be paid from the money collected during the December vendors market (\$1,294.00). Date for the new market is Saturday, February 7th 2026 from 10-4PM.

Isles at Bayshore's Annual Holiday party was hosted on Saturday, December 13th at 5PM. We had an excellent member turnout. Members enjoyed a visit from The Grinch, had an opportunity to take photos and meet Santa as well as participate in festive activities.

The agreement between LBTBSCDD and UM to host the parent seminars is still pending. UM returned the agreement with some requested revisions. Revised agreement was set via email to Scott and Juliana for their review.

Upcoming events:

January:

January 31st: Valentines Candle making workshop (at capacity with 30 members registered)

February:

February 6th: Adult paint night 7PM-9PM (at capacity with 36 members signed up)

February 7th: Vendors market 10AM -4PM

February 20th: Craft night 7PM – 9PM open to 30 members 12 years and older. We currently have 2 spaces available.

Party Rentals:

In 2025, we collected a total of \$12,490 in party rental fees.

YTD 2026, we have collected \$490.00 in party rental fees so far.

During 2025 the clubhouse hosted a total of 42 meetings, 36 private parties, 33 clubhouse events and 47 classes.

Clubhouse activity by month 2026:

Month	Meetings	Private parties	Clubhouse events	Classes
January	2	2	4	5
February	1	1	3	4
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
YTD Totals	3	3	7	9

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

II. General items:

A) Ongoing/Completed Projects and Items

Collection tank refurbishment: Collection tank refurbishment and leak detection work has been completed by Ivero Pools. A detailed report will be provided by the vendor and presented at the January meeting. The vendor will be present to review findings and discuss recommended work to existing equipment, as well as address pending violations.

Estimates for refurbishing the second tank and for repairs to specific items related to the three bodies of water are attached and will be reviewed during the meeting.

• **Maintenance and pending repairs**

- Scheduled services for air conditioning, pest control, pool maintenance, and landscaping continue to be performed on time in accordance with vendor contracts.
- **Lighting issues:** All invoices and additional information was provided to Sonllaliz Trujillo from Eegis insurance for their review and reimbursement to the district. We are pending to receive a clarification from DML to be submitted to insurance carrier.

- **Guardhouse window cleaning:** The guardhouse windows are not currently included in the quarterly window cleaning services performed at the clubhouse. It is being recommended that the windows at each guardhouse be cleaned twice per year. Olivo Floor has provided an estimate totaling \$325.19 for both guardhouses.

For reference, Olivo Floor is currently contracted at \$1,075.74 to clean the clubhouse windows and pool furniture on a quarterly basis.

- **Repairs to pool deck pergola/wood décor:** There are several beams around the pool deck that are cracked and need replacement. These are a total of 6. FCC has submitted a proposal for a total of \$3,570.00.
- **Bougainvillea fumigation:** Tony is currently fumigating the bougainvillea for caterpillars. Some of the trees have bounced back and are growing new leaves. The treatment is ongoing and will be monitored by Tony and myself.
- **Annual fire inspection:** Annual fire inspection was completed on 1/15. We passed all tests and certificate was issued by Hexagonal Fire.
- **Cameras off line:** On January 13, the cameras serving the south-side parking area went offline. DML dispatched technicians who determined the cause to be wiring damage due to water intrusion. DML requested that an electrician consider installing an outlet at post #023 as an alternative to digging up existing cables. Reivil subsequently provided an estimate totaling \$1,864.00.

DML was able to replace the damaged wiring without excavation, and the cameras are now fully operational. It is recommended that the estimate be tabled since the cameras are currently functioning properly.

- **East and west guardhouse interiors:** During monthly cleaning and inspection of both guardhouses it was noticed that several items need attention. I have requested estimates from FCC which are listed below:

Estimate number	Description	Total
77770530	Re caulk and repair stucco at exterior windowsill and door frame. Prime with mildew remover and repair area on wall. Re caulk on interior area. Remove and replace baseboard, re caulk and paint	\$1,490.40
77770532	Toilet seat replacement Tank flapper replacement Vanity steel support replacement Re grout tile wall corners	\$691.80
77770531	Replacement water supply line hoses (4) Replacement bathroom faucets	\$482.40

	Removal of existing soap bar dispensers	
--	---	--

Totals for all three estimates is \$2,664.60

- **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. We received reimbursements for a total of \$400.00
- **Security Incidents and Actions:** An email was sent to a clubhouse member that left their minor daughters at the pool. Parents were called to come to the clubhouse and pick up their daughters and copies of the clubhouse rules were provided.



Swimming in Quality & Design.

Prepared For

First Service Residential - Jennifer - Clubhouse
 director
 21864 SW 93rd Path
 Cutler Bay, FL 33190
 (305) 742-5812

IVERO POOLS, LLC - CPC#1459549

8440 SW 198TH ST
 Cutler Bay, FL 33189
 Phone: (786) 461-6476
 Email: iveropools@gmail.com
 Web: www.iveropools.com

Estimate # 1287
 Date 01/15/2026
 Business / Tax # 47-4906789

Description	Total
Wadding pool resurface	\$4,581.00
New surface, commercial white or equivalent available by code. New main drain cover to comply with regulations. Existing tiles to remain. Sealing of all outlets and leak prevention treatment included.	
Pool Pump: 1.0 HP Pentair Superflo	\$1,850.00
Product and labor included.	
Chemical controller system	\$3,860.00
CAT 2000 ORP/PH Controller. Or similar.	
Plumbing Labor and materials	\$870.00
Includes plumbing connections from Filter outlet to ground, new valves.	
Miscellaneous machine room	\$2,500.00
Repair collector tank fiber glass. Replace collector tank main drain valve. Pressure meters, flow meters, hoses, struts, handles, supports. New filter cartridge. New flood light.	
Pool Timer Outdoors 230 V	\$650.00
Outdoor timer Intermatic 40 amp Mechanical 230V. Material and labor included.	

Subtotal	\$14,311.00
Dade	\$60.90
Total	\$14,371.90

Notes:

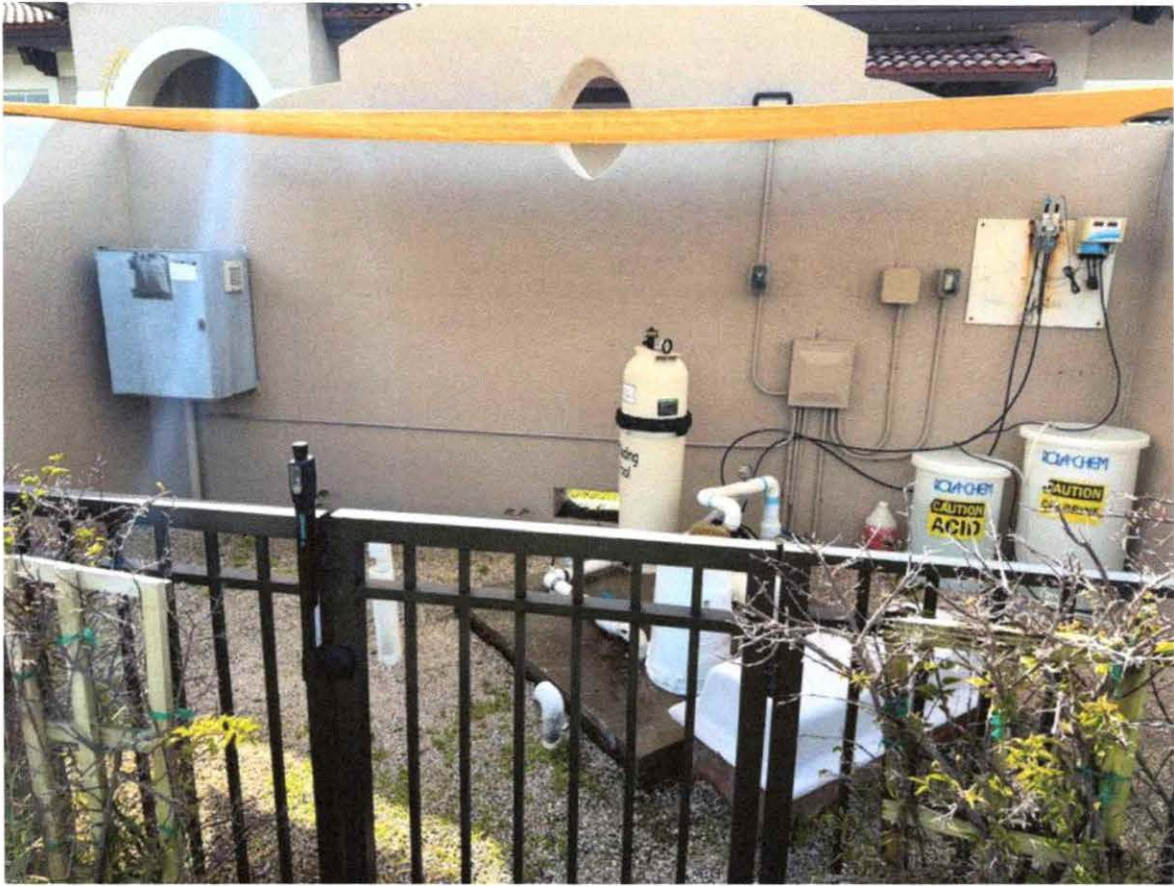
Scope: Bring to compliance the equipments room for the wadding pool. Limited to the items described above.

Time to complete: 2 weeks. (might vary if permits are required per discipline)

Deterioration of the equipments and machinery room is notable, and in order to comply with commercial regulations towards the opening for the public, other miscellaneous might be needed once the city revises our renovation comments.

We don't anticipate more expenses from our inspection, but the city might require any other details we are not including or complying with newer regulations in place.





By signing this document, the customer agrees to the services and conditions outlined in this document.

Final invoice may varied from this estimate due to upgrades to order requested by the client or existing conditions founded during installation.

THIS QUOTE IS VALID FOR 15 DAYS AFTER RECEIVED.

First Service Residential - Jennifer - Clubhouse
director



Swimming in Quality & Design.

Prepared For

First Service Residential - Jennifer - Clubhouse
 director
 21864 SW 93rd Path
 Cutler Bay, FL 33190
 (305) 742-5812

IVERO POOLS, LLC - CPC#1459549

8440 SW 198TH ST
 Cutler Bay, FL 33189
 Phone: (786) 461-6476
 Email: iveropools@gmail.com
 Web: www.iveropools.com

Estimate # 1288

Date 01/15/2026

Business / Tax # 47-4906789

Description**Total**

North Collector tank refurbishing	\$20,250.00
-----------------------------------	-------------

1- Repair structural supports on the upper surrounding tank. Clean PVC unions and reapply fiberglass reinforced coating to the area, change and align Suction main line connections to improve filtration and flow. Replace needed filtration media, improve draining channels and drain sump.

2- Polish the inside tank area, repair soften areas with fiberglass coating. Apply gelcoat for improved lifetime expectancy.

3- Restore and repaint top cover to original condition.

4- Inspect and replace if needed main drain valve parts(gaskets). Prevention inspection for leaks.

Filter parts and accessories	\$4,200.00
------------------------------	------------

D.E. filtration system accessories.

Additional Pea gravel	\$1,800.00
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Pea gravel is needed for grading the machinery room. This element create compaction at surface level, and is notable that about 3" of it is needed since the construction of the area. Maintenance service is better when this is applied as well. Material and labor included.

Subtotal	\$26,250.00
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Total	\$26,250.00
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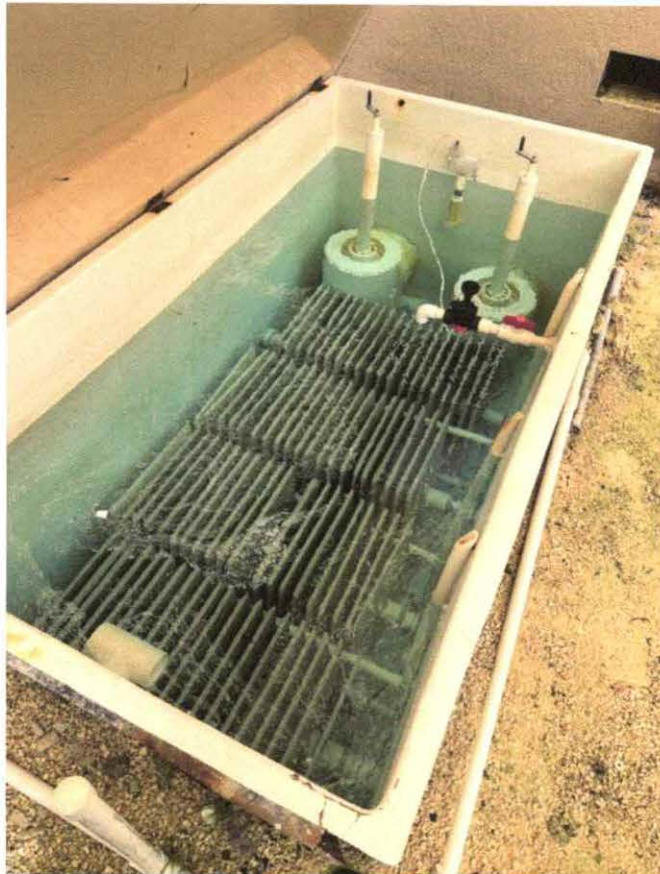
Notes:

This project will add 10 or more years to the life of the tank.

Scope: Limited to the items described above. any other main issue will be reported and assessed.

Time to complete: 4-7 business days. Schedule timing may vary.

Warranty: 1 year in labor and parts.





By signing this document, the customer agrees to the services and conditions outlined in this document.

Final invoice may varied from this estimate due to upgrades to order requested by the client or existing conditions founded during installation.

THIS QUOTE IS VALID FOR 15 DAYS AFTER RECEIVED.

First Service Residential - Jennifer - Clubhouse
director



QUOTE

OlivFloor Repair and Services, Corp
 14700 Booker T Washington Blvd. Apt 209
 Miami, FL 33176
 Phone: 786-380-1508
Olivfloor@gmail.com

Customer ID	
Invoice Date	12/17/2025
Quote Number	281
Payment Due By	

BILL TO

Isles At Bayshore Clubhouse.
 Attn:Jennifer Lora Property Manager.
 21854 sw 93 passage.
 Cutler Bay,FL 33193.

Item Description	Unit Price	Amount
-Pool furniture wash.		\$355.29
-78 chaise lounges.		
-44 arm chairs.		
-20 side tables.		
-11 round dining tables.		
-3 trash bins.		
-6 bar chairs.		
-Deep cleaning and window wash service		\$720.45
-Limpieza persianas de las dos Garitas de las entradas.		\$325.19
-Labor, equipment and visit.		

COMMENTS

SUBTOTAL	
TAX	
DISCOUNT	
TOTAL	\$1,400.93

Make all checks payable to Olivfloor Repair and Services, Corp

Thank you for your business!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 77770529
DATE: DECEMBER 20, 2025


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	WOOD DÉCOR, MILLWORK PERGOLA REPAIR/REPLACEMENT (6 PAIR WOOD)	CLUBHOUSE POOL EXTERIOR	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to remove damaged, rotten wood décor millwork Pergola design @ high-rise areas. Prep & Basic labor to duplicate, fabricate with PT wood product, and Apply primer/paint. Prep & Basic labor to install wood décor at assigned locations with concrete tappcom screws.		
002-01	Prep & Basic labor to re secure loose wood décor millwork Pergola design with wood adhesive and galvanized screws. Prep & Basic labor to repair Pergola columns base décor, install PT fury filler, apply wood putty, sand down, and apply primer/paint. 		
	Clean and Pick up all Debris		
TOTAL AMOUNT			\$ 3,570.00

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!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 77770530
DATE: DECEMBER 20, 2025

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 Lakes by the Bay South CDD**
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	EXTERIOR STUCCO & EXTERIOR DOOR & WINDOWS SEAL. INTERIOR DRYWALL REPAIR	GUARD HOUSE EAST/WEST OFFICE	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to apply stucco repair between wall and concrete band as need it. Prep & Basic labor to apply smooth stucco in a slope @ exterior windowsill and door frame. Prep & Basic labor to apply exterior caulking @ window & door frame		
002-01	Prep & Basic labor to treat with mildew remover product @ interior drywall small area. Prep & Basic labor to apply smooth compounds finish 1 scratch, apply knockdown texture, Apply primer/paint. Prep & Basic labor to apply interior caulking at edge area.		
003-01	Prep & Basic labor to restore wood baseboard, remove damaged paint, caulking area. Prep & Basic labor to apply interior caulking, primer/paint.		
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 1,490.40

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!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL * LICENSED & INSURED

PROPOSAL # 77770532
DATE: DECEMBER 20, 2025

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 Lakes by the Bay South CDD**
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	TOILET SEAT REPLACEMENT- TANK FLAPPER REPLACEMENT VANITY STEEL SUPPORT REPLACEMENT RE GROUT WALL TILE CORNERS	GUARD HOUSE EAST/WEST OFFICE	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 damaged toilet seat @ bathroom guardhouse. Prep & Basic labor to purchase and install new toilet seat.		
002-01	Prep & Basic labor to remove rusted steel hanging vanity bracket (2) @ bathroom guardhouse. Prep & Basic labor to purchase install new steel hanging bracket, apply caulking on edge tile wall area.		
003-01	Prep & Basic labor to remove worn out toilet flapper @ bathroom guardhouse. Prep & Basic labor to purchase install new flappers (2).		
004-01	Prep & Basic labor to remove cracked, fallen grout @ wall tile corner areas. Prep & Basic labor to apply new grout with matched-similar color @ bathroom guardhouse.		
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 691.80

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!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL * LICENSED & INSURED

PROPOSAL # 77770531
DATE: DECEMBER 20, 2025

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 Lakes by the Bay South CDD**
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	BATHROOM FAUCETS (2) REPLACEMENT, WATER SUPPLY LINE HOSES REPLACEMENT (4)	GUARD HOUSE EAST/WEST OFFICE	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to replace bathroom faucet with favorable site conditions. Disconnect and remove existing faucet. Fit and secure new fixture. Connect to water supply. Drain and leak test. ADA 2 handle bathroom sink faucet with center set spout Chrome finish. Includes planning, equipment and material acquisition, area preparation and protection, setup, and cleanup.</p> <p>Prep & Basic labor to replace faucet water supply line hoses, stainless steel braided. (4) Prep & Basic labor to remove existing soap bar dispenser- legally dispose.</p> <p>Moen Commercial M-Bition Chrome Two-Handle ADA Faucett 1.5 GPM.</p>   <p>Clean and Pick up all Debris</p>		
ALL MATERIALS INCLUDED.			
TOTAL AMOUNT			\$ 482.40

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!

REIVIL SERVICES & REPAIR LLC.

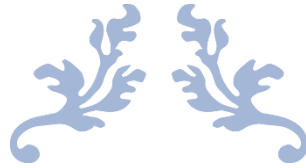
24/7 EMERGENCY ELETRICIAN

INVOICE

12101 sw 184 st miami fl 33177

DATE:01/14/26
INVOICE # 145118**BILL TO: LAKES BY THE BAY SOUTH CDD**[PHONE:jennifer.lora@fsresidential.com](mailto:jennifer.lora@fsresidential.com)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT[\$]
Description of Work: Installation of a new 20-amp dedicated electrical circuit [approximately 350 linear feet] Supply and installation of new breaker Complete wiring [conduit and conductors] Installation of a weatherproof electrical box Installation of GFI outlet to feed parking lot camara system. Clean-up and disposal of all demolition debris. Materials and labor included			\$1864.00
SUBTOTAL			\$1864.00
DEPOSIT 50%			
FINAL PAYMENT			
SIGN			



LAKES BY THE BAY SOUTH



FIELD REPORT



Meeting Date: January 27, 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 November 14th and 27th and December 11th and 26th including but not limited to mowing, edging, trimming, weed control and pest control.
- The January landscaping services are scheduled for the 13th and 27th.
- The tree trimming project was completed including the outer north perimeter of The Reserves and The Breakers along the clubhouse parking lot.
- The annual plant rotation and mulch was completed in time for the holidays.
- The two new agaves for the main entrances were installed at no cost.
- TL is monitoring and treating the brown turf at the medians.
- TL will be removing a palm tree stump at the center median and will be installing new turf.
- TL repaired the hedges at the 88th Place entrance and installed new plants to fill in the hedge.
- The irrigation system is in good working condition except for a few valves that are pending repair and some minor sprinkler head repairs that have been completed.
- TL will not be mowing the lawn within the medians and any dry areas throughout the District to cultivate a healthy lawn.



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)*

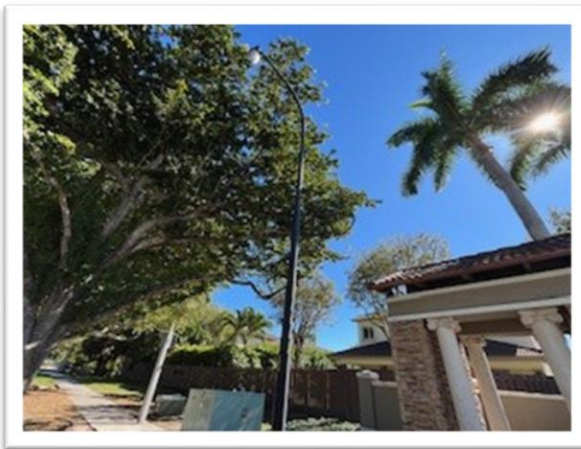
FIELD DIVISION REPORT
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jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

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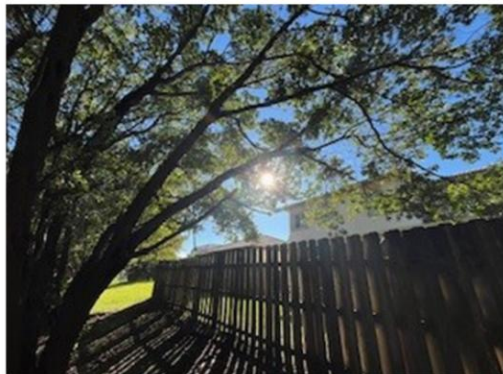
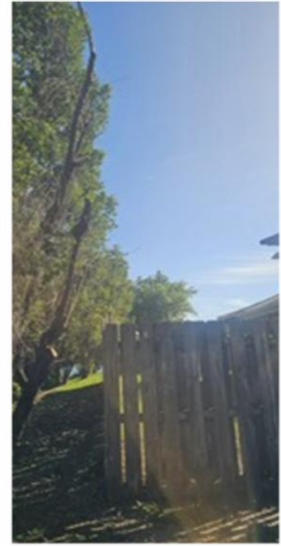
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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

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

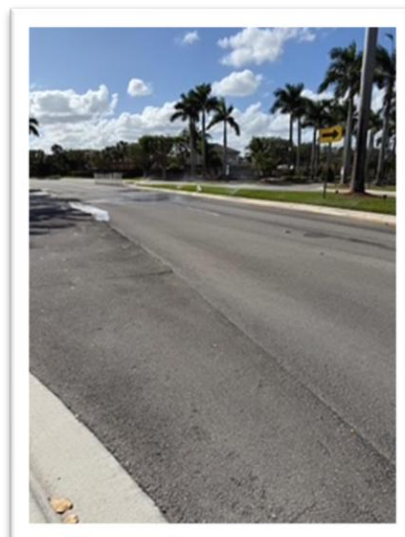
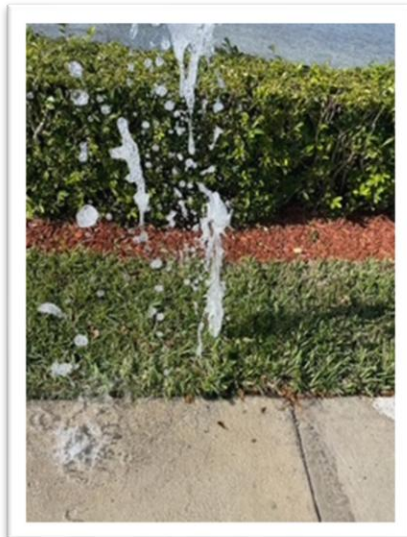
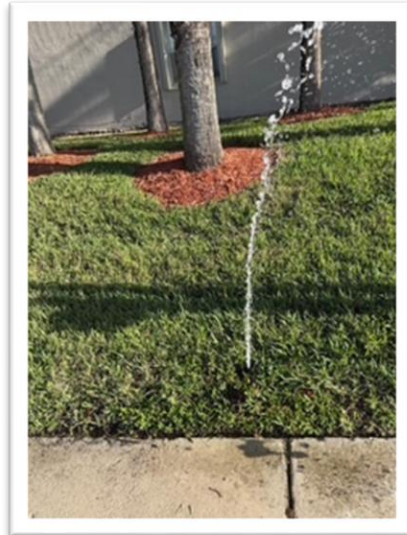
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jlorenzo@gmssf.com
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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

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

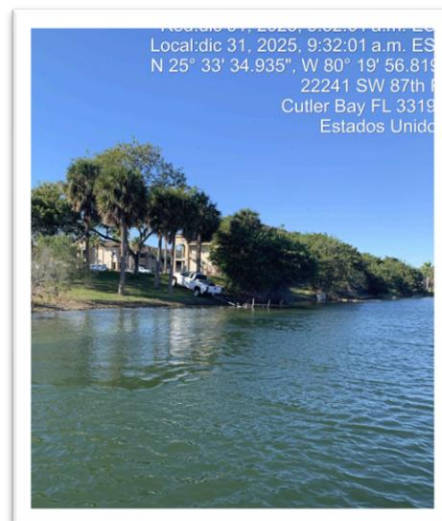
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jlorenzo@gmssf.com
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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

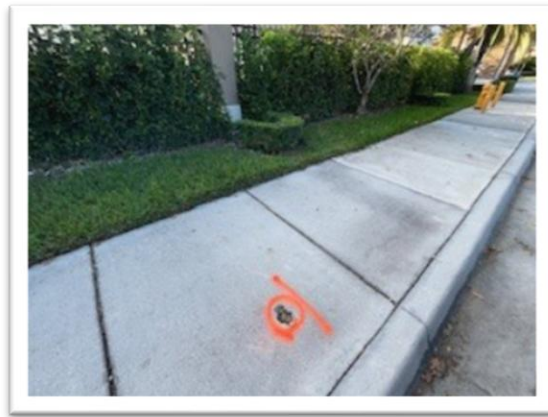
- Lake services provided by Eco-Blue Aquatic Services, LLC (EB) on November 20th and December 18th. Please refer to Exhibit A for more details.
- EB applied a treatment to control algae, treated the aquatic weeds and removed debris.



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

FIELD MAINTENANCE

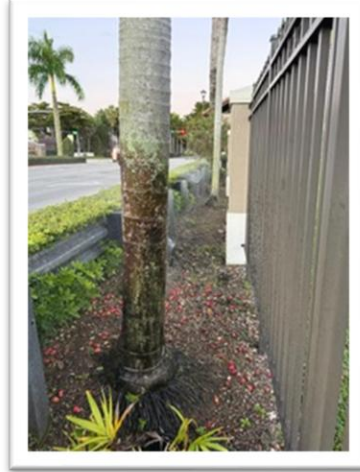
- The downed Speed Limit sign was repaired.
- CV Pro Lighting completed the holiday light and decoration installations. The lights were disconnected meanwhile the removal is completed.
- Chandler Construction is reviewing the outdoor gym equipment for recommendations.
- TL completed the irrigation check of the columns. FCC has been advised of the same to schedule the repainting of the columns.



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
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jlorenzo@gmssf.com
Cell Phone 954.643.5104



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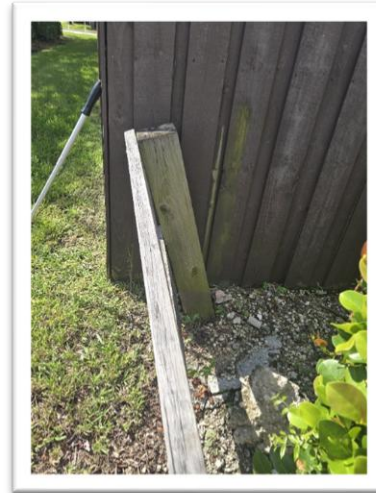
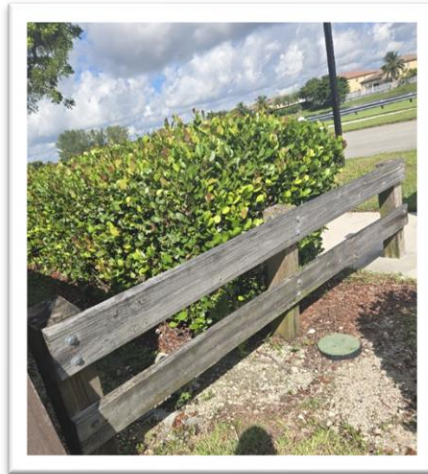
*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
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jlorenzo@gmssf.com
Cell Phone 954.643.5104



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

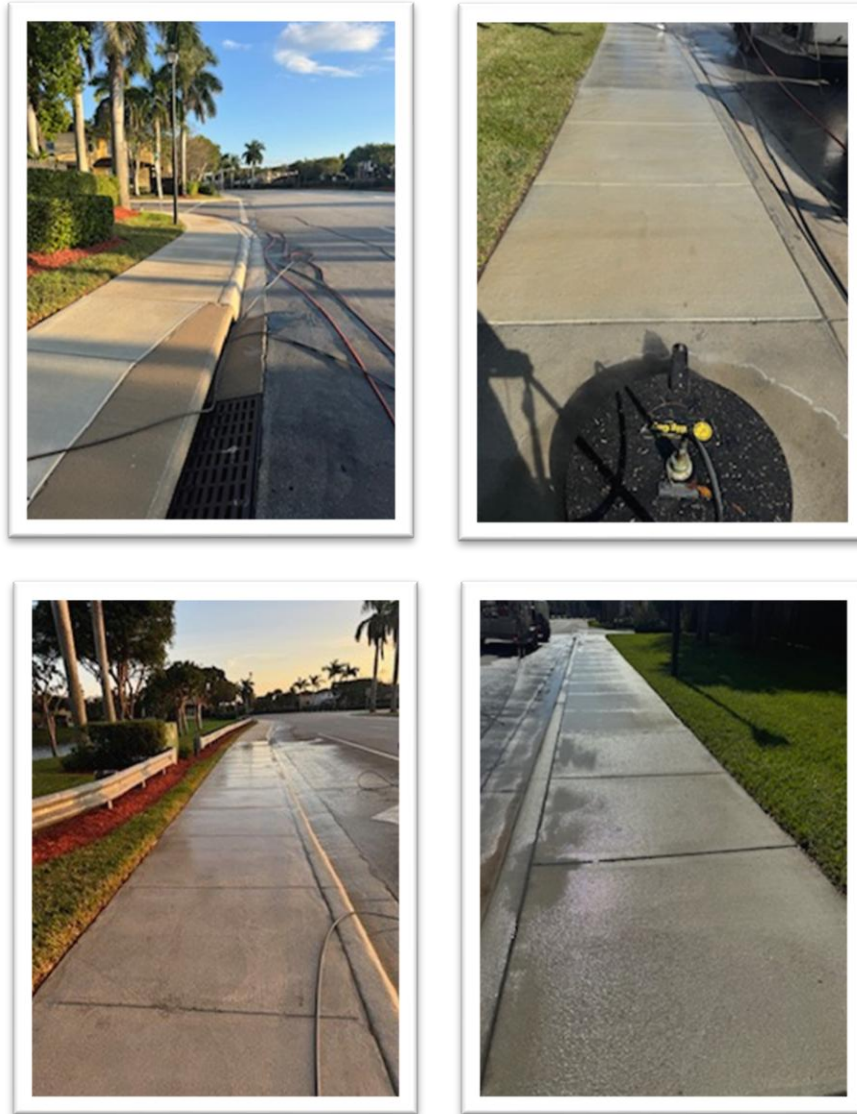
- FCC will be repairing the wooden fence leading into the linear park this month.



Governmental Management Services-South Florida, LLC

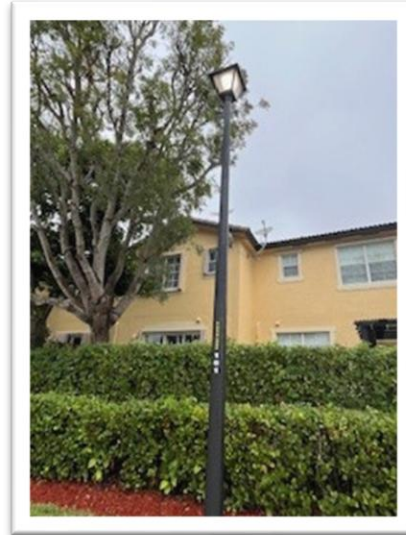
5385 N. Nob Hill Road Sunrise, FL 33351

- People's Choice completed the sidewalk and curbing cleaning project.



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

- Below you will find a list of FPL tickets submitted for repair on December 4th. The repairs may take up to (40) days to be completed.
 - Ticket #75784: lamppost #029 is on during the day.
 - Ticket #75785: lamppost #160 is on during the day.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 77770527
DATE: NOVEMBER 4, 2025


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

TO **Lakes by the Bay South CDD**
5385 N.NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Jesus Lorenzo 305 632 6329
jlorenzo@gmssf.com

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

SALESPERSON	JOB	LOCATION	PAYMENT TERMS:
Alexander Giz	APPLY EXTERIOR PRIMER/PAINT COLUMNS BODY, DÉCOR (32 COLUMNS)	MAIN ENTRANCE 88PL (18 COLUMNS) MAIN ENTRANCE 93PL (14 COLUMNS)	NET 20 DAYS LATE CHARGE FEE 20%

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to hand clean debris, Apply primer/paint exterior columns body, décor with favorable site conditions. Roll of paint and cut in at trim. Exterior Latex based, paint and primer in one. Satin finish. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. CONCRETE COLUMNS (32), 2 COLOR TONE</p>  <p>Clean and Pick up all Debris</p>		
ALL MATERIALS INCLUDED.			
TOTAL AMOUNT			\$ 1,975.00

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!

EXHIBIT A

Eco-Blue Aquatic Services, LLC Lake Service Reports.


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 12/18/2025

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>70.7</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.3</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

<input checked="" type="checkbox"/> ALGAE CONTROL	1,2,3,4
<input type="checkbox"/> GRASSES & EMERGENTS	
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	1,2,3,4
<input checked="" type="checkbox"/> FLOATING PLANTS	1,2,3,4
<input checked="" type="checkbox"/> 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 ORSERVATIONM

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 ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.



(305) 316-1817



ecoblueaquatic@gmail.com

CUSTOMER: Lake By The Bay South CDD

DATE: 11/20/2025

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.2</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</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

<input checked="" type="checkbox"/> ALGAE CONTROL	1,2,3,4
<input type="checkbox"/> GRASSES & EMERGENTS	
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	1,2,3,4
<input checked="" type="checkbox"/> FLOATING PLANTS	1,2,3,4
<input checked="" type="checkbox"/> DEBRIS	1,2,3,4

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AQUATIC SERVICES, INC.



(305) 316-1817



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FISH & WILDLIFE ORSERVATIONM

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NATIVE PLANTS NOTED

☐ Cypress ☐ Wax myrtle ☐ FL pine ☐ Red maple ☐ Mangrove ☐ Pond apple ☐ Oak

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☐ 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 ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.

EXHIBIT B

Updated South Florida Water Management Easement Report & Maps.

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

Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

Section 1 & 2 easement clearing is completed. The invasive weeds continue to be treated as needed, and the remaining exotics have been removed as of December 2025.

All Wet Land Preserve signage has been restored including new posts.



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

Section 3, 4 & 5 easement clearing was completed in 2025. The exotic trees were removed, and the invasive weeds are being treated as needed.

All Wet Land Preserve signage has been restored including new posts.



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

Section 6 & 7 easement clearing was completed. The invasive weeds are being treated as needed. The storm drain outfall was cleared and is being maintained. The remaining exotic trees have been removed, and the stumps are being treated.

All Wet Land Preserve signage has been restored including new posts.

Before



After



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

Section 8, 9 & 10 easement clearing was completed. The remaining exotic trees have been removed, and the stumps are being treated.

All Wet Land Preserve signage has been restored including new posts.

Before



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

After



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026

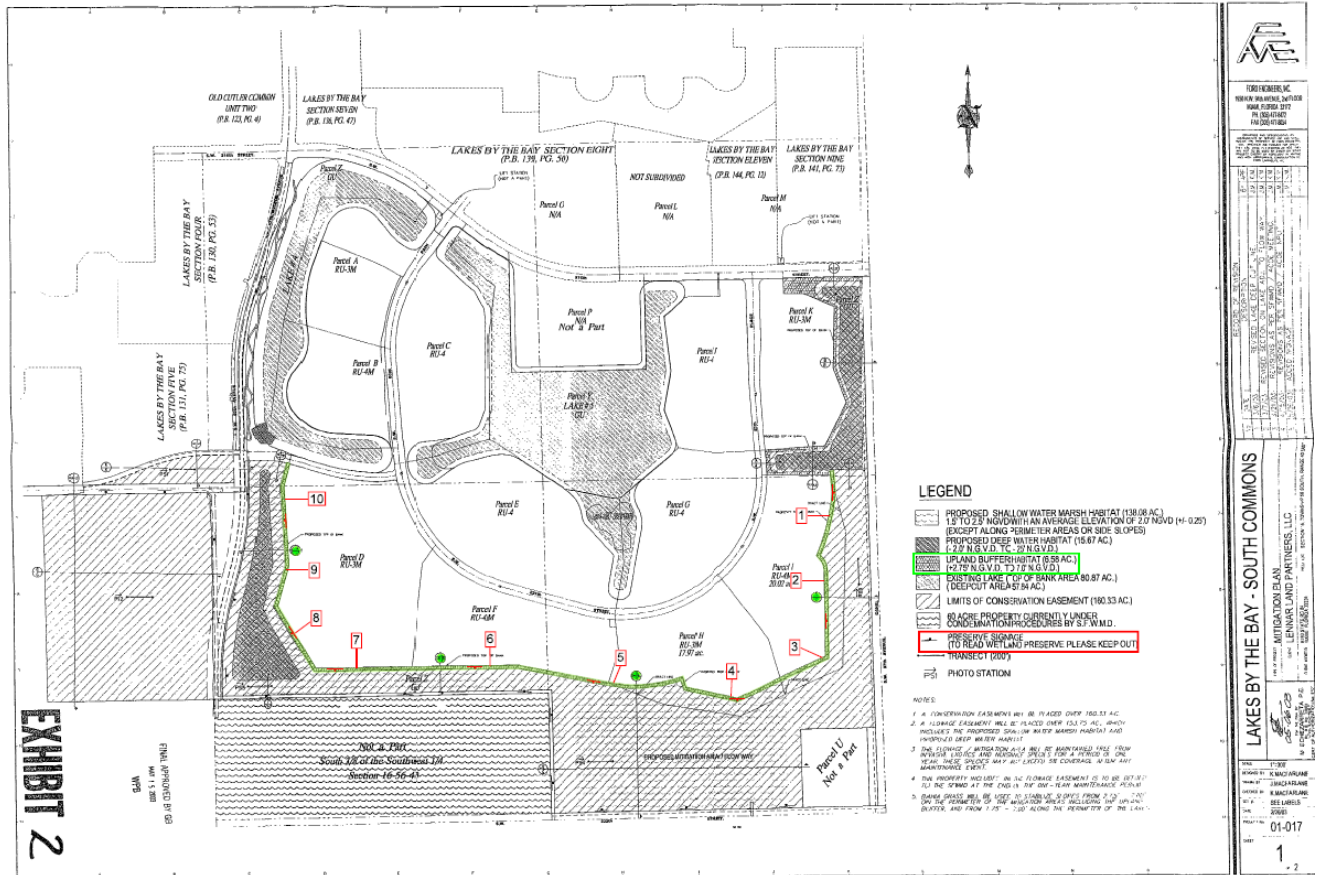


Lakes by the Bay South CDD

SFWM Easement – Progress Report as of January 2, 2026



SFWM Easement – Progress Report as of January 2, 2026



Legend

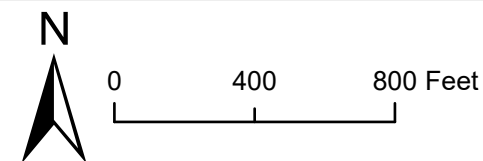
- Survey Area
- Flagged Exotic Invasives



DAVIS
environmental
SOLUTIONS

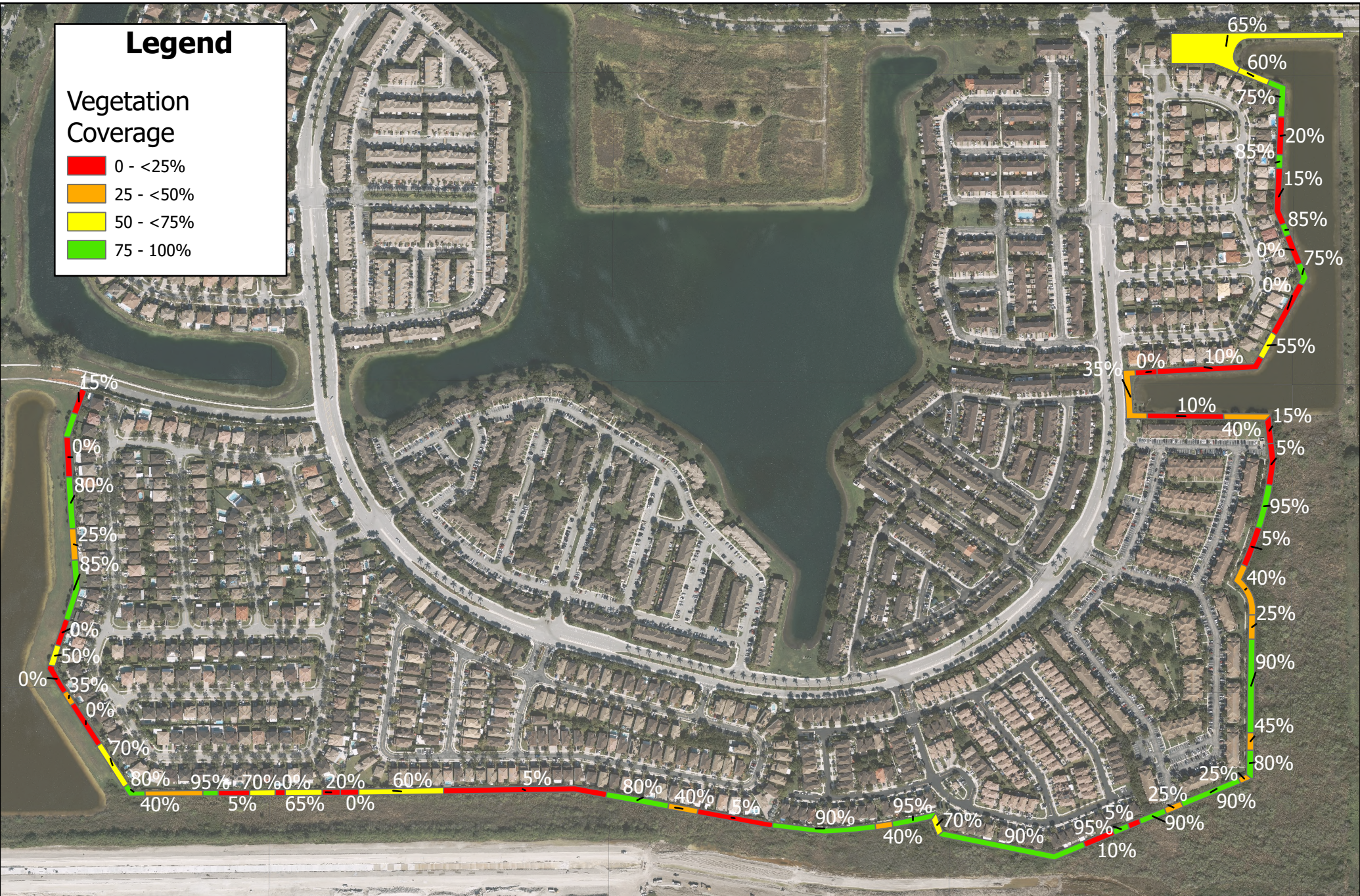
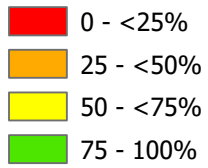
Lakes By The Bay
21864 SW 93rd Path
Cutler Bay, FL 33190

Exotic Locations



Legend

Vegetation Coverage



From: "Rafael G. Casals"

Date: 1/8/26 9:44 AM (GMT-05:00)

To: Alfredo Quintero

Cc: Yenier Vega; Cassandra Silva, Rod Gibson; Mauricio Melinu

Subject: Blue Heron Park - CBS News Report

Alfredo:

At your earliest convenience, can you please share the recently aired CBS 4 story regarding, Blue Heron Park with our friends at CDD:

<https://www.youtube.com/watch?v=uLhgbvzfSdQ>

Thanks,

Rafael G. Casals, ICMA-CM, CFM

Town Manager

Office of the Town Manager

Town of Cutler Bay

10720 Caribbean Blvd. Suite 105

Cutler Bay, Florida 33189

Tel: [\(786\) 573-5518](tel:7865735518)

Fax: [\(305\) 234-4251](tel:3052344251)

www.cutlerbay-fl.gov [Facebook](#) [Instagram](#) [Twitter](#) [Youtube](#)



Please Consider the environment before printing this e-mail

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
11/13/25	5958-5968	\$37,048.21
11/19/25	5969-5976	\$18,874.75
11/20/25	5977	\$1,115.00
12/3/25	5978-5995	\$141,031.53
12/10/25	5996-6010	\$2,120,495.75
12/17/25	6011-6015	\$1,200,641.99
12/22/25	6016-6024	\$95,981.76
12/23/25	6025	\$1,800.00
1/6/26	6026-6036	\$39,826.81
1/13/26	6037-6048	\$56,839.47
TOTAL		\$3,713,655.27

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/13/25	00219	11/11/25 563000 WO#446018	202511 320-57200-46004	AIRSTRON, INC-DADE	*	650.00	650.00 005958
11/13/25	00128	11/04/25 8831 SVCS 10/25	202510 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	2,123.75	2,123.75 005959
11/13/25	00270	11/03/25 00100932 SVCS 11/25	202511 320-57200-41000	COMCAST	*	108.15	108.15 005960
11/13/25	00093	11/06/25 27276 SVCS 10/24-11/06/25	202511 320-57200-34503	DELTA FIVE SECURITY	*	210.00	210.00 005961
11/13/25	00002	11/04/25 90548001 DELIVERY THRU 10/24/25	202510 310-51300-42000	FEDEX	*	23.83	23.83 005962
11/13/25	00126	11/04/25 69514 PREVENTIVE MAINT 11/25	202511 320-57200-46001	THE FITNESS SOLUTION, INC.	*	190.00	755.00 005963
		11/11/25 69613 SUPPLIES 11/25	202511 320-57200-46001		*	565.00	
11/13/25	00213	11/12/25 43471141 SUPPLIES 11/25	202511 320-57200-51000	GREAT AMERICAN BUSINESS PRODUCTS	*	313.99	313.99 005964
11/13/25	00085	11/06/25 26192314 SVCS 10/25	202510 320-57200-43100	MIAMI-DADE WATER AND SEWER DEPT	*	21,673.86	21,673.86 005965
11/13/25	00082	11/21/25 19298 PRESSURE WASHING 11/25	202511 320-53800-46003	PEOPLE'S CHOICE PRESSURE CLEANING	*	4,575.00	4,575.00 005966
11/13/25	00191	2/10/25 42820870 SUPPLIES 03/25	202503 320-57200-52000		*	15.83	
		2/11/25 42805541 SUPPLIES 02/25	202502 320-57200-52000		*	93.16	
		2/11/25 42822733 SUPPLIES 02/25	202502 320-57200-52000		*	37.99	
		3/05/25 43147683 SUPPLIES 03/25	202503 320-57200-52000		*	102.99	

LBS LAKES BAY STH JWASSERMAN

AP300R
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKES BY THE BAY SOUTH CDD-GF
BANK A GENERAL FUND

RUN 1/20/26

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/31/25	43501968 202503 320-57200-52000		*	72.99	
			SUPPLIES 03/25				
		8/01/25	45145692 202508 320-57200-52000		*	216.67	
			SUPPLIES 08/25				
				QUILL CORPORATION			539.63 005967
11/13/25	00168	11/11/25 5819	202511 320-57200-49400		*	2,675.00	
			TREE LIGHTING CEREMONY				
		11/11/25 5820	202511 320-57200-49400		*	3,400.00	
			GINGER CHAR/CLAW MACHINE				
				RECREA GROUP INC			6,075.00 005968
11/19/25	00039	10/31/25 195908	202510 310-51300-31500		*	3,665.00	
			SVCS 10/25				
				BILLING COCHRAN PA			3,665.00 005969
11/19/25	00030	11/15/25 102025	202510 330-53800-43000		*	208.43	
			SVCS 10/25				
		11/15/25 102025	202510 320-57200-43000		*	2,783.76	
			SVCS 10/25				
				FLORIDA POWER & LIGHT COMPANY			2,992.19 005970
11/19/25	00186	11/18/25 11182025	202511 320-57200-49400		*	1,103.18	
			REIMB CHRISTMAS SUPPLIES				
				JENNIFER LORA			1,103.18 005971
11/19/25	00085	11/06/25 48057014	202510 330-53800-43100		*	34.68	
			SVCS THRU 10/28/25				
				MIAMI-DADE WATER AND SEWER DEPT			34.68 005972
11/19/25	00273	12/01/25 29	202512 320-57200-45300		*	3,500.00	
			POOL SVCS 12/25				
		12/01/25 29	202512 320-57200-45301		*	195.00	
			REPAIRS 12/25				
				PATAGONIA POOLS LLC			3,695.00 005973
11/19/25	00082	11/17/25 19397	202511 320-53800-46003		*	975.00	
			PRESSURE WASH 11/25				
				PEOPLE'S CHOICE PRESSURE CLEANING			975.00 005974
11/19/25	00260	11/17/25 145117-B	202511 320-57200-45301		*	6,225.00	
			BALANCE 11/25				
				REIVIL SERVICE AND REPAIR LLC			6,225.00 005975
11/19/25	00275	11/19/25 11192025	202511 320-57200-46000		*	184.70	
			SUPPLIES 11/25				
				TIMOTHY MOON			184.70 005976
				LBS LAKES BAY STH JWASSERMAN			

AP300R
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LAKES BY THE BAY SOUTH CDD-GF
BANK A GENERAL FUND

RUN 1/20/26

PAGE 3

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/20/25	00229	10/23/25 INV28	202512 320-57200-49400	CHRISTMAS DOMES	*	1,115.00	
				PAINT 'N HANG LLC			1,115.00 005977
12/03/25	00093	11/20/25 27376	202511 320-57200-34503	SVCS 11/07-11/20/25	*	345.00	
				DELTA FIVE SECURITY			345.00 005978
12/03/25	99999	12/03/25 VOID	202512 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 005979
12/03/25	00187	11/10/25 6414-1	202510 330-53800-46000	TRUCK TRAILER HIT GATE	*	142.50	
		11/10/25 6424-1	202511 330-53800-46000	W RESIDENT ENTRANCE HIT	*	252.50	
		11/10/25 6442-1	202511 330-53800-46000	E VISITOR HIT WHITE CADIL	*	142.50	
		11/10/25 6443-1	202511 330-53800-46000	E EXIT RIGHT HIT 11/25	*	142.50	
		11/19/25 6449-1	202511 330-53800-46000	W VISITOR HIT BLACK CHEVY	*	142.50	
		11/19/25 6450-1	202511 330-53800-46000	E RESIDENT MEDICAL VAN	*	252.50	
		11/21/25 6472-1	202511 330-53800-46000	W RESIDENT HIT WHITE SUV	*	142.50	
		11/21/25 6473-1	202511 330-53800-46000	W VISITOR HIT WHITE VAN	*	142.50	
		11/21/25 6477-1	202511 330-53800-46000	E VISITOR HIT 11/25	*	142.50	
		11/21/25 6479	202510 320-57200-34504	MONITORING POOL 10/25	*	720.00	
		11/21/25 6480	202510 320-57200-34500	VIDEO GYM/ROAD ENTERANCE	*	995.00	
		11/21/25 6481	202510 330-53800-34504	POOL VIDEO 10/25	*	1,225.00	
		11/21/25 6482	202510 330-53800-34501	SVCS AGREE MONITORING	*	11,500.00	
		11/25/25 6485-1	202511 330-53800-46000	E VISITOR HIT YELLOW JEEP	*	142.50	
		11/25/25 6486-1	202511 330-53800-46000	W VISITOR HIT GREY F150	*	142.50	
		11/25/25 6494	202511 320-57200-34504	POOL MONITORING 11/25	*	720.00	
		11/25/25 6495	202511 320-57200-34500	GYM/ENTERANCE ROAD VIDEO	*	995.00	

LBS LAKES BAY STH JWASSERMAN

AP300R
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKES BY THE BAY SOUTH CDD-GF
BANK A GENERAL FUND

RUN 1/20/26

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/25/25 6496	202511 330-53800-34504		*	1,225.00	
		POOL VIDEO 11/25					
		11/25/25 6497	202511 330-53800-34501		*	11,500.00	
		MONITORING 11/25					
		12/01/25 6511-1	202511 330-53800-46000		*	142.50	
		E VISITOR HIT BLACK F350					
				DML SECURITY SYSTEMS			30,810.00 005980
12/03/25 00027		12/01/25 5770	202512 320-53800-46800		*	800.00	
		MAINT 12/25					
				ECO BLUE AQUATICS SERVICES, INC.			800.00 005981
12/03/25 00196		11/22/25 76760449	202511 320-57200-46000		*	566.00	
		AC EXHAUST DUCT 11/25					
				FCC CARPENTRY& GENERAL PAINTING LLC			566.00 005982
12/03/25 00002		11/18/25 9-071-90	202511 310-51300-42000		*	48.99	
		DELIVERY THRU 11/07/25					
		11/25/25 90791710	202511 310-51300-42000		*	25.24	
		DELIVERY THRU 11/20/25					
				FEDEX			74.23 005983
12/03/25 00030		11/19/25 27426-10	202510 330-53800-43000		*	29.74	
		SVCS 10/25					
		11/19/25 37428-10	202510 330-53800-43000		*	28.08	
		SVCS 10/25					
				FLORIDA POWER & LIGHT COMPANY			57.82 005984
12/03/25 00055		11/24/25 01-56919	202511 320-57200-46003		*	65.00	
		SVCS 11/25					
				GLOBAL PEST CONTROL & LAWN CARE SVC			65.00 005985
12/03/25 00213		10/17/25 43465065	202510 320-57200-51000		*	313.99	
		SUPPLIES 10/25					
				GREAT AMERICAN BUSINESS PRODUCTS			313.99 005986
12/03/25 00143		11/25/25 40662240	202511 320-57200-42500		*	147.72	
		COPIER LEASE 11/25					
				GREATAMERICA FINANCIAL SVCS.			147.72 005987
12/03/25 00276		11/18/25 1281	202511 320-57200-49100		*	31,800.00	
		COLLECTOR TANK REFURBISH					
				IVERO POOLS LLC			31,800.00 005988
12/03/25 00186		11/25/25 11252025	202511 320-57200-49300		*	2,282.97	
		REIMB HOLIDAY SUPPLIES					
				JENNIFER LORA			2,282.97 005989
				LBS LAKES BAY STH JWASSERMAN			

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/03/25	00267	11/24/25 1041	202511 320-57200-49400	VIDEO TREE LIGHTING 11/25	*	350.00	
				MAD FREDDY LLC			350.00 005990
12/03/25	00082	11/25/25 19427	202511 330-53800-46003	PRESSURE WASH 11/25	*	10,675.00	
				PEOPLE'S CHOICE PRESSURE CLEANING			10,675.00 005991
12/03/25	00168	11/14/25 5829	202511 320-57200-49400	CHRISTMAS CELEBRATION	*	7,748.00	
		11/14/25 5829	202511 320-57200-49400	CHRISTMAS CELEBRATION	V	7,748.00-	
				RECREA GROUP INC			.00 005992
12/03/25	00118	11/22/25 60486311	202511 320-57200-51000	SUPPLIES 11/25	*	19.96	
				STAPLES			19.96 005993
12/03/25	00157	11/26/25 3112625	202511 320-53800-46201	MULCH 11/25	*	18,880.00	
		11/26/25 3112625	202511 320-53800-46206	SUNPATIENS 11/25	*	6,835.14	
		11/26/25 3112625	202511 320-53800-46206	FERTILIZER MIX SOIL 11/25	*	1,680.00	
		11/26/25 3112625	202511 320-53800-46206	POINSETTIA 11/25	*	748.00	
		11/26/25 33112625	202511 320-53800-46201	MULCH 11/25	*	8,921.60	
		12/01/25 3120125	202512 320-53800-46200	LANDSCAPE MAINT 12/25	*	15,500.10	
		12/01/25 33120125	202512 320-57200-46200	LANDSCAPE MAINT 12/25	*	2,709.00	
				TONY'S NURSERY & GARDEN			55,273.84 005994
12/03/25	00168	11/14/25 5829R	202512 320-57200-49400	CHRISTMAS CELEBRATION	*	7,450.00	
				RECREA GROUP INC			7,450.00 005995
12/10/25	00219	12/01/25 564703	202512 320-57200-46004	PREVENTATIVE MAINT 12/25	*	490.00	
				AIRSTRON, INC-DADE			490.00 005996
12/10/25	00240	12/02/25 2236	202512 320-57200-46002	JANITORIAL SVCS 12/25	*	5,050.00	
		12/02/25 2236	202512 330-53800-46001	JANITORIAL SVCS 12/25	*	50.00	
				ALL PROFESSIONAL CLEANING LLC			5,100.00 005997
				LBS LAKES BAY STH JWASSERMAN			

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/10/25	00039	11/30/25 196393	202511 310-51300-31500		*	2,640.00	
		SVCS 11/25		BILLING COCHRAN PA			2,640.00 005998
12/10/25	00270	12/01/25 00100303	202512 320-57200-41000		*	223.42	
		SVCS 12/25		COMCAST			223.42 005999
12/10/25	00187	12/08/25 6513-1	202512 330-53800-46000		*	142.50	
		W VISITOR HIT F150 12/25					
		12/08/25 6517-1	202512 330-53800-46000		*	252.50	
		W RESIDENT HIT BLACK SUV					
		12/08/25 6518-1	202512 330-53800-46000		*	145.50	
		W VISITOR HIT BLACK HONDA					
		12/09/25 6525-1	202512 330-53800-46000		*	142.50	
		E VISITOR HIT BLACK FORD		DML SECURITY SYSTEMS			683.00 006000
12/10/25	00104	12/01/25 11108657	202512 320-57200-34200		*	25,192.00	
		MGMT FEE 12/25					
		12/01/25 11108657	202512 330-53800-34000		*	2,000.00	
		MGMT FEE 12/25		FIRSTSERVICE RESIDENTIAL, INC.			27,192.00 006001
12/10/25	00126	12/03/25 69948	202512 320-57200-46001		*	190.00	
		PREVENTIVE MAINT 12/25		THE FITNESS SOLUTION, INC.			190.00 006002
12/10/25	00016	12/01/25 20181393	202512 320-53800-34000		*	2,729.92	
		FIELD SVCS 12/25					
		12/01/25 20181394	202512 310-51300-34000		*	6,040.92	
		MGMT FEE 12/25					
		12/01/25 20181394	202512 310-51300-31300		*	458.33	
		DISSEMINATION AGENT SVCS					
		12/01/25 20181394	202512 310-51300-50000		*	300.00	
		WEBSITE ADMIN 12/25					
		12/01/25 20181394	202512 310-51300-42000		*	47.44	
		POSTAGE&DELIVERY 12/25		GOVERNMENTAL MANAGEMENT SERVICES -			9,576.61 006003
12/10/25	00238	12/10/25 12102025	202512 300-20700-10000		*	35.82	
		TRANSFER OF TAX RECEIPTS					
		12/10/25 121025	202512 300-20700-10000		*	1,152,428.81	
		TRANSFER OF TAX RECEIPTS		LAKES BY THE BAY SOUTH CDD			1,152,464.63 006004
				LBS LAKES BAY STH JWASSERMAN			

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 7

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/10/25	00259	12/10/25 12102025	202512 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	28.43	
		12/10/25 121025	202512 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	914,678.03	
				LAKES BY THE BAY SOUTH CDD			914,706.46 006005
12/10/25	00253	9/30/25 IN54294	202509 310-51300-48000	NOTICE OF MEETING FY26	*	480.06	
		9/30/25 IN54295	202509 310-51300-48000	LEGACY SUPPORTS 09/25	*	479.23	
				MCCLATCHY COMPANY LLC			959.29 006006
12/10/25	00261	12/01/25 008295-1	202512 320-57200-43200	SVCS 12/25	*	1,442.00	
				MIAMI-DADE COUNTY			1,442.00 006007
12/10/25	00273	12/12/25 32	202512 320-57200-45301	BLACK ALGAE TREATMENT	*	1,500.00	
				PATAGONIA POOLS LLC			1,500.00 006008
12/10/25	00118	12/06/25 60500663	202512 320-57200-52000	SUPPLIES 12/25	*	28.18	
				STAPLES			28.18 006009
12/10/25	00157	12/02/25 3120225	202512 320-53800-46202	FUMIGATION 12/25	*	3,300.16	
				TONY'S NURSERY & GARDEN			3,300.16 006010
12/17/25	00002	12/09/25 90955412	202512 310-51300-42000	DELIVERY THRU 12/04/25	*	31.48	
				FEDEX			31.48 006011
12/17/25	00030	12/11/25 40144-11	202511 330-53800-43000	SVCS 11/25	*	99.15	
				FLORIDA POWER & LIGHT COMPANY			99.15 006012
12/17/25	00201	12/11/25 2772	202601 320-57200-34501	QRTLY ALARM JAN/FEB/MARCH	*	270.00	
				HEXAGONAL FIRE DETECTION LLC			270.00 006013
12/17/25	00011	12/17/25 12172025	202512 300-15100-10000	TRANSFER FUNDS STATEBOARD	*	1,200,000.00	
				LAKES BY THE BAY SOUTH CDD			1,200,000.00 006014
12/17/25	00191	12/10/25 46931370	202512 320-57200-52000	SUPPLIES 12/25	*	41.98	

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AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 8

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/10/25	46944677 202512 320-57200-51000		*	135.43	
			SUPPLIES 12/25				
		12/10/25	46951092 202512 320-57200-51000		*	63.95	
			SUPPLIES 12/25				
				QUILL CORPORATION			241.36 006015
12/22/25	00274	12/18/25	1249 202512 320-53800-49200		*	8,150.74	
			MULTI YEAR AGREEMENT				
		12/18/25	1249 202512 320-57200-49200		*	6,755.51	
			MULTI YEAR AGREEMENT				
				CV PRO LIGHTING LLC			14,906.25 006016
12/22/25	00187	12/17/25	6528-1 202512 330-53800-46000		*	2,010.00	
			BARRIER ARMS QTY 4 12/25				
		12/17/25	6537-1 202512 330-53800-46000		*	142.50	
			E VISITOR ENTERANCE HIT				
		12/17/25	6542 202512 320-57200-34504		*	720.00	
			POOL MONITORING 12/25				
		12/17/25	6543 202512 320-57200-34500		*	995.00	
			GYM/ENTRANCE RD VIDEO				
		12/17/25	6544 202512 330-53800-34504		*	1,225.00	
			POOL VIDEO 12/25				
		12/17/25	6545 202512 330-53800-34501		*	11,500.00	
			93 ENTERANCE/EXIT AGREE				
				DML SECURITY SYSTEMS			16,592.50 006017
12/22/25	00196	12/15/25	76760450 202512 320-57200-46000		*	687.00	
			DRYWALL REPAIR 12/25				
		12/15/25	76760451 202512 320-57200-46000		*	497.00	
			LED BULB REPLACEMENT 12/25				
		12/15/25	76760452 202512 320-57200-46000		*	489.55	
			LED BULB REPLACEMENT				
		12/16/25	76760453 202512 320-57200-46000		*	487.65	
			FIRE EXTINGUISHER RECERT				
				FCC CARPENTRY& GENERAL PAINTING LLC			2,161.20 006018
12/22/25	00055	12/18/25	01-57147 202512 320-57200-46003		*	65.00	
			SVCS 12/09/25				
				GLOBAL PEST CONTROL & LAWN CARE SVC			65.00 006019
12/22/25	00186	12/22/25	12222025 202512 320-57200-52000		*	170.68	
			SUPPLIES 12/25				
		12/22/25	12222025 202512 320-57200-46000		*	50.00	
			DEBRIS CLEANUP 12/25				
				JENNIFER LORA			220.68 006020
				LBS LAKES BAY STH JWASSERMAN			

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 9

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12/22/25	00267	12/16/25 1043	202512 320-57200-49400	VIDEO BAYSHORE CHRISTMAS	*	350.00	
				MAD FREDDY LLC			350.00 006021
12/22/25	00273	12/19/25 35	202512 320-57200-45301	NEW TAYLOR KIT-K 2006	*	80.75	
		1/01/26 34	202601 320-57200-45300	SVCS 01/26	*	3,500.00	
				PATAGONIA POOLS LLC			3,580.75 006022
12/22/25	00118	12/20/25 60510336	202512 320-57200-52000	SUPPLIES 12/25	*	30.38	
				STAPLES			30.38 006023
12/22/25	00157	12/10/25 3121025	202512 320-53800-46203	TREE TRIMMING 12/25	*	48,815.00	
		12/10/25 33121025	202512 320-53800-46203	TREE TRIMMING 12/25	*	9,260.00	
				TONY'S NURSERY & GARDEN			58,075.00 006024
12/23/25	00276	12/22/25 5198	202512 320-57200-45301	LEAK DETECTION MAIN POOL	*	1,800.00	
				IVERO POOLS LLC			1,800.00 006025
1/06/26	00240	1/06/26 2245	202601 320-57200-46002	JANITORIAL SVCS 01/26	*	5,050.00	
		1/06/26 2245	202601 330-53800-46001	JANITORIAL SVCS 01/26	*	50.00	
				ALL PROFESSIONAL CLEANING LLC			5,100.00 006026
1/06/26	00093	12/18/25 27568	202512 320-57200-34503	SVCS 12/05-12/18/25	*	150.00	
				DELTA FIVE SECURITY			150.00 006027
1/06/26	00187	12/23/25 6569-1	202512 330-53800-46000	E RIGHT EXIT HIT 12/25	*	142.50	
		1/05/26 6500-1	202511 330-53800-46000	W RIGHT EXIT HIT 11/25	*	142.50	
		1/05/26 6501-1	202511 330-53800-46000	POWER SURGE 11/25	*	218.50	
		1/05/26 6583-1	202512 330-53800-46000	CRACKED POLE 12/25	*	142.50	
		1/05/26 6587-1	202512 330-53800-46000	E VISITOR HIT 12/25	*	142.50	
		1/05/26 6589-1	202512 330-53800-46000	E VISITOR HIT 12/25	*	142.50	

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/05/26 6607-1	202512 330-53800-46000		*	201.25	
		POWER OUTAGE 12/25					
		1/05/26 6609-1	202512 330-53800-46000		*	142.50	
		W RESIDENT HIT 12/25					
		1/05/26 6611-1	202512 330-53800-46000		*	142.50	
		WEST LEFT EXIT 12/25					
				DML SECURITY SYSTEMS			1,417.25 006028
1/06/26 00027		1/01/26 5810	202601 320-53800-46800		*	800.00	
		LAKE MAINT 01/26					
				ECO BLUE AQUATICS SERVICES, INC.			800.00 006029
1/06/26 00002		12/16/25 91056055	202512 320-53800-46800		*	72.37	
		DELIVERY THRU 12/11/25					
		12/30/25 91224462	202512 320-53800-46800		*	81.65	
		DELIVERY THRU 12/23/25					
				FEDEX			154.02 006030
1/06/26 00030		12/18/25 112025	202511 320-53800-43000		*	177.82	
		SVCS 11/25					
		12/18/25 112025	202511 320-57200-43000		*	2,050.32	
		SVCS 11/25					
				FLORIDA POWER & LIGHT COMPANY			2,228.14 006031
1/06/26 00016		1/01/26 20181395	202601 320-53800-34000		*	2,729.92	
		FIELD SVCS 01/26					
		1/01/26 20181396	202601 310-51300-34000		*	6,040.92	
		MGMT FEE 01/26					
		1/01/26 20181396	202601 310-51300-31300		*	458.33	
		DISSEMINATION AGENT SVCS					
		1/01/26 20181396	202601 310-51300-50000		*	300.00	
		WEBSITE ADMIN 01/26					
		1/01/26 20181396	202601 310-51300-42000		*	17.02	
		POSTAGE&DELIVERY 01/26					
				GOVERNMENTAL MANAGEMENT SERVICES -			9,546.19 006032
1/06/26 00143		12/25/25 40886429	202512 320-57200-42500		*	137.28	
		COPIER LEASE 12/25					
				GREATAMERICA FINANCIAL SVCS.			137.28 006033
1/06/26 00186		1/06/26 01062026	202601 320-57200-52001		*	481.49	
		REIMB FOR CHAIR 01/26					
		1/06/26 010626	202601 320-57200-52000		*	527.60	
		REIMB SHIRTS/JACKET 01/26					
				JENNIFER LORA			1,009.09 006034
				LBS LAKES BAY STH JWASSERMAN			

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/26	00193	12/26/25 1474	202512 320-57200-46005		*	1,075.74	
			POOL FURNITURE WASH 12/25				
				OLIVFLOOR REPAIR & SERVICES, CORP			1,075.74 006035
1/06/26	00157	1/01/26 31010126	202601 320-53800-46200		*	15,500.10	
			LANDSCAPE MAINT 01/26				
		1/01/26 33010126	202601 320-57200-46200		*	2,709.00	
			LANDSCAPE MAINT 01/26				
				TONY'S NURSERY & GARDEN			18,209.10 006036
1/13/26	00219	1/01/26 566959	202601 320-57200-46004		*	490.00	
			PREVENTATIVE MAINT 01/26				
				AIRSTRON, INC-DADE			490.00 006037
1/13/26	00265	1/06/26 00004	202601 320-57200-49400		*	1,050.00	
			V-CANDLE WORKSHOP 01/26				
				MICHELLE ALIX			1,050.00 006038
1/13/26	00270	1/02/26 00100318	202601 320-57200-41000		*	6.93	
			SVCS 01/26				
				COMCAST			6.93 006039
1/13/26	00104	1/01/26 11116508	202601 320-57200-34200		*	25,192.00	
			MGMT FEE 01/26				
		1/01/26 11116508	202601 330-53800-34000		*	2,000.00	
			MGMT FEE 01/26				
				FIRSTSERVICE RESIDENTIAL, INC.			27,192.00 006040
1/13/26	00126	1/05/26 70288	202601 320-57200-46001		*	190.00	
			PREVENTIVE MAINT 01/26				
				THE FITNESS SOLUTION, INC.			190.00 006041
1/13/26	00186	1/13/26 01132026	202601 320-57200-49200		*	150.79	
			AMAZON HOLIDAY DECO 01/26				
		1/13/26 01132026	202601 320-57200-52000		*	22.95	
			TARGET KITCHEN SUPPLIES				
		1/13/26 01132026	202601 320-57200-49200		*	82.32	
			MICHAELS HOLIDAY DEC 1/26				
				JENNIFER LORA			256.06 006042
1/13/26	00229	1/07/26 INV32	202601 320-57200-49400		*	1,325.00	
			PAINTING EVENT 01/26				
		1/07/26 INV33	202601 320-57200-49400		*	1,115.00	
			3D PAINTING 01/26				
				PAINT 'N HANG LLC			2,440.00 006043

LBS LAKES BAY STH JWASSERMAN

AP300R
*** CHECK NOS. 005958-006048

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

RUN 1/20/26

PAGE 12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/13/26	00191	1/02/26 47205869	202601 320-57200-51000	SUPPLIES 01/26	*	103.13	
		1/07/26 18870242	202601 320-57200-51000	SUPPLIES 01/26	*	106.99	
		1/07/26 47248576	202601 320-57200-51000	SUPPLIES 01/26	*	29.99	
QUILL CORPORATION							240.11 006044
1/13/26	00168	1/05/26 5887	202601 320-57200-49400	6HRS DJ SVCS 01/26	*	850.00	
RECREA GROUP INC							850.00 006045
1/13/26	00118	1/10/26 60527614	202601 320-57200-52000	SUPPLIES 01/26	*	15.89	
STAPLES							15.89 006046
1/13/26	00157	1/09/26 31010926	202512 320-53800-46203	TREE TRIMMING 12/25	*	24,001.60	
TONY'S NURSERY & GARDEN							24,001.60 006047
1/13/26	00092	1/13/26 01132026	202601 320-57200-49400	PERMIT COST SPECOAL EVENT	*	106.88	
TOWN OF CUTLER BAY							106.88 006048
TOTAL FOR BANK A						3,713,655.27	
TOTAL FOR REGISTER						3,713,655.27	

LBS LAKES BAY STH JWASSERMAN



Lakes by the Bay South
Community Development District
Unaudited Financial Reporting
December 31, 2025

Table of Contents

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

Lakes by the Bay South

Community Development District

Balance Sheet

December 31, 2025

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	\$ 233,273	\$ -	\$ 233,273
Petty Cash	654	-	654
Due from General Fund	-	123,513	123,513
Investments:			
State Board of Administration - Surplus	1,225,750	-	1,225,750
State Board of Administration - Field Reserves	228,411	-	228,411
State Board of Administration - Clubhouse Reserves	190,412	-	190,412
BankUnited Money Market	1,058,660	-	1,058,660
Series 2022			
Interest	-	108	108
Revenue	-	1,333,060	1,333,060
Sinking	-	84	84
Series 2024			
Interest	-	110	110
Revenue	-	1,031,612	1,031,612
Deposits-Electric	6,000	-	6,000
Total Assets	\$ 2,943,161	\$ 2,488,568	\$ 5,431,729
Liabilities:			
Accounts Payable	\$ 25,394	\$ -	\$ 25,394
Due to Debt Service	123,513	-	123,513
Total Liabilities	\$ 148,907	\$ -	\$ 148,907
Fund Balance:			
Nonspendable:			
Deposits	\$ 6,000	\$ -	\$ 6,000
Restricted for:			
Debt Service	-	2,488,568	2,488,568
Unassigned	2,788,254	-	2,788,254
Total Fund Balances	\$ 2,794,254	\$ 2,488,568	\$ 5,282,822
Total Liabilities & Fund Balance	\$ 2,943,161	\$ 2,488,568	\$ 5,431,729

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 12/31/25	Through 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,794,376	\$ 717,750	\$ 1,585,371	\$ 867,621
Interest Income	75,000	18,750	16,262	(2,488)
Clubhouse Income	30,000	7,500	14,690	7,190
Other Income	-	-	1,800	1,800
Total Revenues	\$ 1,899,376	\$ 744,000	\$ 1,618,123	\$ 874,122
Expenditures:				
<u>General and Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,800	\$ 200
FICA Taxes	918	230	214	15
Engineering	16,000	4,000	2,124	1,876
Attorney	47,000	11,750	6,305	5,445
Annual Audit	4,300	1,075	-	1,075
Assessment Roll Administration	2,000	2,000	2,000	-
Arbitrage Calculation	1,200	1,200	550	650
Dissemination Agent	5,500	1,375	1,375	0
Trustee Fees	7,500	1,875	-	1,875
Management Fees	72,491	18,123	18,123	0
Website Maintenance	3,600	900	900	-
Postage and Delivery	1,500	375	360	15
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	188	4	183
Legal Advertising	1,500	375	-	375
Other Current Charges	1,000	250	297	(47)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 194,352	\$ 63,808	\$ 50,696	\$ 13,111
<u>Operations and Maintenance</u>				
Field Expenditures				
Field Management	\$ 32,759	\$ 8,190	\$ 8,190	\$ 0
Security	14,700	3,675	3,675	-
General Maintenance	23,084	5,771	954	4,817
Landscape Maintenance	186,001	46,500	46,500	(0)
Landscape - Extra to Contract	50,000	12,500	12,563	(63)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	140,152	(80,152)
Lake Maintenance	9,600	2,400	2,554	(154)
Contingency	20,000	5,000	-	5,000
Pressure Washing	20,000	16,225	16,225	-
Culvert Cleaning/Inspection	20,000	5,000	2,150	2,850
Holiday Decorations	38,276	28,707	24,452	4,255
Cleaning Reserve Area	48,280	48,280	76,561	(28,281)
Subtotal Field Expenditures	\$ 545,700	\$ 265,248	\$ 361,778	\$ (96,529)

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 12/31/25	Through 12/31/25	Variance
Security Gate Service Expenditures				
Security (DML)	\$ 138,000	\$ 34,500	\$ 34,500	\$ -
Security-Roving Guard	10,000	2,500	-	2,500
Enhanced Security	15,000	3,750	-	3,750
Transponders	8,500	2,125	-	2,125
Management Fees	24,000	6,000	6,000	-
Gate Repairs and Maintenance	46,000	11,500	8,003	3,497
Building Repairs and Maintenance	5,000	1,250	-	1,250
Electric	4,000	1,000	543	457
Water	1,500	375	69	306
Phone and Internet Service	5,000	1,250	1,212	38
Janitorial Services	600	150	150	-
Subtotal Security Gate Service Expenditures	\$ 257,600	\$ 64,400	\$ 50,478	\$ 13,922
Clubhouse Expenditures				
Alarm Monitoring	\$ 1,200	\$ 300	\$ 270	\$ 30
Club Exterior Camera Monitoring	8,640	2,160	2,160	-
Pool Monitoring	11,940	2,985	2,985	-
Security - Roving Guard	8,000	2,000	705	1,295
Air Conditioning Maint Contract and Repairs	10,000	2,500	2,236	264
Fitness Equipment Maintenance and Repairs	8,000	2,000	1,608	392
Electric	42,000	10,500	4,834	5,666
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	15,150	15,150	-
Janitorial Supplies	6,000	1,500	1,197	303
Landscape Maintenance	32,508	8,127	8,127	-
Landscape Replacement	10,000	2,500	-	2,500
Office Equipment Maintenance	2,000	500	422	78
Management Fees	302,304	75,576	75,576	-
Office Supplies/Clubhouse Supplies	7,500	1,875	638	1,237
Pest Control	1,000	250	195	55
Pool and Spa Maintenance	39,000	9,750	10,500	(750)
Pool Repairs	20,000	5,000	26,249	(21,249)
Repairs and Maintenance	60,000	15,000	5,266	9,734
Special Events	60,000	15,000	34,217	(19,217)
Cable/Internet	6,300	1,575	1,445	130
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	6,250	21,674	(15,424)
Window Cleaning/Pressure Cleaning	3,500	875	1,076	(201)
Holiday Decorations	31,724	23,793	21,376	2,417
Contingency	10,000	10,000	31,800	(21,800)
Capital Reserve	60,000	15,000	-	15,000
Subtotal Clubhouse Expenditures	\$ 901,723	\$ 304,673	\$ 340,732	\$ (36,059)
Total Operations and Maintenance	\$ 1,705,023	\$ 634,321	\$ 752,987	\$ (118,666)
Total Expenditures	\$ 1,899,376	\$ 698,129	\$ 803,683	\$ (105,554)
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 45,871	\$ 814,439	\$ 768,568
Fund Balance - Beginning			\$ 1,979,814	
Fund Balance - Ending			\$ 2,794,254	

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 December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 12/31/25	Through 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,382,295	\$ 552,918	\$ 1,221,288	\$ 668,370
Interest Income	-	-	4,010	4,010
Total Revenues	\$ 1,382,295	\$ 552,918	\$ 1,225,298	\$ 672,380
Expenditures:				
Interest - 11/1	\$ 331,447	\$ 331,447	\$ 331,447	\$ -
Interest - 5/1	331,447	-	-	-
Principal - 5/1	731,000	-	-	-
Total Expenditures	\$ 1,393,893	\$ 331,447	\$ 331,447	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,598)	\$ 221,472	\$ 893,852	\$ 672,380
Net Change in Fund Balance	\$ (11,598)	\$ 221,472	\$ 893,852	\$ 672,380
Fund Balance - Beginning			\$ 508,260	
Fund Balance - Ending			\$ 1,402,112	

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 December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 12/31/25	Through 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,097,122	\$ 438,849	\$ 969,332	\$ 530,483
Interest Income	1,000	250	2,425	2,175
Total Revenues	\$ 1,098,122	\$ 439,099	\$ 971,757	\$ 532,658
Expenditures:				
Interest - 11/1	\$ 197,500	\$ 197,500	\$ 197,500	\$ -
Interest - 5/1	197,500	-	-	-
Principal - 5/1	710,000	-	-	-
Total Expenditures	\$ 1,105,000	\$ 197,500	\$ 197,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,878)	\$ 241,599	\$ 774,257	\$ 532,658
Net Change in Fund Balance	\$ (6,878)	\$ 241,599	\$ 774,257	\$ 532,658
Fund Balance - Beginning			\$ 312,199	
Fund Balance - Ending			\$ 1,086,456	

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 243,763	\$ 1,341,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,585,371
Interest Income	5,897	4,722	5,643	-	-	-	-	-	-	-	-	-	16,262
Clubhouse Income	-	14,690	-	-	-	-	-	-	-	-	-	-	14,690
Other Income	1,200	600	-	-	-	-	-	-	-	-	-	-	1,800
Total Revenues	\$ 7,097	\$ 263,775	\$ 1,347,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,618,123
<u>Expenditures:</u>													
<u>General and Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Taxes	77	138	-	-	-	-	-	-	-	-	-	-	214
Engineering	2,124	-	-	-	-	-	-	-	-	-	-	-	2,124
Attorney	3,665	2,640	-	-	-	-	-	-	-	-	-	-	6,305
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Calculation	550	-	-	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	458	458	458	-	-	-	-	-	-	-	-	-	1,375
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,041	6,041	6,041	-	-	-	-	-	-	-	-	-	18,123
Website Maintenance	300	300	300	-	-	-	-	-	-	-	-	-	900
Postage and Delivery	177	104	79	-	-	-	-	-	-	-	-	-	360
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	-	-	-	-	-	-	-	-	4
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	100	142	55	-	-	-	-	-	-	-	-	-	297
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,140	\$ 11,623	\$ 6,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,696

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,730	\$ 2,730	\$ 2,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,190
Security	1,225	1,225	1,225	-	-	-	-	-	-	-	-	-	3,675
General Maintenance	954	-	-	-	-	-	-	-	-	-	-	-	954
Landscape Maintenance	15,500	15,500	15,500	-	-	-	-	-	-	-	-	-	46,500
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	-	-	-	-	-	-	12,563
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	82,077	-	-	-	-	-	-	-	-	-	140,152
Lake Maintenance	800	800	954	-	-	-	-	-	-	-	-	-	2,554
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	-	-	-	-	-	-	-	-	2,150
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	16,301	-	8,151	-	-	-	-	-	-	-	-	-	24,452
Cleaning Reserve Area	954	75,606	-	-	-	-	-	-	-	-	-	-	76,561
Subtotal Field Expenditures	\$ 98,690	\$ 149,151	\$ 113,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,778
Security Gate Service Expenditures													
Security (DML)	\$ 11,500	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,500
Transponders	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,000	2,000	2,000	-	-	-	-	-	-	-	-	-	6,000
Gate Repairs and Maintenance	1,963	2,149	3,892	-	-	-	-	-	-	-	-	-	8,003
Building Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	266	277	-	-	-	-	-	-	-	-	-	-	543
Water	34	35	-	-	-	-	-	-	-	-	-	-	69
Phone and Internet Service	397	397	417	-	-	-	-	-	-	-	-	-	1,212
Janitorial Services	50	50	50	-	-	-	-	-	-	-	-	-	150
Subtotal Security Gate Service Expenditures	\$ 16,211	\$ 16,408	\$ 17,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,478

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
Club Exterior Camera Monitoring	720	720	720	-	-	-	-	-	-	-	-	-	2,160
Pool Monitoring	995	995	995	-	-	-	-	-	-	-	-	-	2,985
Security - Roving Guard	-	555	150	-	-	-	-	-	-	-	-	-	705
Air Conditioning Maint Contract and Repairs	606	1,140	490	-	-	-	-	-	-	-	-	-	2,236
Fitness Equipment Maintenance and Repairs	513	905	190	-	-	-	-	-	-	-	-	-	1,608
Electric	2,784	2,050	-	-	-	-	-	-	-	-	-	-	4,834
Property Insurance	50,824	-	-	-	-	-	-	-	-	-	-	-	50,824
Flood Insurance	18,760	-	-	-	-	-	-	-	-	-	-	-	18,760
Janitorial Maintenance	5,050	5,050	5,050	-	-	-	-	-	-	-	-	-	15,150
Janitorial Supplies	758	334	106	-	-	-	-	-	-	-	-	-	1,197
Landscape Maintenance	2,709	2,709	2,709	-	-	-	-	-	-	-	-	-	8,127
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	-	-	-	-	-	-	-	-	-	422
Management Fees	25,192	25,192	25,192	-	-	-	-	-	-	-	-	-	75,576
Office Supplies/Clubhouse Supplies	138	135	365	-	-	-	-	-	-	-	-	-	638
Pest Control	65	65	65	-	-	-	-	-	-	-	-	-	195
Pool and Spa Maintenance	3,500	3,500	3,500	-	-	-	-	-	-	-	-	-	10,500
Pool Repairs	16,048	6,625	3,576	-	-	-	-	-	-	-	-	-	26,249
Repairs and Maintenance	2,204	851	2,211	-	-	-	-	-	-	-	-	-	5,266
Special Events	14,141	11,161	8,915	-	-	-	-	-	-	-	-	-	34,217
Cable/Internet	417	376	652	-	-	-	-	-	-	-	-	-	1,445
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	-	-	-	-	-	-	-	-	21,674
Window Cleaning/Pressure Cleaning	-	-	1,076	-	-	-	-	-	-	-	-	-	1,076
Holiday Decorations	14,620	-	6,756	-	-	-	-	-	-	-	-	-	21,376
Contingency	-	31,800	-	-	-	-	-	-	-	-	-	-	31,800
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 182,126	\$ 94,310	\$ 64,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,732
Total Operations & Maintenance	\$ 297,027	\$ 259,869	\$ 196,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 752,987
Total Expenditures	\$ 329,167	\$ 271,492	\$ 203,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803,683
Excess (Deficiency) of Revenues over Expenditures	\$ (322,070)	\$ (7,717)	\$ 1,144,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814,439
Net Change in Fund Balance	\$ (322,070)	\$ (7,717)	\$ 1,144,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814,439

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)	-
Current Bonds Outstanding		\$17,218,000

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)	-
Current Bonds Outstanding		\$7,900,000

Total Current Bonds Outstanding		\$25,118,000
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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%
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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
TOTAL		\$ 3,972,544.88	\$ 158,601.97	\$ 38,139.42	\$ 187.39	\$ 3,775,990.88	\$ 1,585,370.99	\$ 1,221,288.33	\$ 969,331.57	\$ 3,775,990.89

88.30%	Percent Collected
\$ 526,185.34	Balance Remaining to Collect