

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

October 27, 2026

GMS
Governmental
Management Services

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
October 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 August 25, 2026 Meeting **– Page 4**

3. Consideration of **Resolution #2027-01** Fiscal Year 2026 Budget Amendment **– Page 21**

4. Ratification of:
   A. Small Project Agreement (Catch Basin Apron and Drop Curb Repairs) with Garnet Engineering and Contracting, LLC **– Page 25**

   B. Third Amendment to Services Agreement (Clubhouse Janitorial Services) with All Professional Cleaning, LLC **– Page 50**

5. Discussion of Proposed Amendments to Club Rules and Regulations

6. Staff Reports
   A. Attorney

   B. Engineer

   C. Club Manager
      1) Monthly Report **– Page 57**

      2) Estimate #628314818 for Spa Renovations with Reef Tropical Pool, LLC **– Page 63**

      3) Discussion of Correspondence for Suspension from Clubhouse

   D. Gate Updates

   E. Field Manager
      1) Monthly Report **– Page 69**

2) Discussion of Work Authorization with Davis Environmental Solutions **– Page 144**

3) Discussion of Drainage System at the Cove HOA

F. CDD Manager

1) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 146**

2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 151**

7. Financial Reports

A. Approval of Check Register **– Page 156**

B. Approval of Unaudited Financials **– Page 169**

8. Supervisors Requests and Audience Comments

9. 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 August 25, 2026, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
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 July 28, 2026 Meeting

Ms. Duque: The next item on the agenda is the approval of the minutes from the July 28, 2026 meeting; before opening the floor for any additions, corrections, or deletions from the Board, I would like to note the following corrections received from District Counsel and Jennifer: on page 3, the reference to the South Florida Water Management District area that was not budgeted for the fiscal year should state “2026”; on page 13, under Mr. Cochran’s comments, “Disposition” should be corrected and the word “breached” should

be included toward the end of the second sentence; on page 9, line 9 should read, "Our social event updates are included in the monthly report," line 19 should read, "Our maintenance remains on schedule," line 23 should read, "For pool maintenance updates," and line 25, "Invera," should be corrected to "Ivero Pools"; finally, on page 10, line 16, "inaudible" should be changed to "Reivil, our electrician"; do any Board members have any additional corrections or deletions, and if not, a motion to approve the minutes as amended will be in order.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the minutes of the July 28, 2026 with stated change were approved.

THIRD ORDER OF BUSINESS Ratification of:

A. Small Project Agreement (SFWMD Buffer Area Temporary Irrigation) with Visualscape, Inc.

B. Small Project Agreement (Storm Drain Cleaning) with Raptor Vac Systems, Inc.

Ms. Duque: The next item is the ratification of the agreements previously authorized by the Board. The first agreement is the Visualscape for the installation of the temporary irrigation in the South Florida Water Management District buffer area. The total contract amount was $25,304. The second agreement is with Raptors Vac System for the storm drain cleaning services throughout the District. The total was $12,740. If there is no comments or questions from the Board a motion to ratify those two agreements so they become part of the record of today's meeting will take place.

> On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, Ratification of Small Project Agreement (SFWMD Buffer Area Temporary Irrigation) with Visualscape, Inc. and Small Project Agreement (Storm Drain Cleaning) with Raptor Vac Systems, Inc. were approved.

FOURTH ORDER OF BUSINESS Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

B. Estimate with People's Choice Pressure Cleaning, Inc.

Ms. Duque: Let's move to the consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2026. The engagement includes audit for the District's financial statement, the related reports and the requirements of the District compliance with Section 218.415 of the Florida Statutes. The fees are not to exceed the $4,400 unless there is any material change in District activity or additional bonds that are issued. If there is no questions from the Board I will need a motion to approve the engagement letter with Grau & Associates and authorize the appropriate District officials to execute it.

> On MOTION by Ms. Coon seconded by Ms. Morales with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026 was approved.

Ms. Duque: The next item is the consideration of an estimate from People's Choice Pressure Cleaning for pressure washing throughout the community. The proposal includes pressure washing the common area sidewalks, swales, islands, subdivisions, frontage signs, entrance areas, clubhouse sidewalks, parking area sidewalks and curbs, the pavers along SW 93rd Path and the exercise park equipment. The total proposed is $15,250. The same amount that we have been paying every year. A 30% deposit is required to begin the work with the balance due upon completion. Unless there is any questions from the Board I will need a motion to move forward with the estimate from People's Choice.

> On MOTION by Ms. Jo seconded by Ms. Harris with all in favor, a proposal from People's Choice for the District power washing in the amount of $15,250 was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Cochran: Good morning everybody. I had a bunch of agreements at the last meeting. Some of them we just ratified. To follow up on one issue which I know is also part of the club report we did send out the certified letter to the person that had been improperly removing coconuts from District property. Within a week of that letter going out

they were apparently back at it again. I did check the certified mail tracking. We sent it on July 31st and on August 3rd there was an indication that there was a notice left but there was no authorized recipient there. Then on August 8th, which I think was the day after they were doing it again, there was another delivery attempt, but I guess they left a reminder to try to schedule the delivery. Whether the person is not at their vehicle registered address or they are just not doing certified mail I don't know. We could send it regular mail that way it will get there whether there is someone there to receive it or not. I just wanted to follow up with the Board on any further direction on that since apparently the actual certified mail hasn't been received yet by that person. Just looking for direction if you want me to send it out regular mail or anything else.

Ms. Jo: What other recourse do we have? In this case it seems that even though they are advised not to do it they continue doing it.

Mr. Cochran: I don't know if they are doing anything that is damaging. I know we talked about the risk of them doing that. It is contaminating the trees with unclean equipment, or I don't know if the vehicle is leaving any damages to the property like parking up on the sidewalk or walkway. If they damage anything obviously we can try to recoup that but beyond that I don't think there is a whole lot you can do other than what the staff has been doing, which is asking them to leave and reminding them again that they are not allowed to do that.

Ms. Jo: Has the police been called on them when they are here?

Ms. Lora: The first time we called the police. What he is doing now is he is coming in before 6:00 in the morning. He knows we open at 6:30 and as soon as the person pulls up to the clubhouse he puts his coconuts in his truck and leaves.

Ms. Jo: Any suggestions of what we can do in this case, Juliana?

Ms. Duque: We don't have an enclosed area at the entrance of the clubhouse. A letter was sent already to them. The time that they are coming, we cannot pay for security additional.

Ms. Jo: I don't think it is worth it.

Ms. Harris: Juliana what would happen if we asked Tony to make sure that there are no coconuts on those trees.

Ms. Lora: When he scheduled to trim he takes them down when he trims.

Ms. Duque: Michelle, I think the best approach would be to ensure that Jennifer and her team are monitoring the coconuts closely. If they reappear, please contact Tony and ask that they be removed promptly. Although coconut removal is currently scheduled at set intervals due to budget considerations, taking a more proactive approach when needed may help prevent the issue from becoming a larger concern.

Mr. Cochran: I can't remember are there any commercial markings on the vehicle for a company or anything?

Ms. Duque: No.

Ms. Lora: The one that damaged our property was a big white van.

Ms. Harris: He got stuck or something.

Ms. Jo: So in this case it seems that the best recourse is to be proactive.

Ms. Duque: The Board has provided direction on this matter. Jen, please continue to monitor the coconuts closely and contact Tony if any need to be removed.

Mr. Moon: In the meantime can you just do the regular mail?

Ms. Jo: Are we going to have another attempt?

Mr. Cochran: Yes if you want I can update it and reference the August 7th.

Mr. Moon: Regular mail at least gets to them.

Ms. Coon: But they can always claim they never got.

Mr. Cochran: We can send it both ways.

Ms. Duque: At least we have a record of the actions we have been taken.

Ms. Jo: Exactly, yes.

Ms. Duque: Ok, so we have direction from the Board. We will proceed.

Mr. Cochran: That is all I have.

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: Good morning everybody. Our pest control maintenance and landscaping services are being performed according to the vendor contracts. We held the elections here on August 13th. It was a good turnout. We had a number of a steady flow of residents in and out all day. We stayed here to 10:20 at night because that was the time that the polling officially closed. The clubhouse access control system agreement has been signed

for by Kevin. Juliana has the physical copies there. He already ordered all the equipment and is just waiting for a date to implement them to install. Right now DML is a little tied up in other Districts so he told me give him a week or two before we can set a date for us to start that project. The jacuzzi circulation pump replacement is still pending. We received last night around 9:30 from the electrician an estimate for the electrical portion that we discussed last month. The scope of work would be for him to work with the electrical permitting part for the Town of Cutler Bay. He has to fix some grounding that we have outside that is installed improperly, connecting the water pumps and also a certification that the wiring and everything is properly grounded and secure. His estimate is $1,400. We did something similar to this about two or three years ago when we changed one of the other pumps and it is about the same cost.

Ms. Jo: Jennifer just make sure that on the proposal that he does make sure that the permit is included.

Ms. Duque: I will need a motion from the Board.

> On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, A proposal in the amount of $1,400 with Plus Power, LLC for electrical work on the jacuzzi circulation pump was approved.

D. Gate Updates

Ms. Lora: In our gate updates we continue to have maintenance every Monday. They come and they clean all the camera lens. DML comes every morning before they head out to any other property to check our arms to make sure that everything in operating condition. We had discussed last meeting about the need to purchase the mega-tower arms that are going to be discontinued. DML had sent after the report was already sent an estimate for total of $21,760 for the 8 Liftmaster discontinued Mega Tower arms. We have two entrances and we have two lanes.

Ms. Harris: Jen we wills store them in the guard houses.

Ms. Lora: Yes.

Ms. Harris: I hate to spend it, but it is going to end up costing us more if these things break. Because we will have to replace all of them with the new version.

Ms. Lora: Kevin had mentioned a concern that the newer version the arms don't seem as sturdy as the ones we have now. That is why he wants to be able to have these in stock.

Ms. Harris: It is up to you guys. Do you want to have them now? If we don't get them now, we are going to have to replace eventually anyway because they are getting older.

Ms. Lora: We run the risk of them not being there if we don't purchase them.

Ms. Jo: How much is the new one give or take?

Ms. Lora: I didn't ask him.

Ms. Jo: Could you please. At least we know that the new system is not as sturdy. Can you please check with him how much would it be with the new system because based on that we can yes or no as to purchase them? How long have they been in-service the ones that we currently have?

Ms. Lora: The last one that changed was two or three years ago.

Ms. Harris: Tim any thoughts?

Mr. Moon: I am on the same page.

Ms. Jo: You want her to check to see how much is the new one?

Mr. Moon: Yes.

Ms. Lora: I texted him so maybe we will get a response before we finish.

Ms. Jo: That would be great so we can decide.

Ms. Lora: Security wise I have three different incidents to report to the Board. It has been a busy summer.

Ms. Duque: Jen, before we move on, regarding the DML proposal for $9,000, since we are currently discussing DML, there is also another proposal in the amount of $9,389.

Ms. Lora: That is an invoice for the lightning strike that we had. I just over that one. On August 30th we had a lightning strike on the guardhouse and DML came, and they repaired what was broken. They changed a number of components and screens also that got damaged here at the clubhouse at the front desk. That is the invoice that you have for $9,389.50.

Ms. Duque: The work has already been completed, so we will need a motion to ratify the expenditure.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of $9,389 with DML Security for lightning strike repairs was approved.

Ms. Harris was inaudible at this time.

Ms. Duque: I can look at it, Michele. Ana is making the same comment. Let me take a look at it.

Mr. Lorenzo: Just so that you guys are on the same page there was a lightning strike at the 93rd entrance. They are working on it. He is ordering new lights for the columns. He doesn't want to replace the ones in the median that are little bit bigger. He thinks the wire needs to be repaired and troubleshooted before he starts working on lights.

Ms. Jo: Do we have a number?

Mr. Lorenzo: He said about 8 to 10.

Ms. Harris: So can we put a package together for the next meeting?

Ms. Duque: Thank you for that.

Ms. Lora: So as far as incidents go on August 4th, staff responded to a member who refused to comply with the access card policy, and he entered the fitness center without the proper access. The Town of Cutler Bay police had to be called unfortunately again. One of the officers tried to deescalate the situation. Then a second officer had to come. We got the person to move out of the clubhouse, and a third officer came because it was taken too long. Ana was here that day, so she was able to witness it herself. Prior to this incident he also had another one last year where he tried to bring minors into the gym. He was issued a one year suspension. I haven't heard back from him. I don't know if he sent you an appeal or anything?

Ms. Duque: Nothing.

Ms. Lora: On August 7th we had an individual that trespassed, no I am sorry that is the coconut guy. Then on one of the weekdays we had to go out to the pool because Alex was fixing the light post outside and he noticed that there was a younger person who appeared to have a cigarette. So we went out. It was marijuana so we asked them to leave, they left. I drafted a 90 day suspension letter and sent it to them as well. That is it for security. I am sorry on August 23rd we had a private party rental which was a Sunday and they were in violation of several clubhouse policies including the use of the area

outside of the rental agreement. They left excessive trash all over the place, cigarettes, matches, beer bottles, trash outside and they stayed an additional hour from what they had originally rented. Aside from all of this the person who rented the room who signed the agreement wasn't present at the event, at the end the guard was trying to locate that person to tell them the time was up and you need to wrap up your party. They said no but *Ms. Lora was inaudible at this time.* According to our rental policies we are going to retain the deposit until they pay the extra time that the incurred and the extra cleaning fees. Additional to that I don't know if we should suspend them from renting the clubhouse for six months like we have suspended the previous case that violated the rental policies.

Ms. Jo: I am for suspending.

Ms. Morales: I am for suspending.

Ms. Duque: Do you have a time for the suspension as well?

Ms. Lora: The last one we did was for six months.

Ms. Jo: In order to be consistent. Let's keep with six months and still they can appeal if they want to.

Ms. Duque: Ok so we have direction from the Board.

> On MOTION by Ms. Morales seconded by Ms. Jo with all in favor, a motion to impose a six-month suspension for the private party rental on August 23rd was approved.

Ms. Lora: Suspending them from renting not from the use of the facility.

Ms. Jo: Remember the lady that signed did not come to the party, that organized the party. In our bylaws does it specify that their suspension is limited to something or is it more general use even to coming?

Ms. Lora: As far as I am aware it is general.

Ms. Jo: Ok. She cannot rent for the next six months.

Ms. Lora: We have a letter from the homeowner that was suspended for a year that she wanted to be on record. You guys have a copy of it. I don't know if you want me to read it Juliana?

Ms. Duque: Give me one second Jen.

Ms. Lora: Do you want me to read the letter? Should I say the name? The letter is from Miozotis Quintana who is the mother of the person who rented. She says hello Jennifer. Thank you for confirming the return of the $300 security deposit. While I acknowledge receipt of these funds, I disagree with the enforcement of this restriction and wish to place my opposition on the official record. Securing the return of our $300 deposit was far more important to us than any suspension, strictly due to the principle of the money being withheld intentionally for an unjust reason. Our community guidelines require A $300 security deposit for renting the clubhouse. This deposit serves as a financial safeguard to cover a potential dame or violations. If a resident's $300 deposit is successfully returned, it acts as an official acknowledgment that no material damage or financial loss occurred. Imposing a six-month ban after returning the deposit is a contradictory, punitive, and malicious measure. Implementing such an extreme penalty when no damage was sustained goes beyond reasonable governance. It demonstrates clear retaliation against the residents and reflects a vindicative approach to community management rather a fair enforcement of rules. If an incident is minor enough that the full deposit is returned it does not warrant an aggressive restriction on a community amenity that residents already fund through their dues. Furthermore, please be advised that adding such a restriction is a complete waste of time. It has no practical impact as we do not care or use the facility anyway and have absolutely no intention of ever renting a room at this property again. However, we are writing to highlight that the Board's decision is fundamentally hostile, illogical, and a reflection of poor management. Finally the situation has highlighted a clear need for staff development. The clubhouse employees lack basic customer service skills and should exhibit a higher level of professionalism when speaking and dealing with the Isles of Bayshore property owners. Sincerely, Miozotis Quintana, Julio Quintana, and Jessica Perez.

Ms. Duque: Ok, do I have any comments or questions? Not hearing any, anything else Jen?

Ms. Lora: Kevin just answered me back and he says he is not sure how much they cost. He hasn't ordered of them yet, but he can get a number together for us.

Ms. Duque: Ok. In the first proposal that he provided was for $21,760.

Ms. Jo: Divided by 8, how much is it per unit?

Ms. Lora: $2,720.

Ms. Jo: More than likely it is going to be higher. Do we need to be expedient on the purchase or can we wait another month? If we need to move let's give a not to exceed whatever number so that at least we get things rolling and we don't wait another month to purchase the units.

Ms. Duque: Michele we are back to the DML discussion, the proposal from DML.

Ms. Harris: Ok.

Ms. Jo: We did the calculations. Basically with the eight units we are talking $2,700 each one. Kevin is checking to see how much a brand new unit. For expediency we would like to assign someone just to check the number and if the number is way too high we proceed to purchase the units.

Ms. Harris: If you give me a not to exceed Jen and I will work on it.

Ms. Duque: Maybe a not to exceed $25,000 total for the 8 units.

Mr. Moon: $22,000 is round up.

Ms. Jo: That is too high it is $21,760. Even it came a little lower remember that the brand new units are not as good.

Ms. Morales: If we agree that they are not as good.

Ms. Harris: I don't think the amount is going to matter. I think we should just wait till the next meeting. Let's get the numbers. Let's not rush it. I don't think a month is going to make a difference.

Ms. Lora: I will ask Kevin to see depending on the stock when they are planning on discontinuing them also because there might be a point that if we make a decision next month maybe they don't have them anymore or they are not offering them.

Ms. Harris: Alright, so if we say the $21,760 not to exceed but if it looks like they are not going to discontinue them next month then I will bring it back to the Board next month.

Ms. Jo: But if the discontinue we need to move fast.

Ms. Harris: Correct. If they are discontinued then I am not to exceed this amount but if they won't then bring it back to the Board should be I think the direction.

Ms. Duque: Ok, a motion as stated.

On MOTION by Mr. Moon seconded by Ms. Coon with all in favor, a not to exceed amount of $21,760 with DML Security for 8 Liftmaster Maga Tower Arms was approved.

Ms. Lora: That is all from me. I don't know if anybody has anything else.

Ms. Duque: Thank you, Jen.

Ms. Morales: I just want to say to Jen we all wanted to say thanks for a really great summer for the clubhouse. I know it was a lot. We appreciate it.

Ms. Lora: Thanks.

Ms. Duque: Thank you for that comment, Dottie.

Ms. Harris: Jen did you go over all of the incidents?

Ms. Lora: Yes.

Ms. Harris: And on the one we discussed that you brought to Juliana and my attention did the Board agree with that? Did the Board discuss the suspension?

Ms. Lora: Yes.

Ms. Duque: A six-month suspension of party-rental privileges.

Ms. Jo: We all agreed to a six-month suspension to keep it consistent and if they want they can appeal.

Ms. Harris: Ok, good.

E. Field Manager – Monthly Report

Mr. Lorenzo: Good morning everyone. As you were just discussing for the lightning strike Reivil is working on ordering the equipment for the column lights and then troubleshooting the wiring before he orders anything for the palm trees by the guardhouse right after you enter the gates. I will have more information for the next meeting. I will provide updates as needed. As far as landscaping Blue Daze were installed already for about over a month now. They are looking nice. I had mentioned to Ana and Michele that they were going to go out trim the hedges at the entrance that surround the monuments. You might have noticed it a little bit more on the 88th Place entrance. It was leaning and getting really wide, so we did a hard trim right now. It is already starting to fill in just a week later.

Ms. Harris: I was just going to say that. When I drove in I was like they look horrible and then Friday I was like they don't look so bad now. And the Blue Daze, thank you for that as well. They are just going to continue to grow and because more lush.

Mr. Lorenzo: Tony went ahead and put new foxtail ferns in the area between the Blue Daze and agaves. He did that on both entrances and exits. Good news we received the $8,000 reimbursement for the accident. So that has been taken care of. That is great news.

Ms. Coon: I have a question about that. That new palm tree is looking kind of.

Mr. Lorenzo: When they get installed they sometimes go into shock. We are paying attention to it. There is a one year warranty on it so if anything happens it will be replaced. It is being watered and monitored. I am checking it as well and so is Tony. We will fertilize as needed but it does have a one year warranty. If anything happens to it, it will be replaced.

Ms. Coon: Ok.

Mr. Lorenzo: It should be ok. You can see the new growth. We will keep an eye on it. Moving forward to the easement, the South Florida Water Management Easement what a task. Between making sure that we coordinated the staging area for temporary irrigation with the cones and then start the actual process and making sure that the irrigation was working as well. Everything was a success. You will see some pictures in my report, and you will see some more in Davis's report in the next field report. The irrigation is working. Ricardo and your maintenance guy is making sure that they are turned on every day. We created a log for him. Making sure it run for about an hour or so each side. That is being done. There will be an expensive for the gas and the time to do that. That is why we are going to use the log as a backup for it as well as the gas receipts that Tony and Ricardo are keeping track of. The good news is everything is planted and is being irrigated correctly. It is quite a challenge to say the least.

Ms. Jo: Thank you very much Jesus I know because you did call me and you did mention that there was a lot of coordination involved. Thank you very much. The resident was nice enough to let us go in.

Mr. Lorenzo: Correct. We did have an issue with one, and we did have to find another entrance and exit because they left the gate opened and they have a dog, so it

was a little incident. We apologized for that and had to move onto another area. It seems to be working. No issues thus far. The lakes are doing well. You see pictures there as well. Raptor Vac is pretty much almost complete with the storm drain cleaning. We should have an update for you at the next meeting and a report with pictures as well. The catch basin and remaining catch basins at our concrete aprons at the Breakers were completed. So that permit was closed. Payment has already been submitted. Everything is good there. We moved onto and you guys will see in the report The Tides. You will see the 15 damaged locations. It starts on page 112. You will see a map with locations and what the repair is. On the following pages you will see pictures. The proposal from Garnet Engineering is the company we had do the Breakers. This includes permitting. We made sure that we were thorough. This was conducted with Garnet, your engineer and myself just to make sure we were as thorough as possible, so no change orders like the Breakers.

Ms. Jo: Timeline are we doing this for this fiscal year?

Ms. Duque: We have the funds available. I have already confirmed with our accountant that we are able to proceed, should the Board wish to move forward.

Ms. Harris: Do we have a choice?

Ms. Jo: No.

Ms. Duque: It is a little higher than the Breakers because of the *Ms. Duque was inaudible at this time.*

Mr. Lorenzo: You know that valley gutter that is in between the sidewalk and the swale there is four locations.

Ms. Jo: And basically we are having that damage because of tree rooting maybe?

Ms. Duque: It could be a combination of factors, Ana—such as tree roots, work performed by residents, or repairs to pavers near those areas. There could be several contributing causes.

Ms. Lora: And the ground shifts naturally.

Ms. Harris: That is just $15,000 just for the Enclave.

Ms. Duque: This is the Tides.

Ms. Harris: Jesus is there anything we can do to prevent this from occurring all the time? This is a lot of money.

Multiple people at this time.

Ms. Jo: And this is the newest community. Can you imagine the oldest?

Ms. Harris: Imagine the Cove. So what you are saying is we don't have a choice, correct?

Ms. Duque: Correct.

Ms. Jo: Why don't we have a choice?

Ms. Duque: Number one we are responsible for the maintenance of the infrastructure. Number two liability reasons. Some areas can be causing a trip hazards.

Mr. Moon: It is the same situation as the Breakers.

Ms. Duque: This is something the District has never undertaken before. While we have completed minor repairs on an as-needed basis after receiving calls or complaints from residents, we have never conducted a comprehensive review and repair of aprons throughout each community since the District was established.

Ms. Harris: It seems like we don't have a choice.

Ms. Duque: We are responsible for the District's infrastructure. My recommendation to the Board is that, regardless of any actions taken by the HOA or the Town of Cutler Bay, the District should fulfill its own responsibilities Ms. Jo: We are being proactive.

Mr. Lorenzo: So you guys know they are cutting the tree roots that are going into that area.

Ms. Jo: Good. Are they installing root barriers?

Ms. Duque: Yes. We did it in the Breakers too.

Ms. Jo: Good.

Ms. Harris: Alright since we really don't have a choice and Juliana already checked to see if it is in our budget for this year.

Ms. Duque: For the breakers, we used a portion of last fiscal year's funds as well as funds from the current fiscal year. We are within budget.

Ms. Harris: I move to get started with it for this year so that we don't have it all at once next year.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, A proposal with Garnet Engineering in the amount of $50,000 for catch basin repairs in the Tides was approved.

Mr. Lorenzo: I have nothing else to report unless the Board has any questions.

Ms. Jo: This is more for Juliana remember last meeting Raptor, a specific area that was sunken and you said that you were going to check what they did.

Mr. Lorenzo: I am still working on that.

Ms. Duque: I sent an email to the District Engineer regarding this matter, and they will be conducting proactive inspections.

Ms. Jo: Thank you.

F. CDD Manager

Ms. Duque: I do not have anything further to report, other than that we received an email from Leonard Johnson, an Amazon representative. He has attempted to contact Michele and Ana regarding services related to workflow solutions and purchasing policies for government customers, which may provide value in terms of compliance and cost savings. This is also something Jennifer previously mentioned.

Ms. Lora: We discussed this last year. They tried to also install some devices at our gates to control the entrance and exits to keep track of their vehicles. At that time the Board said that they weren't going to allow it. DML expressed concern that could also hinder with the timing on the actual gates.

Ms. Duque: This appears to be a solicitation; however, I wanted to bring it to the Board's attention. If the Board believes any follow-up is warranted, please let me know.

Ms. Harris: Tell them thank you but no thank you.

Ms. Jo: Exactly.

Ms. Duque: I do not have anything else to report.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

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

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests?

Ms. Harris: Can we work on the internet?

Ms. Lora: I will reach out to the rep. When it rains a lot it gets a little slow but for the most part we haven't had any issues, but I will reach out to them.

Ms. Duque: Are there any comments from the audience? I have nothing from Santiago. Is anyone else participating by teleconference? Mr. Michael Miller was present at the beginning of the meeting but is no longer connected. Motion to adjourn?

NINTH ORDER OF BUSINESS Adjournment

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

_____ _____

Assistant Secretary/Secretary Chairman/Vice Chairman

RESOLUTION 2027-01

WHEREAS, the Board, hereinafter referred to as the "Board", of the Lakes by the Bay South Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 27h day of October, 2026 be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Lakes by the Bay South Community Development District

by: _____
Chairman

Attest:

by: _____

Lakes by the Bay South

Community Development District

Amended Budget - General Fund

Fiscal Year 2026

Lakes by the Bay South

Community Development District

Amended Budget - General Fund

Resolution 2027-01

	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2026
Revenues:				
Special Assessments - Tax Roll	$ 1,794,376	$ 1,809,374	$ 14,998	$ 1,809,374
Interest Income	75,000	83,256	8,256	83,256
Clubhouse Income	30,000	34,314	4,314	34,314
Other Income	-	45,303	45,303	45,303
Unassigned Fund Balance	-	-	318,698	318,698
Total Revenues	**$ 1,899,376**	**$ 1,972,247**	**$ 391,569**	**$ 2,290,945**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 9,200	$ -	$ 12,000
FICA Taxes	918	704	-	918
Engineering	16,000	10,562	-	16,000
Attorney	47,000	31,920	-	47,000
Annual Audit	4,300	4,300	-	4,300
Assessment Roll Administration	2,000	2,000	-	2,000
Arbitrage Calculation	1,200	550	-	1,200
Dissemination Agent	5,500	5,500	-	5,500
Trustee Fees	7,500	4,000	-	7,500
Management Fees	72,491	72,491	-	72,491
Website Maintenance	3,600	3,600	-	3,600
Postage and Delivery	1,500	3,558	-	1,500
Insurance General Liability	16,918	15,470	-	16,918
Printing and Binding	750	517	-	750
Legal Advertising	1,500	456	-	1,500
Other Current Charges	1,000	1,226	-	1,000
Office Supplies	-	186	-	-
Dues, Licenses and Subscriptions	175	175	-	175
Total General and Administrative	**$ 194,352**	**$ 166,413**	**$ -**	**$ 194,352**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 32,759	$ 32,759	$ -	$ 32,759
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	11,940	-	11,940
General Maintenance	23,084	22,333	-	23,084
Landscape Maintenance	186,001	186,001	-	186,001
Landscape - Extra to Contract	50,000	28,747	-	50,000
SFWMD Buffer Area Maintenance	-	111,450	111,450	111,450
Mulch	23,000	27,802	-	23,000
Tree Trimming	60,000	129,951	69,951	129,951
Lake Maintenance	9,600	9,754	-	9,600
Contingency	20,000	-	-	20,000
Pressure Washing	20,000	16,225	-	20,000
Culvert Cleaning/Inspection	20,000	88,105	68,105	88,105
Holiday Decorations	38,276	32,193	-	38,276
Cleaning Reserve Area	48,280	86,761	38,481	86,761
Subtotal Field Expenditures	**$ 542,940**	**$ 784,021**	**$ 287,987**	**$ 830,928**

Lakes by the Bay South

Community Development District

Amended Budget - General Fund

Resolution 2027-01

	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2026
Security Gate Service Expenditures				
Security (DML)	$ 138,000	$ 138,000	$ -	$ 138,000
Security-Roving Guard	10,000	-	-	10,000
Enhanced Security	15,000	-	-	15,000
Transponders	8,500	-	-	8,500
Management Fees	24,000	24,000	-	24,000
Gate Access System Repairs and Maintenance	46,000	73,098	27,098	73,098
Guardhouse Repairs and Maintenance	5,000	2,585	-	5,000
Electric	4,000	3,283	-	4,000
Water	1,500	291	-	1,500
Internet Service	5,000	5,046	-	5,000
Janitorial Services	600	600	-	600
Subtotal Security Gate Service Expenditures	**$ 257,600**	**$ 246,903**	**$ 27,098**	**$ 284,698**
Clubhouse Expenditures				
Alarm Monitoring	$ 1,200	$ 1,105	$ -	$ 1,200
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	23,340	-	23,340
Security - Roving Guard	8,000	2,610	-	8,000
Air Conditioning Maint Contract and Repairs	10,000	18,858	-	10,000
Fitness Equipment Maintenance and Repairs	8,000	7,572	-	8,000
Electric	42,000	32,574	-	42,000
Property Insurance	53,968	50,824	-	53,968
Flood Insurance	19,039	18,760	-	19,039
Janitorial Maintenance	60,600	60,600	-	60,600
Janitorial Supplies	6,000	7,154	-	6,000
Landscape Maintenance	32,508	32,508	-	32,508
Landscape Replacement	10,000	-	-	10,000
Office Equipment Maintenance	2,000	1,658	-	2,000
Management Fees	302,304	302,304	-	302,304
Office Supplies/Clubhouse Supplies	7,500	4,560	-	7,500
Pest Control	1,000	780	-	1,000
Pool and Spa Maintenance	39,000	42,000	-	39,000
Pool Repairs	20,000	46,984	26,984	46,984
Repairs and Maintenance	60,000	31,053	-	60,000
Special Events	60,000	76,558	-	60,000
Cable/Internet	6,300	6,339	-	6,300
Trash Collection	1,500	1,442	-	1,500
Water and Sewer	25,000	27,666	-	25,000
Window Cleaning/Pressure Cleaning	3,500	3,128	-	3,500
Holiday Decorations	31,724	28,449	-	31,724
Contingency	10,000	59,500	49,500	59,500
Capital Reserves	60,000	-	-	60,000
Subtotal Clubhouse Expenditures	**$ 904,483**	**$ 888,326**	**$ 76,484**	**$ 980,967**
Total Operations and Maintenance	**$ 1,705,023**	**$ 1,919,250**	**$ 391,569**	**$ 2,096,593**
Total Expenditures	**$ 1,899,376**	**$ 2,085,663**	**$ 391,569**	**$ 2,290,945**
Excess (Deficiency) of Revenues over Expenditures	**$ 0**	**$ (113,417)**	**$ (0)**	**$ (0)**

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SMALL PROJECT AGREEMENT
(Catch Basin Apron and Drop Curb Repairs)

THIS SMALL PROJECT AGREEMENT is made and entered into this 26 day of August, 2026 (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 the Town of Cutler Bay, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

GARNET ENGINEERING AND CONTRACTING, LLC, a Florida limited liability company, having as its principal business address, 11049 SW 113th Place, Miami, Florida 33176 (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 desires to secure the services of a contractor to make certain repairs to fourteen (14) damaged catch basin concrete aprons, to shave one (1) catch basin concrete apron, and to repair four (4) damaged drop curbs, all located in The Tides community, within the boundaries of the District (the "Project"), as set forth and more particularly described in Contractor's Proposal, 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 August 25, 2026, authorized the proper District officials to enter into this Agreement with Contractor; 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.

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SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits 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 or her 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, and in Exhibit A.

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

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

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his 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.

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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.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in the total amount of **FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS** (the "Total Contract Amount") (See Proposal). Contractor acknowledges and agrees that the District, as a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, is exempt from sales tax liability and, therefore, shall not be responsible, either directly or indirectly, for payment of any sales tax. It is understood and agreed that District shall be responsible, at cost, for any permit fees or other fees required by Miami-Dade County, any municipality, or other governing entity or agency having jurisdiction thereof (if any).

Payment will be made according to the following schedule. District will pay $28,000.00 upon execution of the Agreement by both parties. District will pay $18,000.00 upon progress walkthrough. The remaining $4,000.00 of the Total Contract Amount will be held as retainage and will be paid by District upon full completion of the Project, including completion of all punch list items identified by the District, and after the Project has passed final inspection by the District, the Town/County, and any other applicable permitting agencies, and after the District has been reimbursed by the Contractor for any damages incurred by the District caused by the Contractor, its subcontractors, agents, and employees. If the District has not been reimbursed by the Contractor for such damages after fifteen (15) days' notice of such damages, the District is authorized to withhold the damage amount from the final payment to Contractor. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied itself from personal 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 compensation set forth herein.

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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. 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, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. 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 Agreement 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 August 26, 2026 and be completed by Contractor by Tuesday, November 24, 2026, 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. PUNCH LIST ITEMS.

Punch list items recorded as a result of inspections for substantial completion of the Project are to be completed by the Contractor within ten (10) calendar days of the date of the punch list and prior to any request for final inspection and acceptance, unless parts must be ordered from the manufacturer, in which case Contractor shall proceed with due diligence to correct such punch list items.

SECTION 8. 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

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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 13 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 9. 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 10. 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 11. 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 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 the cure the non-compliance.

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SECTION 12. WARRANTY.

A. The Contractor warrants its work on the Project against defects in materials or workmanship for a period of one (1) year from final acceptance by the 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. To the extent any manufacturer's warranty is greater than that which is provided for in this section, the longer warranty shall prevail. During the warranty period, Contractor shall be responsible for correcting any warranty items associated with the Project, whether or not the warranty is a manufacturer's warranty or the Contractor's warranty.

B. Within ten (10) calendar days after being notified in writing of defective work, should Contractor fail or refuse to correct any defective work performed, defective materials, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work or materials to be corrected, or authorize such repairs, which Contractor has failed or refused to make after being duly notified and such repairs shall be paid for out of any monies due or which may become due Contractor under this Agreement. Failure or refusal on part of Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to the District shall be sufficient cause for the District to declare Contractor in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Project. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against Contractor and the amount thereof deducted from any monies due, or which may become due it. Any special work performed as described herein shall not relieve the Contractor in any way from its responsibility for the Project, or portions thereof, performed by Contractor.

SECTION 13. 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:

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$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:

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.

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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 14. CHANGES IN WORK.

A. District, without invalidating the 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 the requirements of subsection B of this section are satisfied.

SECTION 15. REMEDIES 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 County's permitting/approval of the Project, 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 for extension of time to complete the work shall be made in writing to the District.

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:

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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:	**Garnet Engineering and Contracting, LLC** 11049 SW 113th Place Miami, Florida 33176 Attention: Alejandro Aleman, 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.

SECTION 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

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 Agreement term and following

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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 18. 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

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specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 19. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 20. 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 21. 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 22. 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 23. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 24. 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 25. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 26. 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

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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 27. 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.

SECTION 28. 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

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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 29. 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 30. 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.

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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 31. 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(14), Florida Statutes.

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

ATTEST:

DocuSigned by:
83215D558947430...
Secretary/Assistant Secretary

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Michele Harris
0D54D281347F473...
Chairman/Vice-Chairman

2026-09-16
_____ day of _____, 2026

WITNESSES:

_____
_____
[PRINT NAME OF WITNESS]

_____
_____
[PRINT NAME OF WITNESS]

CONTRACTOR:

GARNET ENGINEERING AND CONTRACTING, LLC, a Florida limited liability company

Signed by:
By: Alejandro Aleman
1605E8D2BA40409...
Title: P

2026-08-28
_____ day of _____, 2026

Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

EXHIBIT A

PROPOSAL

Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

GARNET
ENGINEERING AND CONTRACTING

Garnet Engineering and Contracting, LLC

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

PROPOSAL

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

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

Category: Contracting Services

Scope of Services:

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

Engineering Services as Requested by: Community Development District

Included in Contract Cost:

-Concrete gutter replacements, apron grinding, and reinforced concrete aprons. See Page 2 through 10.
-Engineering plans, engineering certification, permit procurement, inspection schedules and permit close-out.

Not Included in Contract Cost:

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

Contract Acceptance:	$28,000.00
Progress Walkthrough:	$18,000.00
Retainage:	$4,000.00
Contract Total:	$50,000.00

Owner Signature: _____

Owner Name: _____

Date: _____

Garnet Rep. Signature: _____
Alejandro Aleman (P)

GARNET
ENGINEERING AND CONTRACTING

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Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

There are (14) damaged catch basin aprons in need of repairs within The Tides community; indicated in **BLUE**. There is (1) location in need of shaving; indicated in **RED**. There are (4) locations for drop curb repairs: indicated in **GREEN**.



9313 SW 227th Terrace



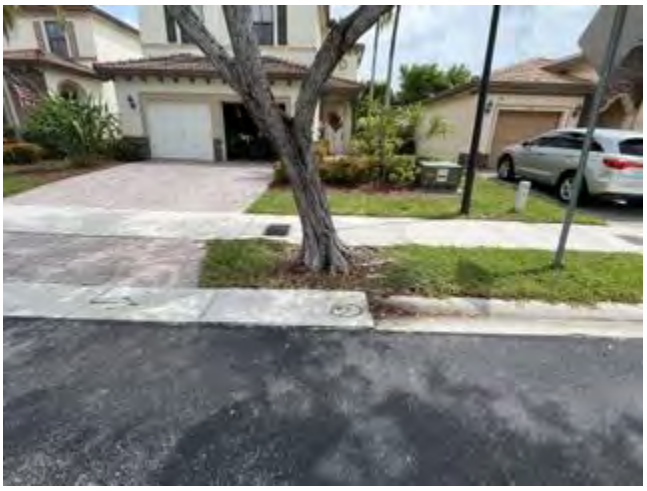


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Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

9325 SW 227th Terrace



9329 SW 227th Terrace (LOCATION 3 is Missing)



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Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

22712 SW 93rd Court



22766 SW 93rd Court



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Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

22777 SW 93rd Court





Next to 22783 SW 93rd Court



Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

9308 SW 227th Lane



9308 SW 227th Lane





Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

9232 SW 227th Lane



9224 SW 227th Lane



Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

22756 SW 92nd Court



22739 SW 92nd Place





Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

9143 SW 227th Terrace



9128 SW 227th Terrace



Docusign Envelope ID: CB7A8DAE-CCFD-8D45-8304-876C740A66BC

Lakes by the Bay South CDD

Damaged Catch Basin Apron Locations – The Tides

9125 SW 227th Lane



Docusign Envelope ID: 02599B12-8486-83FA-80F0-E07657C48D69

THIRD AMENDMENT TO SERVICES AGREEMENT
(Clubhouse Janitorial Services)

THIS THIRD AMENDMENT TO SERVICES AGREEMENT (Clubhouse Janitorial Services) ("Third Amendment"), made and entered into this 25th day of September, 2026, 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, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (hereinafter "District"); and

ALL PROFESSIONAL CLEANING, LLC, a Florida limited liability company, whose principal and mailing address is 13727 SW 152nd Street, Suite #110, Miami, Florida 33177 (hereinafter "Contractor").

RECITALS

WHEREAS, the District and the Contractor entered into a Services Agreement (Clubhouse Janitorial Services), dated December 12, 2022, pertaining to providing janitorial services for the District's recreational facilities known as the Isles at Bayshore Clubhouse, a First Amendment to Services Agreement (Clubhouse Janitorial Services) dated September 26, 2024, and a Second Amended to Services Agreement (Clubhouse Janitorial Services) dated May 5, 2025 (collectively, the "Agreement"); and

WHEREAS, the parties desire to amend the Agreement to modify the amount of compensation to be paid to the Contractor for the Services performed pursuant to the Agreement effective beginning October 1, 2026, in accordance with the Contractor's proposal entitled "Pricing Analysis 2026" (the "2026 Proposal"), which 2026 Proposal is attached hereto and made a part hereof as Exhibit A-3; and

WHEREAS, at its public meeting on April 28, 2026, the District's Board of Supervisors authorized the proper District officials to enter into this Third Amendment to the 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. 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. As of the Effective Date of this Third Amendment, the first sentence in Section 2 of the Agreement, entitled "Duties," is hereby revised and replaced to state as follows:

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Section 2. Duties. The duties, obligations, and responsibilities of Contractor are to perform the Services as described herein and in the 2026 Proposal.

Section 3. As of the Effective Date of this Third Amendment, the first sentence in Section 3 of the Agreement, entitled "Compensation," is hereby revised and replaced to state as follows:

Section 3. Compensation. In exchange for providing the Janitorial Services, the District shall make twelve (12) equal monthly payments to Contractor of FIVE THOUSAND THREE HUNDRED FOUR AND 00/100 DOLLARS ($5,304.00) per month for the period beginning on the Effective Date, for a total annual amount of SIXTY-THREE THOUSAND SIX HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (the "Contract Price").

Section 4. As of the Effective Date of this Third Amendment, references to the "Proposal" in the original Agreement refer to the "2026 Proposal" as defined herein.

Section 9. The Effective Date of this Third Amendment shall be October 1, 2026 (the "Effective Date").

Section 10. In all other respects not specifically amended by this Third Amendment, the original Agreement shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: 02599B12-8486-83FA-80F0-E07657C48D69

IN WITNESS WHEREOF, the parties execute this Third Amendment and further agree that it shall take effect as of the Effective Date defined above.

ATTEST:

DocuSigned by:
63215D558947430...

Name: Juliana Duque
Secretary/Assistant Secretary

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Michele R. Harris
0D54D261347F473...

Name: Michele R. Harris
Chair/Vice-Chair

25 day of September, 2026

WITNESSES:

Print name:

Print name:

ALL PROFESSIONAL CLEANING, LLC, a Florida limited liability company

Signed by:
4F1E5D523F434F3...

By:

Name: Ramon Torres
Title: Go Operation

25 day of September, 2026

Docusign Envelope ID: 02599B12-8486-83FA-80F0-E07657C48D69

EXHIBIT A-3

2026 Proposal

Docusign Envelope ID: 02599B12-8486-83FA-80F0-E07657C48D69

Pricing Analysis 2026

Prepared For: Lakes by the Bay South
Ms. Juliana Duque
Portfolio Manager

Prepared By: Ramon Torres
All Professional Cleaning

Dear Juliana please find the total costs for all janitorial service and sanitization, including janitorial supply, equipment's, on-the-job supervision and management. The contract and price will be for a one-year period and daily services all year.

Schedule: Sunday-Saturday 8:00AM- 4:00PM

Item	Monthly	Taxes	Total	Annually
Lakes by the Bay South	**Price**			
Total Cleaning	$5,304.00		$5,304.00	$63,648.00

NOTES:

1. This price is based on:
    a. The Frequencies of Service as defined in the "Task Schedules" attached. Services and/or frequencies can be changed to suit your budgetary considerations.
    b. All square feet of cleanable carpet area hard surfaces area.
    c. Janitorial supply includes on the monthly Invoice

2. All cleaning equipment will be provided at no additional charges

3. Reference letters will be submitted upon request

4. A Certificate of Liability and Workers Comp Insurance will be provided upon request.

5. Emergency Call $250 minimum

Lakes by the Bay South

All professional Cleaning, LLC

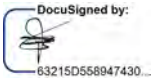
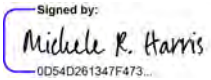
Certificate Of Completion

Envelope Id: 02599B12-8486-83FA-80F0-E07657C48D69
Status: Completed
Subject: Lakes by the Bay South: Complete with Docusign: Services Agmt (Janitorial 2023) 3rd Amd.pdf
Source Envelope:
Document Pages: 5
Signatures: 3
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/25/2026 11:08:18 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 2607:fb90:9109:870d:d8ae:3007:d825:fdc1 Signed using mobile	Sent: 9/25/2026 12:24:51 PM Viewed: 9/25/2026 12:54:42 PM Signed: 9/25/2026 12:55:10 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Michele R. Harris mrhulse61@gmail.com Ms. Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2600:1700:4190:c210:b0a6:91d5:29af:bd10 Signed using mobile	Sent: 9/25/2026 12:24:50 PM Viewed: 9/25/2026 12:44:49 PM Signed: 9/25/2026 12:45:35 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Ramon Torres ramonptorres1@gmail.com Go Operation Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 2600:383:e00:a071:8de1:aa7:9c7c:14a4 Signed using mobile	Sent: 9/25/2026 12:24:51 PM Viewed: 9/25/2026 12:27:32 PM Signed: 9/25/2026 1:30:12 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/25/2026 12:24:52 PM
Certified Delivered	Security Checked	9/25/2026 12:27:32 PM
Signing Complete	Security Checked	9/25/2026 1:30:12 PM
Completed	Security Checked	9/25/2026 1:30:12 PM

Payment Events	Status	Timestamps



MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora **MONTH OF: October 2026**

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

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

Social and Event Updates

Crafts distribution for the month of September were distributed the week of August 25th. Registrations for the last trimester of 2026 are at capacity with 150 children enrolled. Crafts for the month of October were distributed Friday, October 2nd. These are Halloween themed.

The agreement between LBTBSCDD and UM to host the parent seminars is still pending. We received an email from Tonya Rainey from UM requesting status of the agreement. Email was forwarded to Scott for follow up.

Our August 15th we hosted a Back to School party. Children enjoyed a fun afternoon with games and prizes as well to an acrobatic dog show. Prizes and refreshments were provided courtesy of FirstService Residential.



On September 18, we hosted a Family Game Night from 6:30 PM to 8:30 PM. Members enjoyed an evening of fun, games, and prizes generously provided by FirstService Residential. To accommodate event preparations, the pool closed at 6:00 PM.



Our annual Halloween event will be hosted on October 23rd, between 7-9PM. Items to be passed out to trick or treaters were provided by Isles at Bayshore Master and First Service residential. These include over 1,200 treat bags that contain 4 pieces of candy each, plushies, craft items and Halloween themed toys and handouts. A Pumpkin decorating contest will take place as well with prizes for the first, second and third places. Set up will include a haunted house in the Ibis room, area for trick or treating in the Heron room and activities in the clubhouse courtyard/roundabout. Event reached capacity within 24 hours of sharing the invitation with the community managers and posting on our Instagram page.

An email was sent to Lino Aponte of Recrea with tentative dates for our 2027 calendar of events. An estimate will be provided to the board at the November meeting.

Upcoming events:

October:

Crafts distribution: 10/02 Halloween themed
Halloween party: 10/23 7PM-9PM event reached capacity within less than 24 hours after invitation was sent out. 418 members have signed up to attend this event.

November:

Crafts distribution: 11/6 Thanksgiving/Fall themed
Election Day 11/3: Egret room 7AM – 7PM (Clubhouse staff will be onsite at 5:30AM)
Fall family workshop: 11/7 Fall themed candle (event is at capacity)
Tree lighting: 11/14 6:30-8PM (event reached capacity within 3 hours of posting/sharing the invite)

December:

Crafts distribution: 12/4
Holiday Paint night: 12/4 7-9 PM (will be limited to the first 35 members 21+ that RSVP)
Holiday party: 12/19 5PM-8PM (limited to the first 250 members that register)

Party Rentals:

YTD 2026, we have collected $9,352 in private party rental fees.

Clubhouse activity by month 2026:

Month	Meetings	Private parties	Clubhouse events	Classes
January	2	2	4	5
February	4	1	4	4
March	1	4	2	4
April	2	5	3	4
May	2	3	2	4
June	1	7	2	4
July	1	3	4	4
August	3	4	2	4
September	1	3	2	3
October	3	5	2	4
November	2	3	3	4
December	4	4	3	4
YTD Totals	**26**	**44**	**33**	**48**

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

II. General items:

A) Ongoing/Completed Projects and Items

A) Scheduled services for air conditioning, pest control, pool maintenance, and landscaping continue to be performed on time in accordance with vendor contracts.

B) **Clubhouse access control system:** Enrollment in mobile access is ongoing**.** Members were sent a communication via their community email distribution lists, posted on our Instagram page and on clubhouse door. Two exterior signs were placed at the community's entrance gates. As of the time of this report, 588 members have enrolled in the new system. Cards that have been collected have been shredded.

C) **Pool items**

- **Jacuzzi circulation pump repairs:** On 9/10, we received the permit request forms for the jacuzzi pump replacement project. Forms were signed by Ana and submitted for permit process.
- **Estimates to reconstruct Jacuzzi steps:** Reef Tropical has provided us with an estimate to correct the deficiencies found by the DOH. Estimate includes permitting fees, resurfacing jacuzzi, correcting step riser heights, provide technical documentation to justify additional wall return inlets, and other items on the resurfacing report. Total amount for estimate is $8,274.00

D) **Bougainvillea fumigation:** Item is ongoing.

E) **Items for discards:** Manager requests to declare excess property two damaged white plastic folding chairs.

F) **Annual memberships:** an email was sent to our current annual members reminding them that their membership was valid until September 30th and informing that if they'd like to renew the current fee is $1,022.54. At the time of this report we have received 11 membership renewals.

G) **Lost and Found items:** Remaining unclaimed lost and found items that we accumulated over the summer were collected and donated to The Goodwill on 09/25.

H) **Gates and Security Updates**

- **Gates:**
- Routine gate service was completed per the maintenance contract. Camera lenses are cleaned every Monday to ensure visibility.
- Letters were issued to individuals that have hit the gates. A reimbursement from U-Haul was received in the amount of $200.00.
- The Liftmaster mega tower arm purchase approval was provided to DML. We have pending the eta to receive the units from the vendor.
- **Security Incidents and Actions:**
  - On 8/30 a physical altercation was reported by front desk staff between two female clubhouse members. Police and fire rescue were both onsite. Video footage of the altercation and the moments that lead up to it were requested by the Town of Cutler Bay Police and provided to Cutler Bay detective Alexis Garcia JR. Suspension letters for both parties were sent via US Mail. Requests for appeals of suspensions were received via email by Juliana Duque.

    In addition to this, on 09/10 At approximately 4:05 AM, our alarm central command called and notified me that two individuals had jumped the fence and entered the pool area. Law enforcement was dispatched with authorization, and officers arrived on scene shortly thereafter. Both individuals were contacted by police and were issued trespass warnings. One of the individuals involved in this trespass incident is the same female member suspended for the physical altercation incident occurred on 8/30. The clubhouse camera system was reviewed to verify the officers' response, and DML Security has preserved the relevant video footage for our records. The responding officers also provided a case number and identification information for both individuals.

  - On September 17th we received an email from Geico requesting that footage be provided for an accident occurred on September 12th in the area of the west gates. Footage was requested from DML and provided to the insurance company.

  - On September 18th we received am email from Detective Garcia of the Town of Cutler Bay Police requesting footage for an alleged hit and run incident that occurred on September 2nd. Request was sent to DML via email same day.

Reef Tropical Pool
a Pool Centurion Group, LLC company
Remit To:
100 North Krome Avenue
Florida City, Florida 33034
Make a Payment! https://poolcenturion.myservicetitan.com

BILL TO
Lakes By The Bay South CDD
21864 Southwest 93rd Path
Cutler Bay, FL 33190 USA

ESTIMATE	ESTIMATE DATE
628314818	Oct 08, 2026

JOB ADDRESS
Lakes By The Bay South CDD
21864 Southwest 93rd Path
Cutler Bay, FL 33190 USA

Job:

ESTIMATE DETAILS

Reef Tropical Spa Renovation: Spa Resurfacing

• Draining of spa for renovation work to suitable on-property location, and shut down power to equipment
• •
Cut, chip and remove existing spa waterline, step & bench edge tile, and dispose of
• Cut, chip and remove existing spa plaster ONLY as required, and dispose of
• Supply & install new waterline, & non-skid spa steps and bench edge tile - One (1) row 2x6 - Tile Material to be 2x6 MUDCAP NON-SKID BULLNOSE TILE - color TBD
• Prep & BOND KOTE interior of spa for new plaster finish
• Supply and apply new standard color Florida Gem (DOH approved) exposed aggregate interior spa plaster finish
• Install new spa main drain cover & wall return fittings
• Filling of spa with site/property water source, start-up of equipment and chemically balancing of water chemistry during curing process - 30 days complimentary new finish curing process with multiple weekly visits to balance chemicals, monitor, clean and cure new finish

Spa Re-surfacing Cost Estimate Total = $8,995.92

Excludes:
• Engineering, plans, permit processing, permit application, DOH, Monroe County & ORCA permits or permit fees
• Any unforeseen or additional work outside scope of this estimate will be additional
• Spa deck work, pavers, removal or replacement
• Spa equipment removal or replacement other than specified and selected
• Spa Handrails or ladders, or installation
• Spa Light fixture replacement
• Waterproofing or concrete work, installation or application
• Electrical work
• Special inspections that may be required
• Child safety barriers, fencing, or alarms - that may be needed for Final Inspection if permit is applied for

• Water to re-fill spa

* Spa will be serviced 8x for the first 30 days to insure proper curing and aggregate appearance on new pool finish.
PAYMENT TERMS: 45% Down, 45% After Prep & Prior to Plaster, 10% Job Completion. The price of work listed is a "cash" price, unless otherwise specified. Most major credit cards are accepted. All credit card transactions shall be subject to a 3% processing fee." Please remit payment to Reef Tropical, 100 N Krome Ave Florida City, FL 33034

Conditions and Agreements
Any unforeseen or additional work outside scope of this proposal will be additional to proposal with contractor written approval.
Price excludes application, DOH and county permit fees.
Waterproofing existing shell with FlexCrete material additional to this proposal.
Any electrical or bonding work needed on pool or spa is NOT included in this proposal; this will be an additional charge from homeowner selected electrician if needed.
Preparation for Florida Gem/ Pebbletec will be needed to remove any loose material from the surface so we will have an excellent bond.
Warranty on Florida Gem or Pebbletec is for two years on separation from surface only. If separation occurs, warranty will only cover areas of separation.
All chemicals needed for proper balance will be added immediately after we are notified that the pool is filled.

Resurfacing of the pool will consist from the bottom of the tile down. Any additional work including: tile, grout, coping, and coping grout will be an additional contracted charge.

Warranty does not include: water or chemicals, warranty is for Florida Gem/Pebbletec only.

Poor incoming water quality that could cause stains is not covered under the warranty.

If the water is turned off before the pool is filled all the way from the time of completion of the plaster, this will void all warranties.

No warranty on Florida Gem/Pebbletec above water line.

A new anti-vortex main drain cover will be installed, if possible.

Reef Tropical Pools accepts no responsibility or liability for any unforeseen defects in existing pool shell structure.

If any dewatering of the underground water table is required, this work will be done on a time and materials basis above contracted price.

Any crack repair of pool shell is not included unless specifically stated in this proposal.

Any repair of pool/spa shell, steps or benches, will be in addition to this proposal. Shade variations are inherent characteristics with applied materials (pebble products); therefore, Reef Tropical is not responsible for staining, mottling, or discoloration of the finish.

This agreement is entered in through Customer’s duly authorized officers or agents and on behalf of Contractor through its owner or authorized agents of the owner with full knowledge of the contents thereof and acquiescence thereof. This agreement is subject to all terms and conditions thereof. Contractors shall not be liable for any damage to the pool structure or piping, due to underground water pressure, in an event the pool must be drained for cleaning, repairing, and/or refinishing. This contract is enforceable and held within its jurisdiction of Miami-Dade County and/or Monroe County located within the State of Florida.

SERVICE	DESCRIPTION	QTY

1	Draining the body of water Opening the hydrostats Removing the light and fittings Cutting and chipping Checking and removing delaminations* Cutting out any cracks Filling in cracks and delaminations Acid etching Pressure washing Applying a bond coat * If more than 30% of existing spa finish needs to be removed because of too many past layers of old plaster an additional charge will apply for complete removal of old plaster to original concrete shell with a disposal fee with homeowner authorization. If any dewatering of the underground water table is required, this work will be done on a time and materials basis above the contracted price. Any crack repair of pool shell is not included unless specifically stated in this proposal. Any repair of pool/spa shell, steps or benches, will be in addition to this proposal.	1.00
2	Plaster Preparation - Chipping - Change Order - If more then 30% of finish was delaminated and requires additional labor in order to properly prepare the surface for proper bonding of new finish	1.00
3	Preparation Inspection: Verify that the pool has been adequately prepped, including draining, surface preparation, and the application of a bond coat. Surface Evaluation: Inspect the pool's surface to ensure it is clean, smooth, and free from any defects or contaminants. Plaster Application: Apply the selected plaster material evenly to the pool's surface. This includes the walls and the floor. Troweling and Smoothing: Use trowels and other tools to smooth the plaster surface, ensuring a uniform and attractive finish. Curing: Allow the plaster to cure for the recommended duration, ensuring it sets properly. Acid Wash and Cleaning: Perform an acid wash to remove any excess residue and achieve the desired water chemistry balance. Final Finish Inspection: Conduct a detailed inspection of the plastered surface to confirm that it meets quality standards and is free from defects. Clean-Up: Remove any construction debris and plaster-related waste from the pool area. Water Filling (Customer's Responsibility): It is the customer's responsibility to fill the pool with water. Please ensure that you do not turn off the water supply until the pool reaches the adequate water level, as specified. Client Orientation: Provide the client with care and maintenance instructions for the newly plastered pool. Documentation: Prepare and provide the client with documentation of the plastering process, including warranties and care guidelines. Project Completion: Confirm the client's satisfaction with the pool plastering and hand over the completed project.	1.00

4	Balance water - it is recommended that you do not swim in the pool until the water is properly balanced. Monitor alkalinity & Monitor pH - adjust accordingly. Brush the entire pool surface - to remove all plaster dust. Add sequestering agent using the recommended initial start-up dosage. Operate Filtration system continuously for a minimum of 72 hours DO NOT add chlorine for 48 hours. DO NOT turn on pool heater until there is no plaster dust in the pool. DO NOT vacuum for the first 30 days due to possible streaking on the surface. NO SALT SHOULD BE ADDED for 30 DAYS (if applicable). Test pH, Carbonate Alkalinity and Calcium Hardness - to help prevent the scaling of the pool surface. Adjust calcium levels. Adjust cyanuric acid levels. We follow the National Plasters Council & Orenda Technologies guidelines to prevent LSI violations to ensure the finish is cured properly.	1.00
5	Pool Tile Installation Labor	1.00
6	**PERMIT FEES:-$1400** -Engineering Evaluation to Review technical data and calculations. -Fill & Submit DOH/ FBD forms. -Permit runner -Sketch or drawings showing scope of work. -DOH/ FBD permit fees *Not include architectonical or Engineering Design Plans if is needed. *Not include electrical permit or any electrical fee. * A licensed electrician will need to: a) verify that pool equipment and pool is properly bonded; b)Breaker panel fulfill with most recent electrical code; c) Install a dedicated electrical outlet interlock w/ circulation pump to prevent injection of chemical without water flow. *Not include Unforeseen conditions.	1.00
7	**CORRECTION OF DOH COMMENTS-INSPECTION 3/31/2025** The proposed work is intended to correct the deficiencies identified during the inspection of the existing commercial spa and bring the affected components into compliance with the applicable Florida Building Code and Florida Department of Health requirements. **SPA STEP RISER HEIGHTS:** Existing spa step riser heights were measured at approximately 5.50 inches, 8.25 inches, and 7.78 inches, resulting in differences exceeding the permitted 1/2-inch uniformity requirement between intermediate risers. The existing step configuration shall be modified as required to provide compliant and substantially uniform riser heights. If the existing configuration cannot be corrected while maintaining the required spa geometry and applicable code requirements, the owner shall pursue the appropriate variance process (Not Include Modification of Shape) through the applicable authority having jurisdiction. **ADDITIONAL SPA WALL INLETS:** Provide a technical justification and documentation for the existing additional wall return inlets located at the bottom of the spa and adjacent to the bench area. The additional inlets shall be evaluated as part of the spa circulation system to verify that their location, quantity, flow distribution, and hydraulic function are appropriate for the existing system and do not adversely affect required circulation, turnover, or user safety. Where applicable, the existing configuration shall be documented on the permit drawings and supported by the hydraulic/design information.	1.00

HANDRAIL ESCUTCHEON PLATE:
Provide and install a suitable escutcheon plate/trim plate at the deck penetration of the spa handrail to properly finish and cover the handrail anchorage at the deck. The escutcheon shall be securely installed and provide a finished, stable, and safe transition between the handrail and deck surface.

All corrective work shall be performed in accordance with the approved permit documents, applicable manufacturer requirements, Florida Building Code, and applicable Florida Department of Health requirements. Upon completion, the corrected components shall be inspected and verified for proper installation, functionality, stability, and compliance.

SUB-TOTAL	$8,274.00
TOTAL	$8,274.00

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

All invoices are due upon receipt.

The price for the work listed is a “cash” price, unless otherwise specified. Most major credit cards are accepted. All credit card transactions shall be subject to a 3% processing fee.

For any further questions, please call the office at 305.367.2005

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

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

CUSTOMER AUTHORIZATION

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

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

50% Deposit may be required.

Estimates are valid for 30 days.

The price for the work listed is a “cash” price, unless otherwise specified. Most major credit cards are accepted. All credit card transactions shall be subject to a 3% processing fee.

Remit To:
100 North Krome Avenue
Florida City, Florida 33034
305.367.2005

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

CPC1458733

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

Sign here Date

LAKES BY THE BAY SOUTH



FIELD REPORT

Meeting Date: October 27, 2026

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

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

LANDSCAPING

- Landscaping services were completed by Tony's Landscaping (TL) on August 4th 18th and 31st and September 8th 17th and 28th including but not limited to mowing, edging, trimming, weed control and pest control.
- The October landscaping services are scheduled for the 14th and 29th.
- New Blue Daze plants are doing well. TL fertilized them to accelerate growth.
- The irrigation system is in good working condition.
- The hedges at the main entrance that were trimmed and have started to fill in.
- TL installed new Foxtail Ferns to both main entrances to fill in the landscaping beds.
- The annual palm tree trimming project was completed.
- The new royal palm tree is being monitored and is in good condition.





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- Please refer to the attached planting report from Davis Environmental (DE) regarding the South Florida Water Management (SFWM) easement planting project.
    - TL is managing the operation of the irrigation system. Please see attached irrigation log for more information.
    - DE provided a work order authorization request to provide two (2) additional maintenance services to the SFWM easement





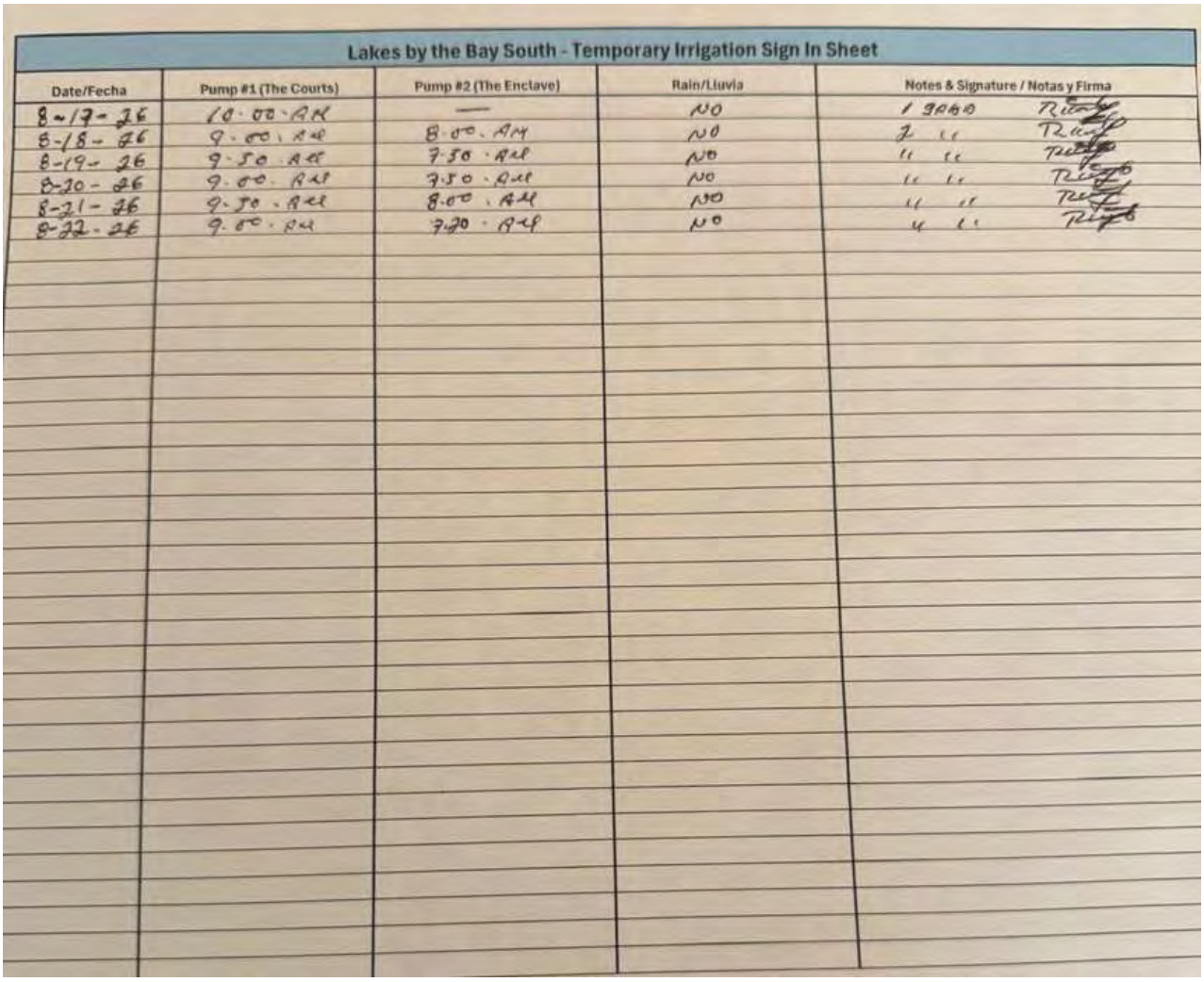

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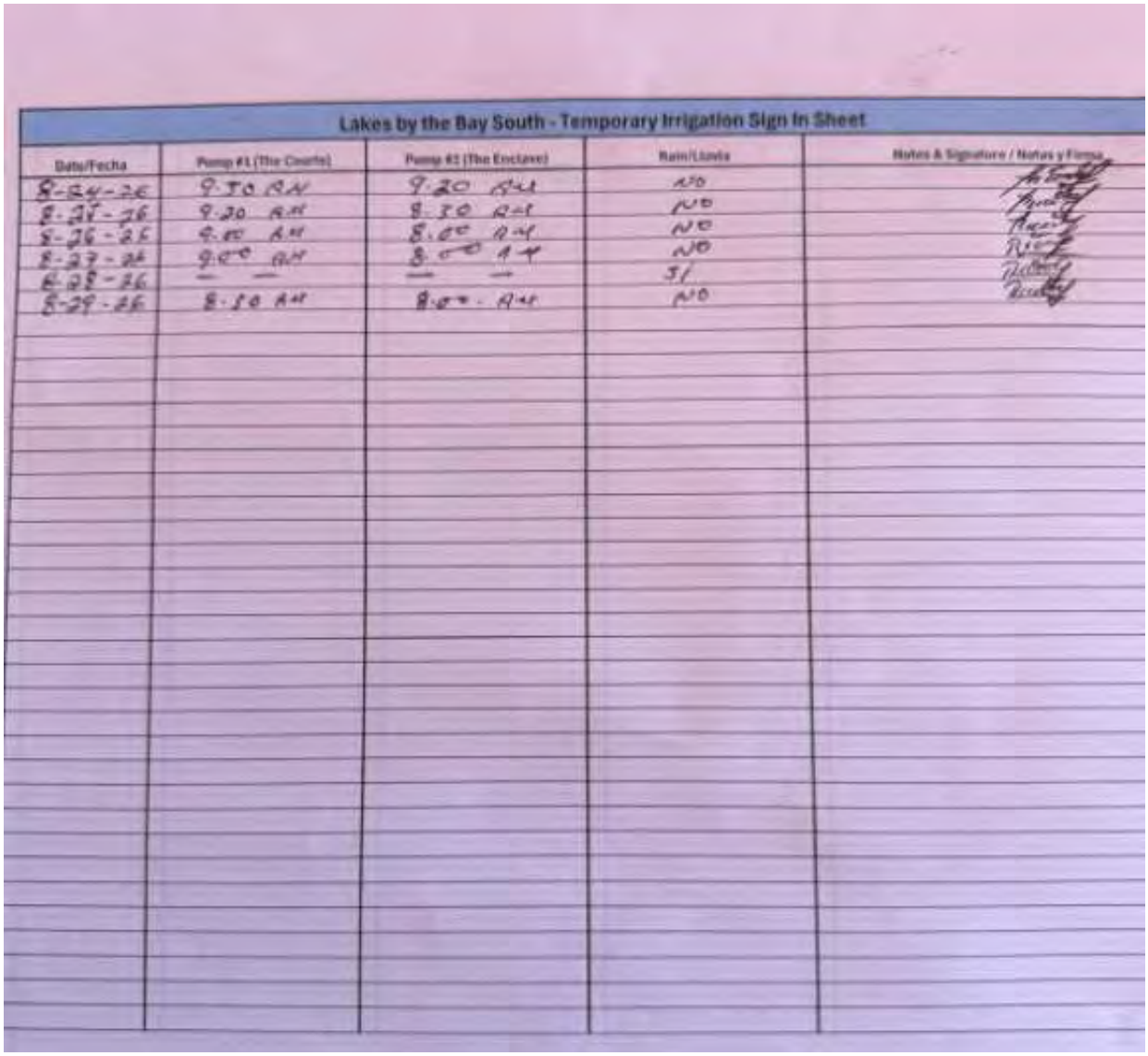
FIELD DIVISION REPORT
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Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Fecha	Pump #1 (The Courts)	Pump #2 (The Enclave)	Rain/Lluvia	Notes & Signature / Notas y Firma
8-17-26	10:00 AM	—	NO	I SAID
8-18-26	9:00 AM	8:00 AM	NO	〃
8-19-26	9:30 AM	7:30 AM	NO	〃
8-20-26	9:00 AM	7:30 AM	NO	〃
8-21-26	9:30 AM	8:00 AM	NO	〃
8-22-26	9:00 AM	7:30 AM	NO	〃

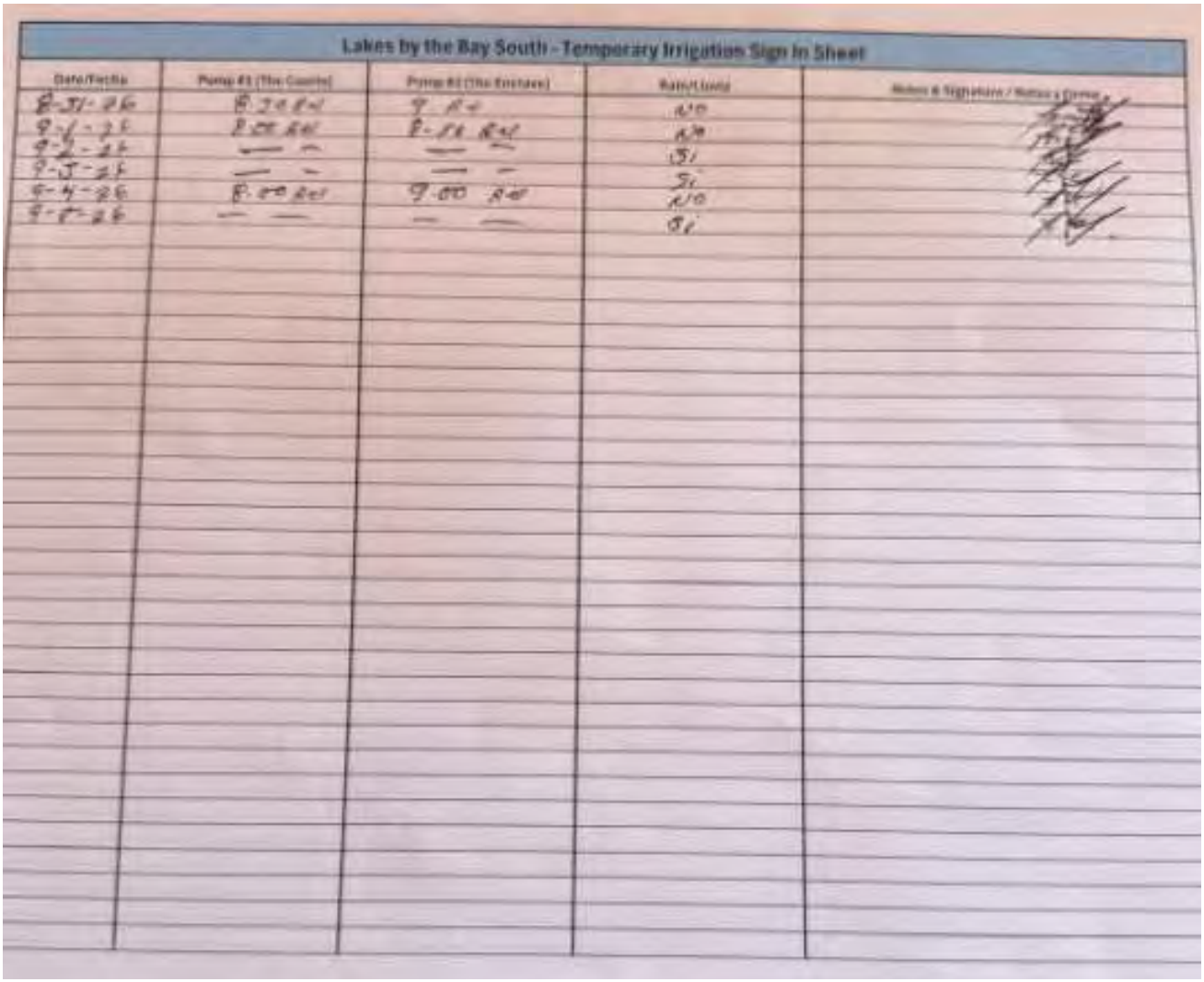
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Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Fecha	Pump #1 (The Courts)	Pump #2 (The Enclave)	Rain/Lluvia	Notes & Signature / Notas y Firma
8-24-26	9:10 AM	9:20 AM	NO	
8-25-26	9:20 AM	8:30 AM	NO	
8-26-26	9:00 AM	8:00 AM	NO	
8-27-26	9:00 AM	8:00 AM	NO	
8-28-26	— —	— —	SI	
8-29-26	8:30 AM	8:00 AM	NO	

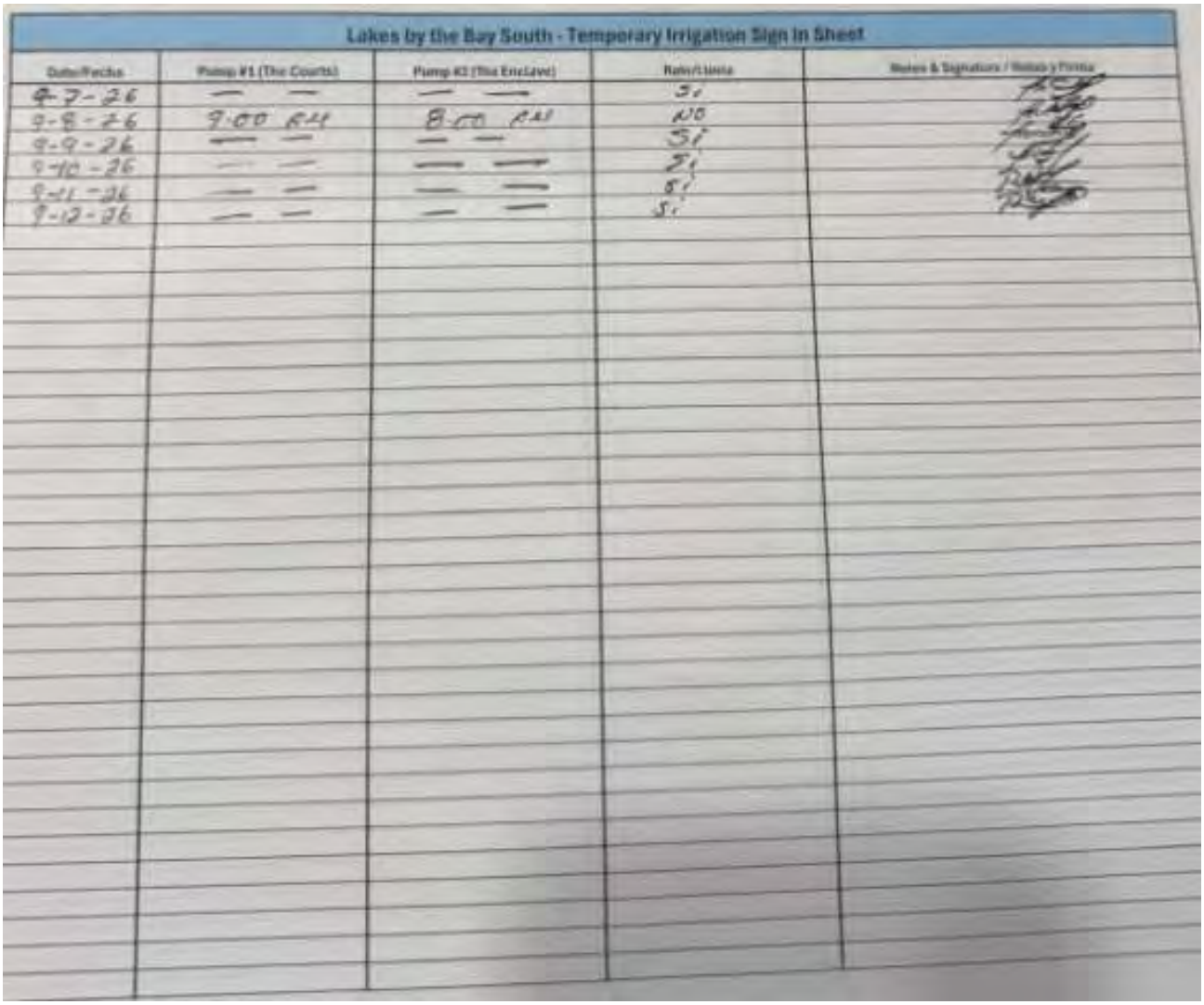
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jlorenzo@gmssf.com
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Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Tech's	Pump #1 (The Courts)	Pump #2 (The Estates)	Rain/Lines	Notes & Signature / Notice Given
8-31-26	8:30 AM	9 AM	NO	
9-1-26	8:00 AM	8:15 AM	NO	
9-2-26	— —	— —	SI	
9-3-26	— —	— —	SI	
9-4-26	8:00 AM	9:00 AM	NO	
9-5-26	— —	— —	SI	

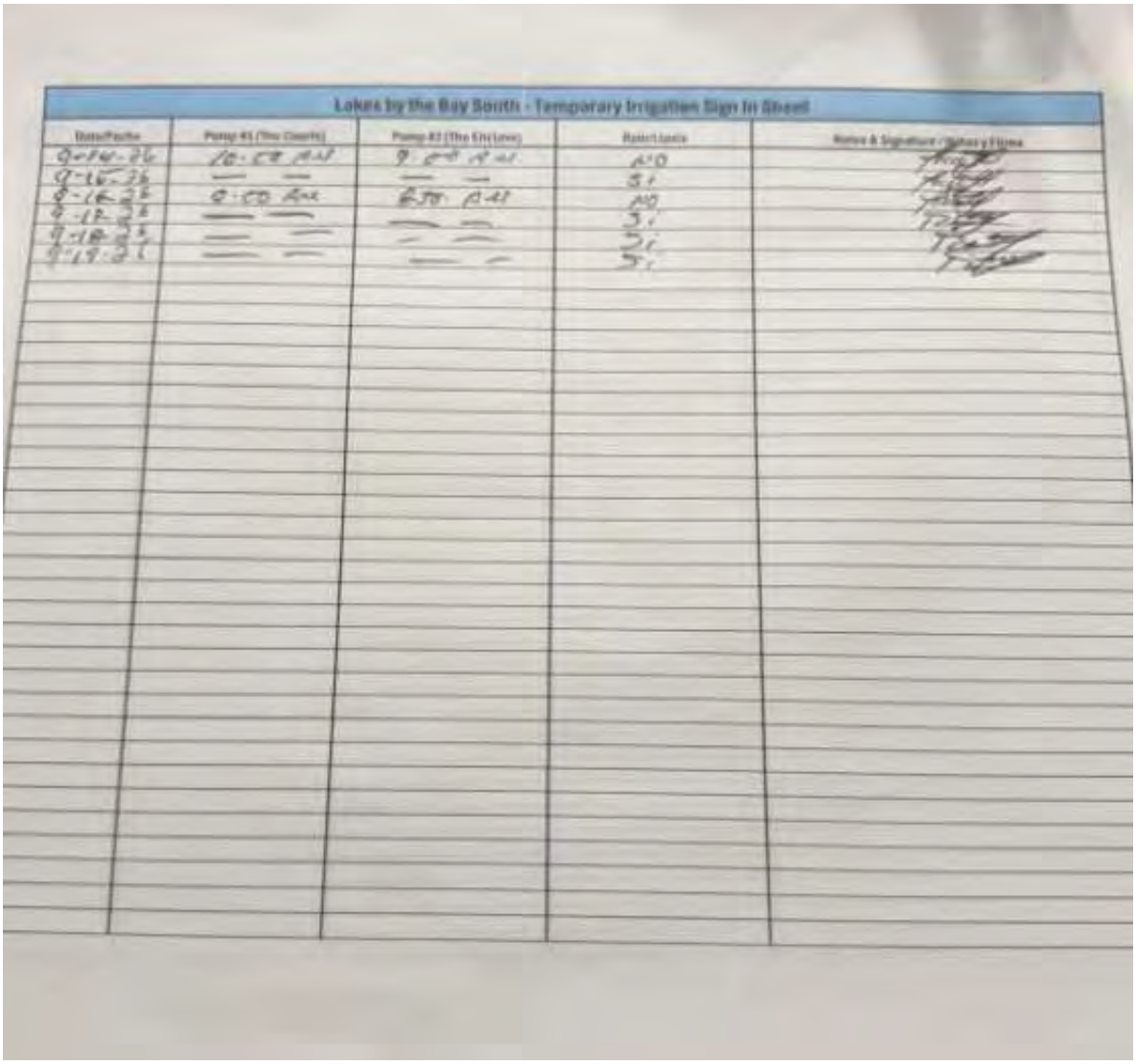
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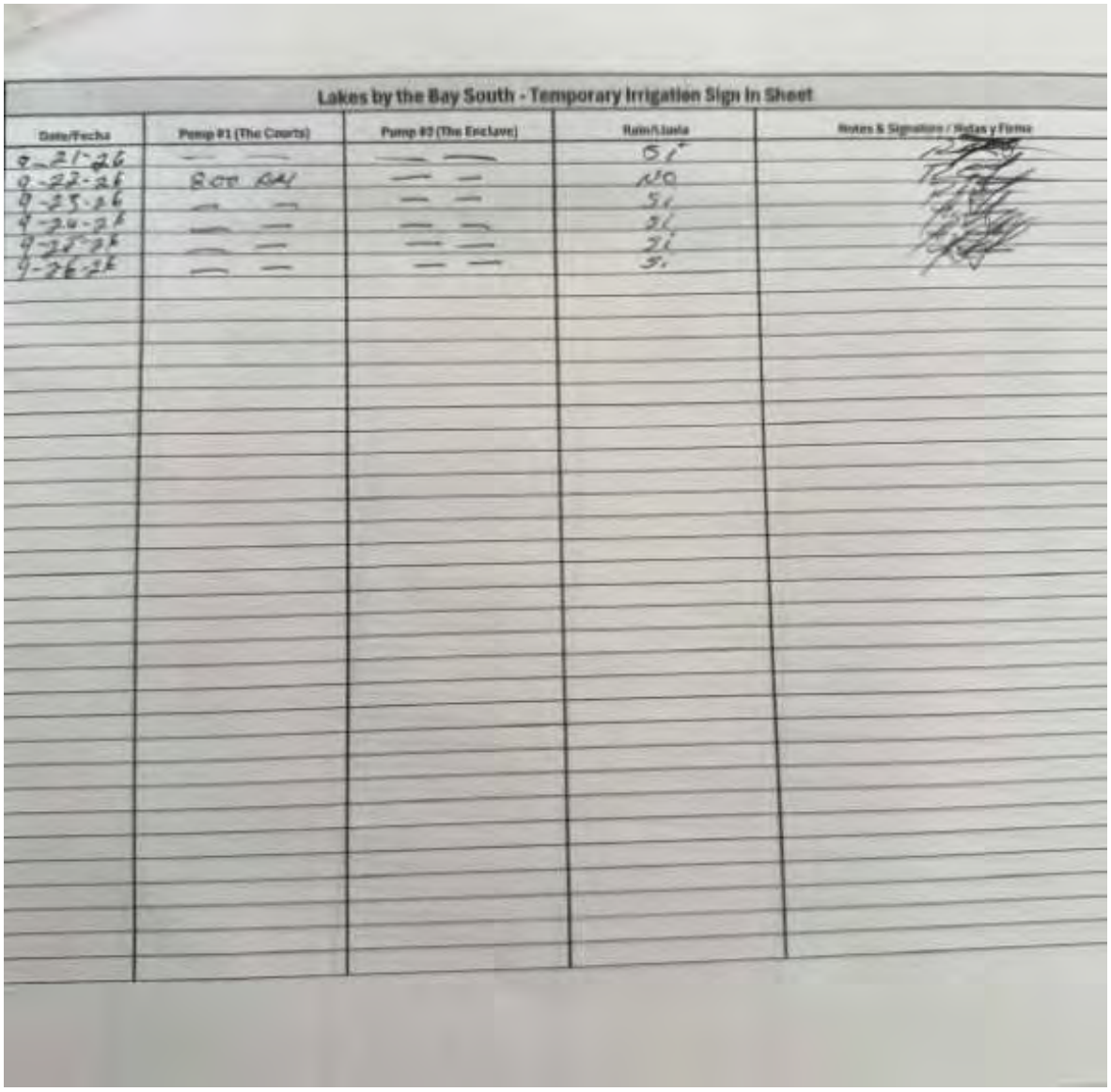
Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Fecha	Pump #1 (The Courts)	Pump #2 (The Enclave)	Rain/Lluvia	Name & Signature / Nombre y Firma
9-7-26	— —	— —	3.	
9-8-26	9:00 AM —	8:00 AM —	NO	
9-9-26	— —	— —	3.	
9-10-26	— —	— —	3.	
9-11-26	— —	— —	3.	
9-12-26	— —	— —	3.	

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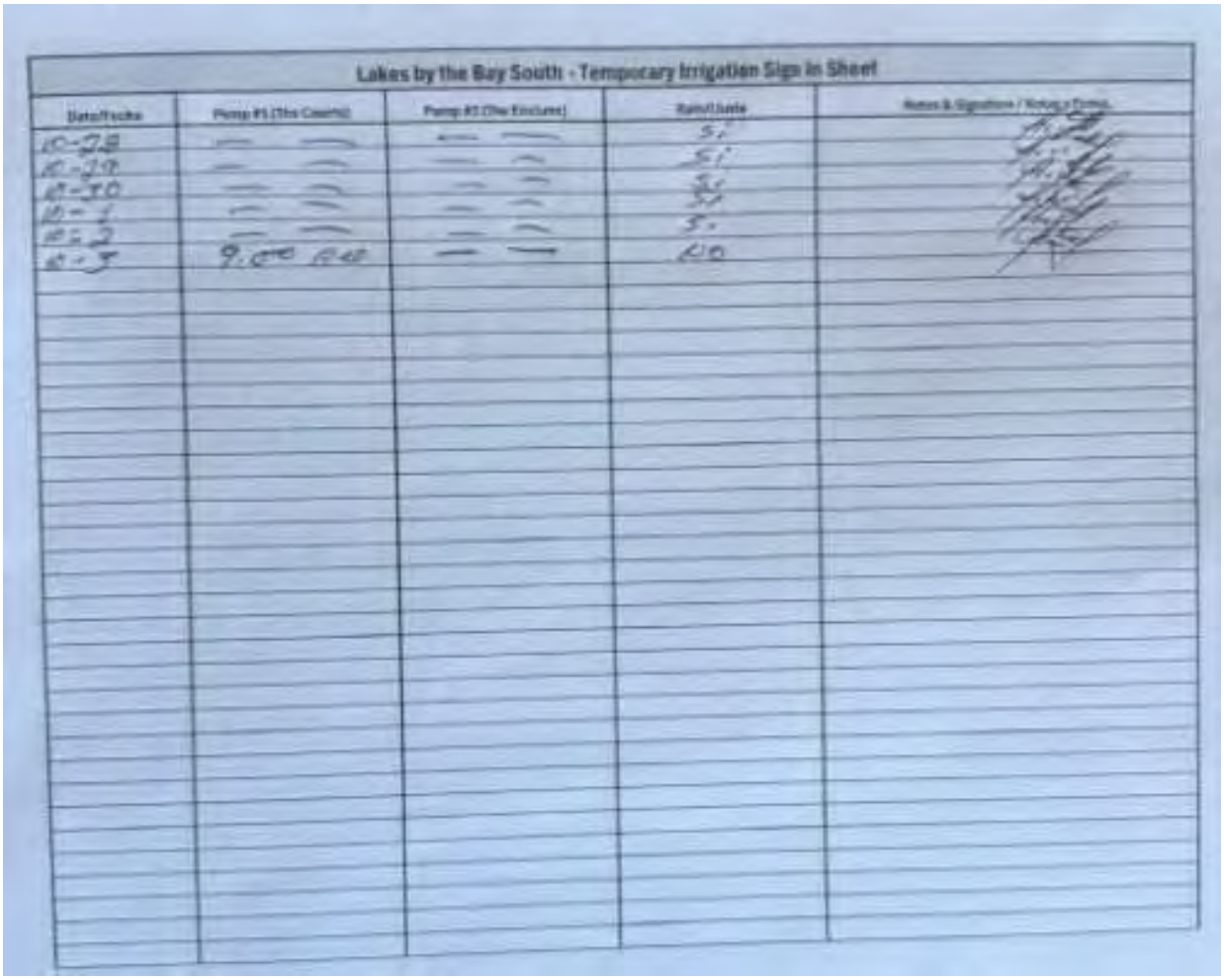
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Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Fecha	Pump #1 (The Courts)	Pump #2 (The Enclave)	Rain/Lluvia	Notes & Signature / Notas y Firma
9-21-26	— —	— —	51"	
9-22-26	8 OFF 8AM	— —	NO	
9-23-26	— —	— —	51	
9-24-26	— —	— —	51	
9-25-26	— —	— —	51	
9-26-26	— —	— —	51	

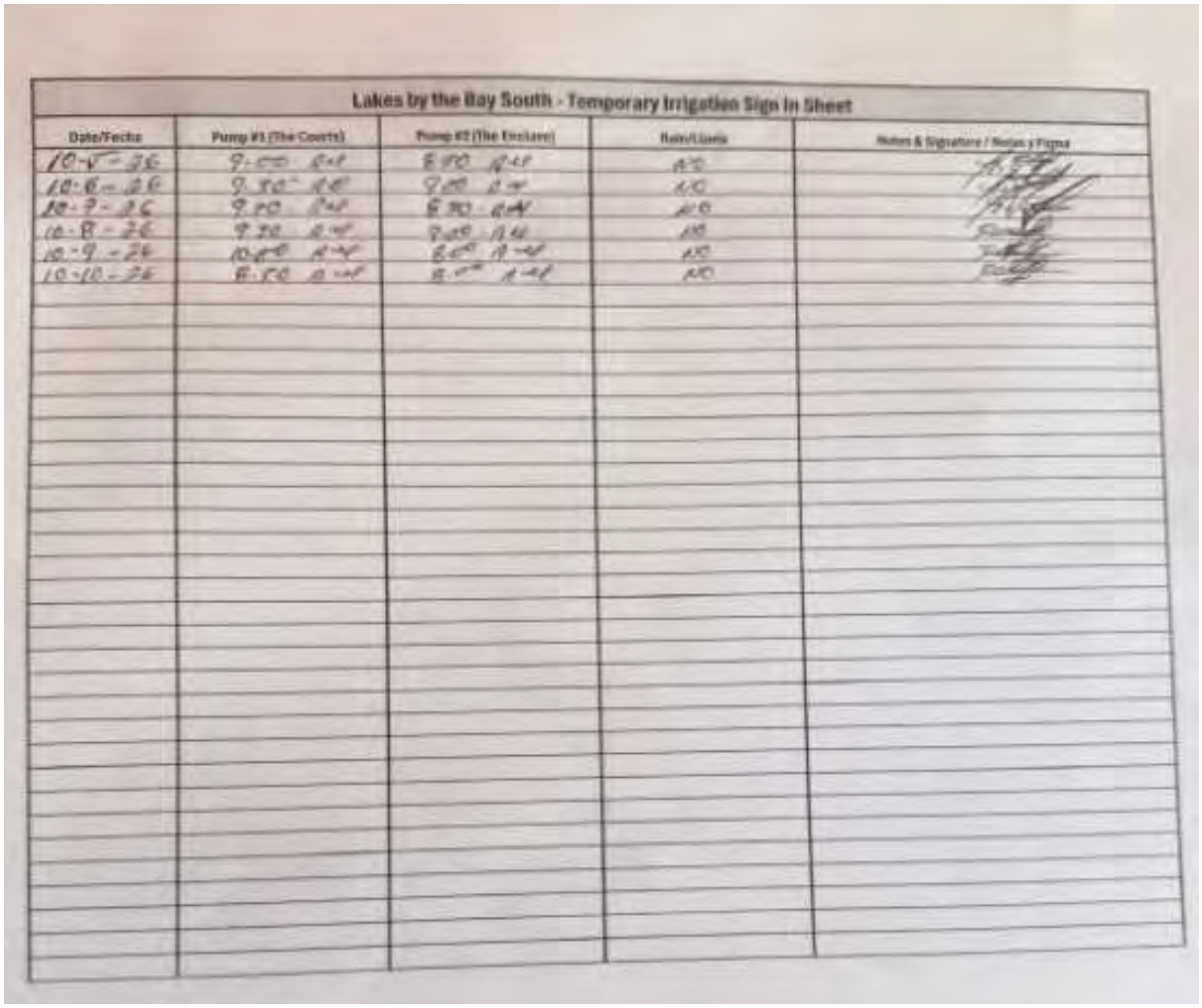
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
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Lakes by the Bay South - Temporary Irrigation Sign in Sheet

Date/Tricks	Pump #1 (This Counts)	Pump #2 (The Enclave)	Rain/Lawn	Notes & Signature / Notes / Time
10-28	— —	— —	5.	
10-29	— —	— —	5.	
10-30	— —	— —	5.	
10-1	— —	— —	5.	
10-2	— —	— —	5.	
10-3	9:00 AM	— —	10	

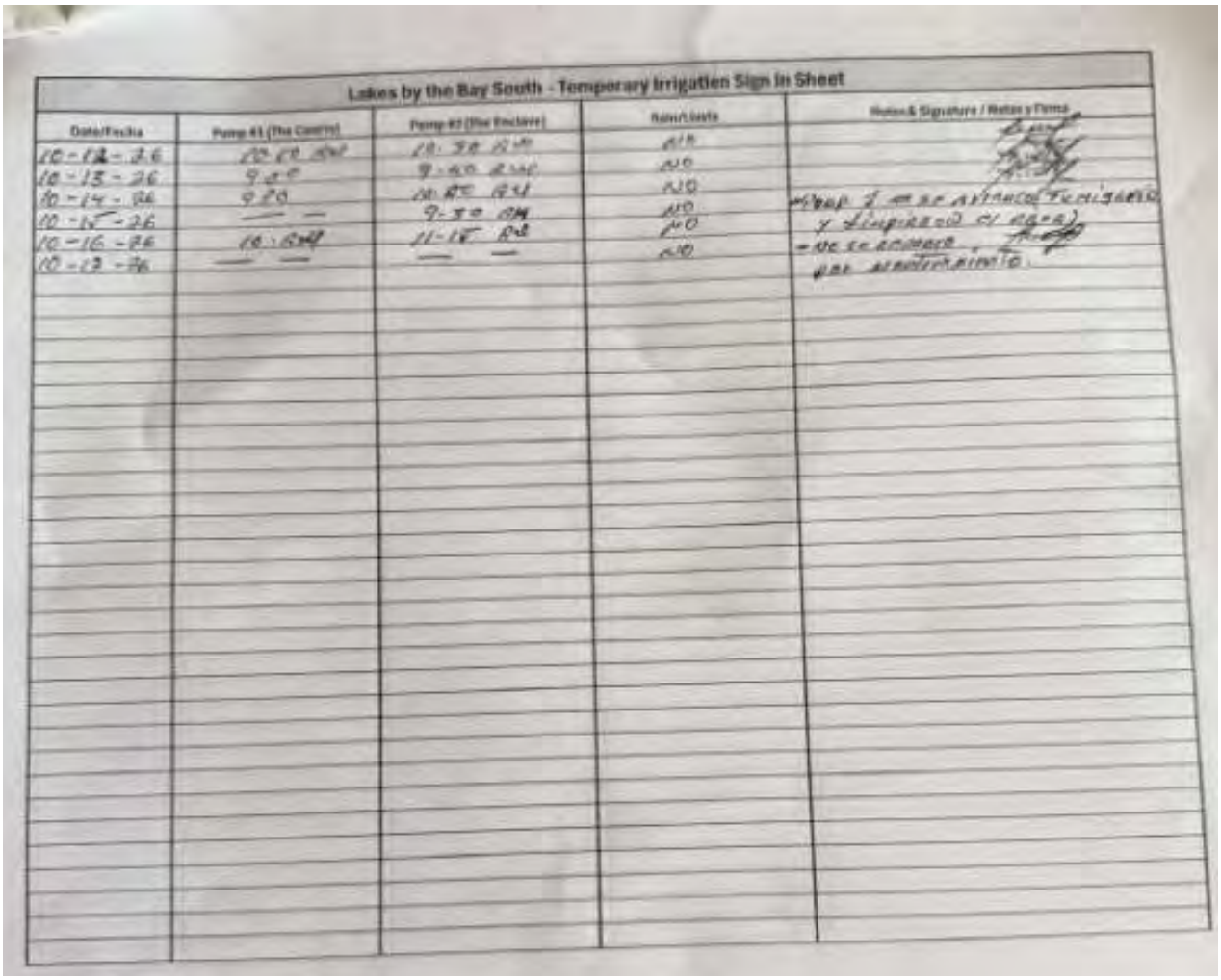
FIELD DIVISION REPORT
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jlorenzo@gmssf.com
Cell Phone 954.643.5104



Lakes by the Bay South - Temporary Irrigation Sign In Sheet

Date/Fecha	Pump #1 (The Courts)	Pump #2 (The Enclave)	Rain/Lluvia	Notes & Signature / Notas y Firma
10-4-26	9:00 6:41	8:50 6:41	NO	
10-6-26	9:30 6:46	9:00 6:47	NO	
10-7-26	9:00 6:40	8:30 6:44	NO	
10-8-26	9:20 6:47	9:00 6:44	NO	
10-9-26	10:00 6:47	8:50 6:40	NO	
10-10-26	8:50 6:40	8:20 6:40	NO	

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jlorenzo@gmssf.com
Cell Phone 954.643.5104



Lakes by the Bay South - Temporary Irrigation Sign in Sheet

Date/Fecha	Pump #1 (The Cove)	Pump #2 (The Enclave)	Rain/Lluvia	Notes & Signature / Notas y Firma
10-12-26	10:00 AM	10:30 AM	NO	
10-13-26	9:00	9:00 AM	NO	
10-14-26	9:00	10:00 AM	NO	
10-15-26	—	9:30 AM	NO	
10-16-26	10:00 AM	11:15 AM	NO	
10-17-26	—	—	NO	

FIELD DIVISION REPORT
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jlorenzo@gmssf.com
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LAKES

- Lake services provided by Eco-Blue Aquatic Services, LLC (EB) on August 11th and September 22nd. Please refer to their report for more details.
- EB applied a treatment to control algae, treated the aquatic weeds and removed debris.







ECO-BLUE
AQUATIC SERVICES, INC.
(305) 316-1817
ecoblueaquatic@gmail.com

CUSTOMER: ***Lake By The Bay South CDD***
DATE: 8/11/2026
WEATHER CONDITIONS: *Sunny*

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	*72.5* °F	○ High	◉ Average	○ Low
DISSOLVED OXYGEN:	*6.5*	○ High	◉ Average	○ Low
Ph READING:	*6.5*	○ High	◉ Average	○ Low
WATER CLARITY:	*Good*	○ High	◉ Average	○ Low
WATER LEVEL:	*Good*	○ High	◉ Average	○ Low

LAKE MANAGEMENT

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

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

ECO-BLUE

AQUATIC SERVICES, INC.

(305) 316-1817

ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: ☑ Bass ☐ Bream ☑ Catfish ☑ Tilapia ☐ Grass carp ☑ Mosquito fish

BIRDS: ☑ Duck ☐ Wood strok ☑ Shorebird ☑ Wading bird ☐ Songbird ☐ Gallinuele

REPTILES: ☐ Alligator ☐ Snake ☑ Turtle ☐ Lizard ☑ Amphibians ☑ Insects

NATIVE PLANTS NOTED

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

☐ Cocoplum ☑ Bulrush ☐ Blue flag iris ☑ Arrowhead ☐ Thalia ☐ Palm ☑ Pickerelweed

☐ Spickerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Spatterdock ☐ Ferns ☐ Fakahatcheegrass

☐ Baby tears ☐ Naiad ☐ Chara ☐ Duckweed ☐ Bacopa ☐ Pondweed ☑ Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ 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: 9/22/2026
WEATHER CONDITIONS: *Sunny*

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	*72.5* °F	○ High	◉ Average	○ Low
DISSOLVED OXYGEN:	*6.4*	○ High	◉ Average	○ Low
Ph READING:	*6.5*	○ High	◉ Average	○ Low
WATER CLARITY:	*Good*	○ High	◉ Average	○ Low
WATER LEVEL:	*Good*	○ High	◉ Average	○ Low

LAKE MANAGEMENT

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

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

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FISH & WILDLIFE ORSERVATIOM

FISH: ☑ Bass ☐ Bream ☑ Catfish ☑ Tilapia ☐ Grass carp ☑ Mosquito fish

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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

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

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We saw ducks and other native birds.

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

FIELD MAINTENANCE

- The sidewalk and curbing pressure cleaning project with People's Choice is scheduled to commence the week of November 17th and be completed in time for the holidays.
- CV Pro Lighting will be installing the holiday lights this month.
- The outdoor gym equipment is in good working condition.
    - Chandler Contractors is working to replace pull-up handle and chain.






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

- Raptor Vac completed the storm drain cleaning project. Please see the attached report for more information.
- RV inspected the storm drain system at the Trellis due to reports of flooding.
    - The CCTV inspection was coordinated and completed, and the results have been shared with the engineering team for further review and guidance. Please see the attached report for more information.









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

- RV inspected the storm drain system at The Cove per the perforated pipe.
    - The CCTV inspection was coordinated and completed, and the results have been shared with the engineering team for further review and guidance. Please see the attached report for more information.





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

- Garnett Engineering and Contracting have submitted permit application to the Town of Cutler Bay. The Tides drop curb and apron repairs are expected to commence in November and be completed by the end of the year, weather permitting.



FIELD DIVISION REPORT
Jesus Lorenzo
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Cell Phone 954.643.5104

- The damaged landscaping lighting at the 93rd Path main entrance was replaced by Reivil Electric (RE).
    - Working with FPL to identify the meter and commence repairs of the neutral that is causing an increase in voltage.
    - The median lighting has been turned on meanwhile the issue is corrected by FPL.









FIELD DIVISION REPORT
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FIELD DIVISION REPORT
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EXHIBITS

SITE: Lakes by the Bay South CDD
SCOPE: Catch Basin Cleaning and Jetting
SERVICE DATE: August 19, 20, 21 and 24, 2026
ADDRESS: 21864 SW 93rd Path, Cutler Bay, FL 33190

Site Aerial



Project Overview and General Findings

A total of one hundred two (102) catch basin structures were serviced throughout Lakes by the Bay South CDD between August 19 and 24, 2026. Sediment and debris were cleared from the catch basin sumps, restoring storage capacity and improving catch basin retention of sediment from storm water runoff. Additionally, one stretch of pipeline at The Cove was jetted and subsequently inspected with CCTV in order to investegate the pipeline due to road settlement.

See photos taken throughout the service on the following page.

OPERATION PHOTOS















Aug 19, 2026 at 9:16:25 AM
8871–8899 SW 219th Terr
Cutler Bay FL 33190
United States





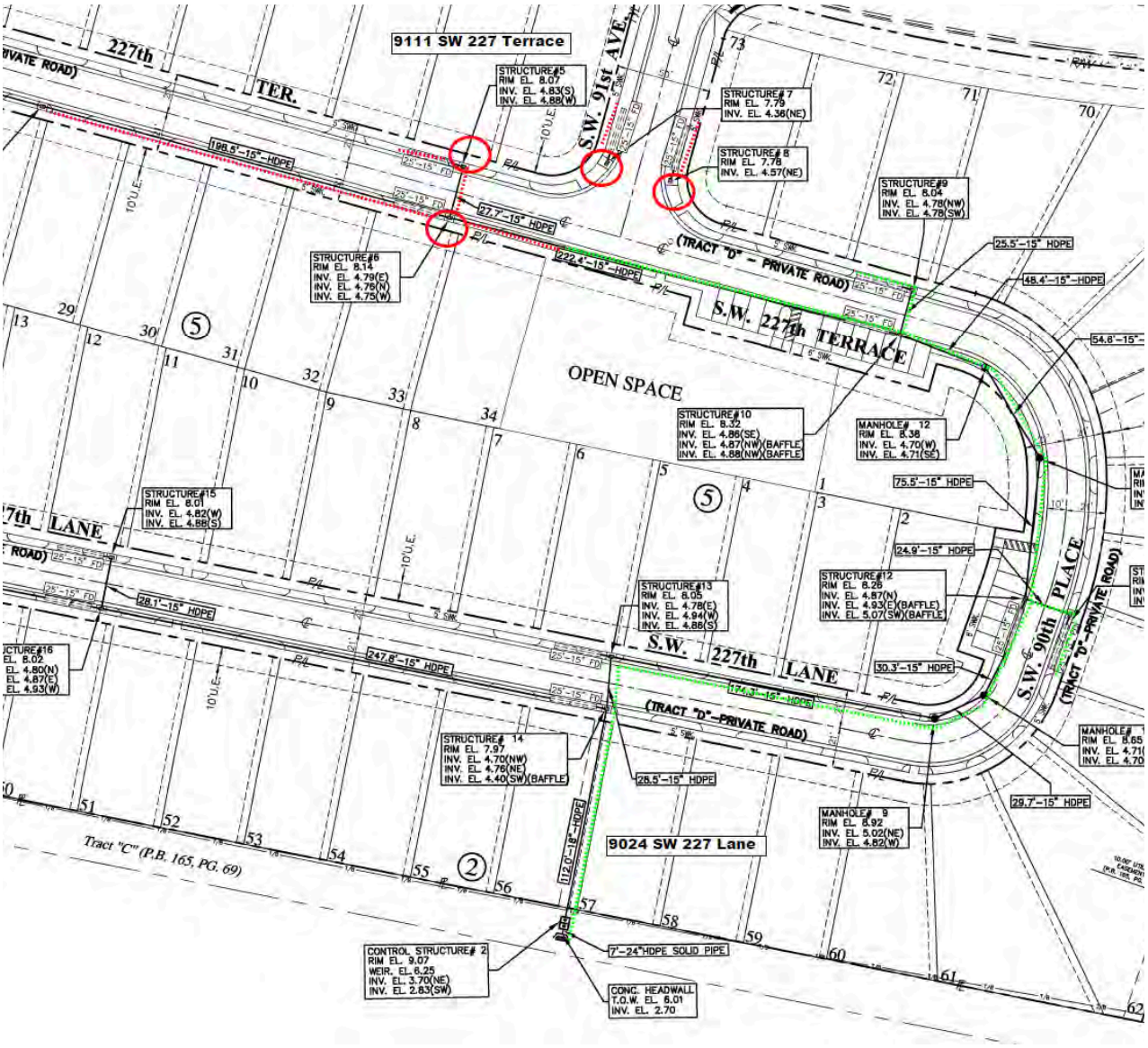

Aug 24, 2026 at 8:12:42 AM
21864 SW 88th Pl
Cutler Bay FL 33190
United States





9111 SW 227th Terrace - Service

A concern was raised regarding the storm drainage system performance near 9111 SW 227 Terrace. A first response identified root blockages in the immediacy of the refenced address, these were removed and the catch basins were serviced. A second visit was conducted and the entire system was jetted from the referenced address to 9024 SW 227 Lane. Covering approximately 1,073LF and ensuring that all pipelines leading to the control structure south of 9024 were cleared. Services on June 4 and July 29 - 30, 2026.



Refer to service images on next page.

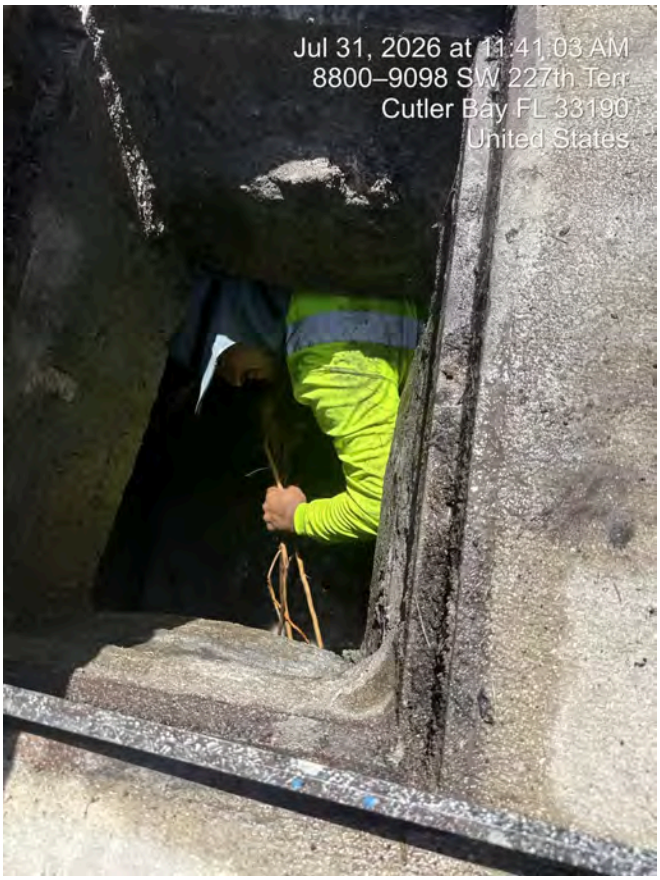
SERVICE PHOTOS








Jul 31, 2026 at 9:02:07 AM
22700–22798 SW 90th Pl
Cutler Bay FL 33190
United States


Jul 31, 2026 at 11:41:03 AM
8800–9098 SW 227th Terr
Cutler Bay FL 33190
United States









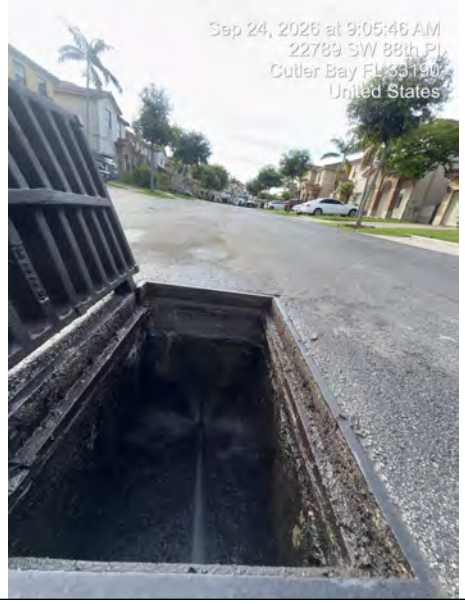
LAKES BY THE BAY SOUTH CDD

Scope: Pipeline Jetting

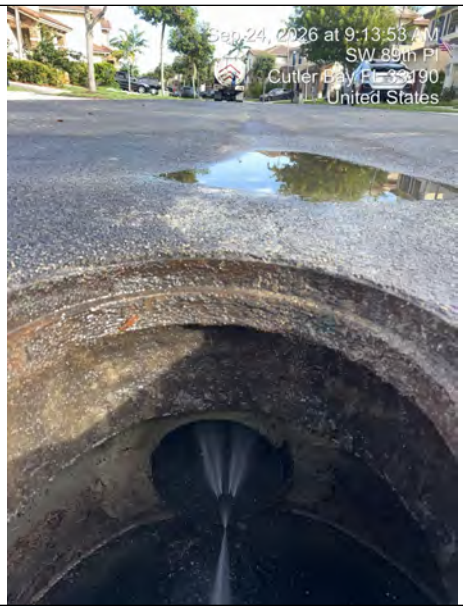
Service Date: September 24, 2026

Address: 21864 SW 93rd Path, Cutler Bay, FL 33190

Pipeline / Drainage Photo Documentation



Pipeline jetting - drainage structure



Pipeline jetting - drainage structure



Pipeline jetting - drainage structure



Outfall / downstream discharge point

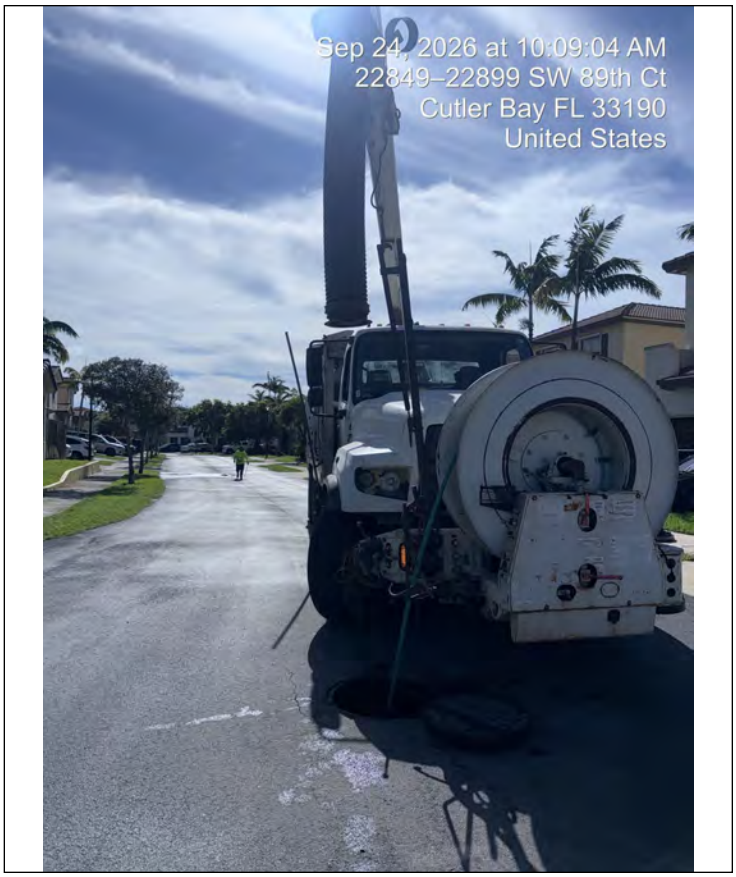


Interior pipeline view

Service Equipment / Jetting Operations



Jetting / vacuum truck in operation



Jetting / vacuum truck in operation



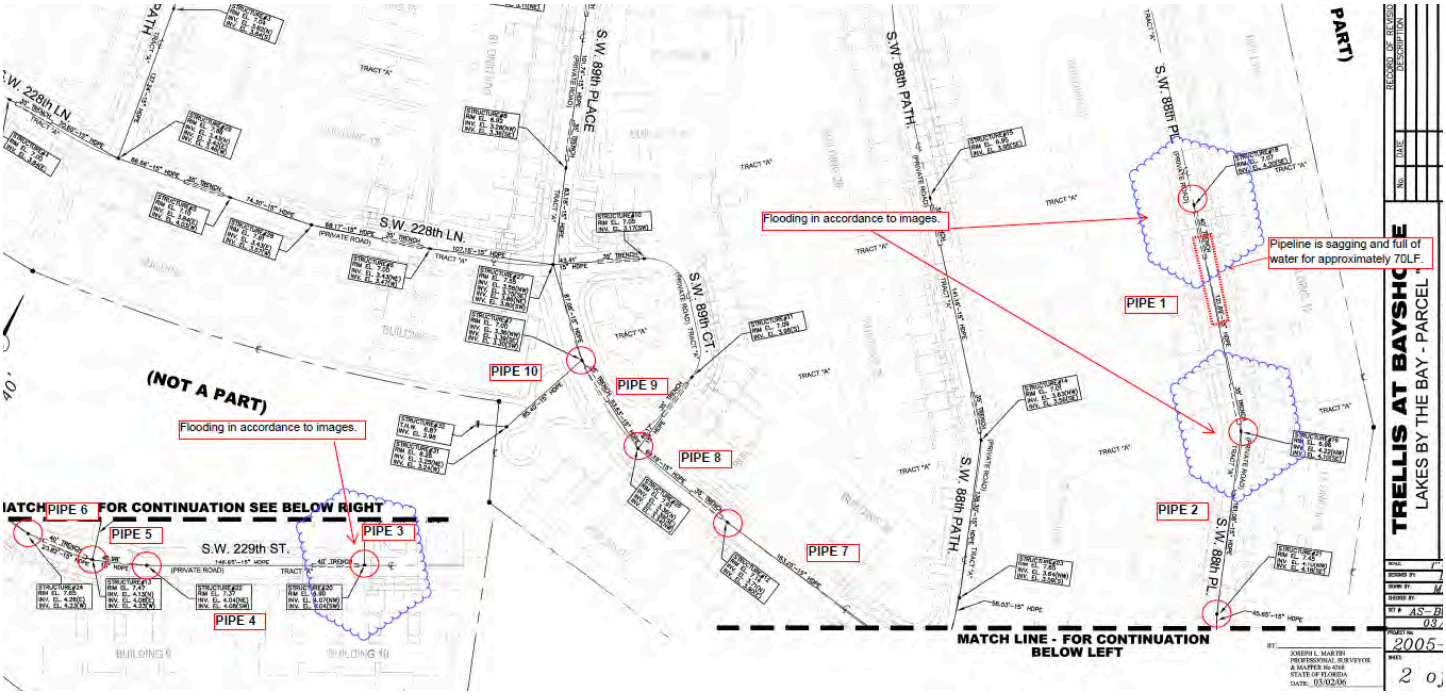
Service truck and crew



Service truck and crew

SITE: Lakes by the Bay South CDD - Trellis
SCOPE: CCTV Inspection
SERVICE DATE: October 5, 2026
ADDRESS: 22793 SW 88th Path

SITE PLAN



CCTV INSPECTION OVERVIEW

On September 17, 2026, an email was received reporting recurring flooding and drainage concerns near 22793 SW 88 Place within the Trellis subdivision. Photographs from the complaint report showed flooding in and around Structures 18, 19, and 20.

In response, a vacuum truck was dispatched on September 24, 2026, to jet the interconnecting pipelines serving the affected areas and extending all the way to outfall Structure 32. As documented in the service report, the jet line traversed the serviced pipelines with minimal resistance, indicating light to no sediment accumulation. No obstructions preventing jet-line passage were encountered.

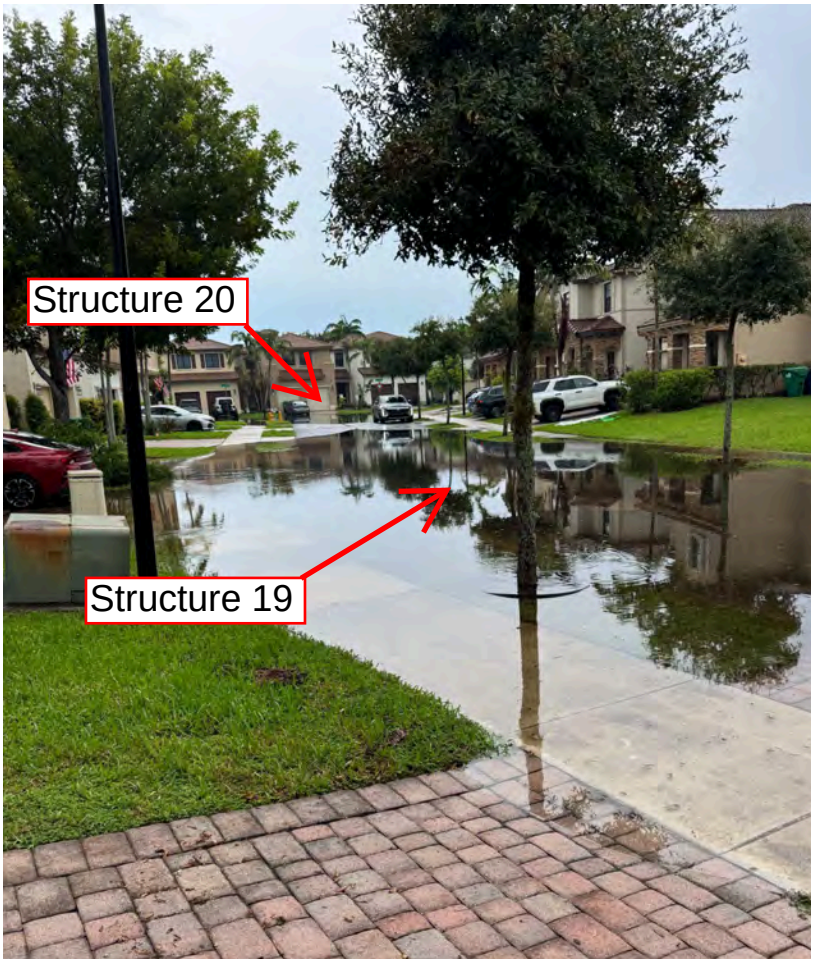
To further assess pipeline conditions, a CCTV inspection was conducted on October 5, 2026. No sediment accumulation, blockages or physical damage were observed along the pipelines between Structures 18 and 32 and the French drains sections in the plan were confirmed to be present and approximately the same length as per paving and drainage plans.

A sagging section between Structures 18 and 19 retained water over approximately 70 linear feet. This section was fully submerged, preventing an inspection, however, the jet line successfully traversed this segment during the jetting service. It is important to note, the complaint photographs showed flooding at Structures 19 and 20, downstream of the identified sag. This suggests that the drainage concerns may extend beyond the sagging section and through Structures 22, 13 and 24.

To further investigate, it may be useful to review pipeline elevations along the drainage route to the outfall at Structure 32. Flow from additional pipelines (SW 88 Path System) connecting to this main route may also be having an impact, as their combined contribution during a rain event could be overwhelming the system.

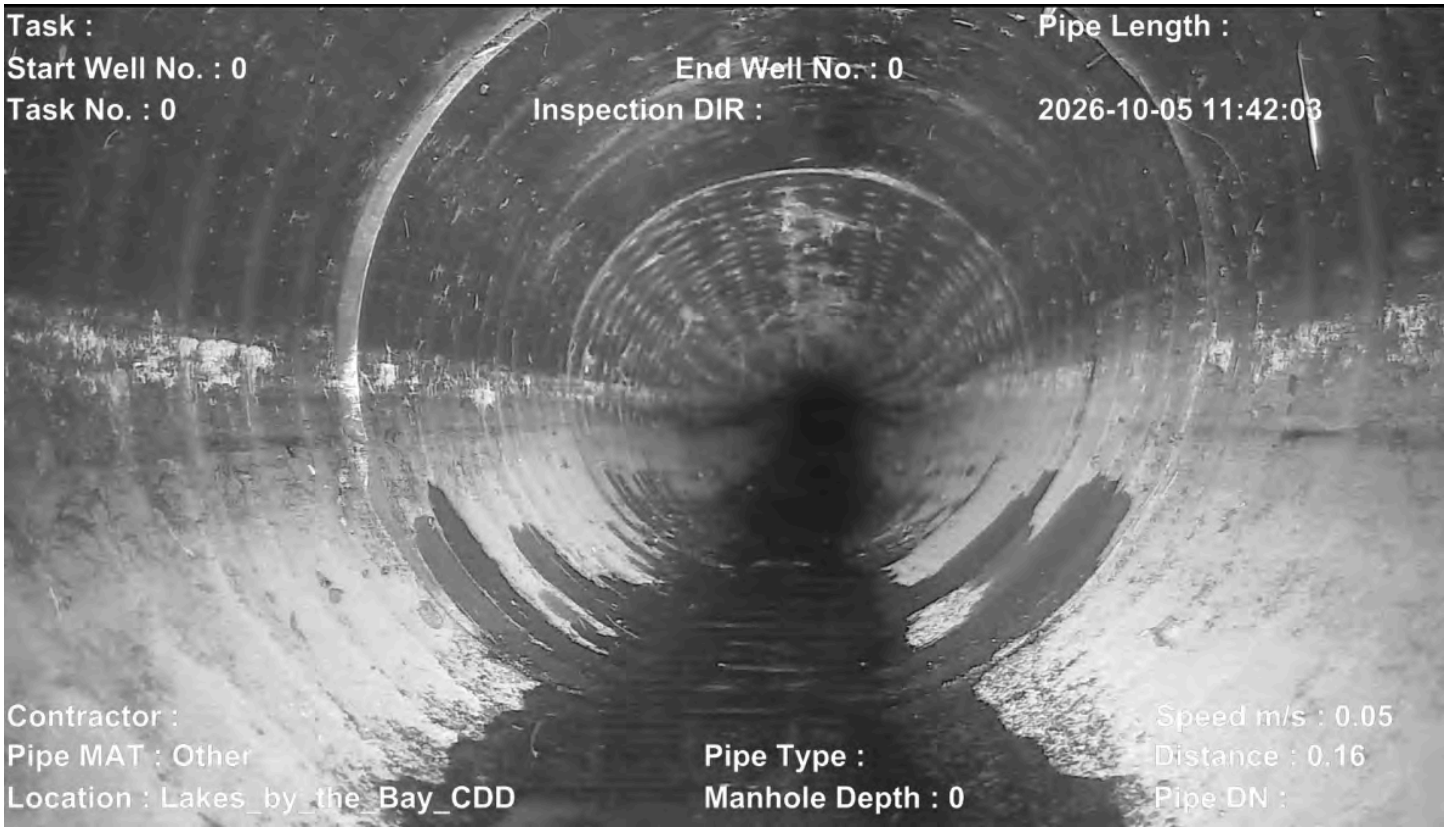
These items are offered for consideration based on the field observations; the cause of the recurring flooding has not yet been determined by the jetting and CCTV inspection alone.



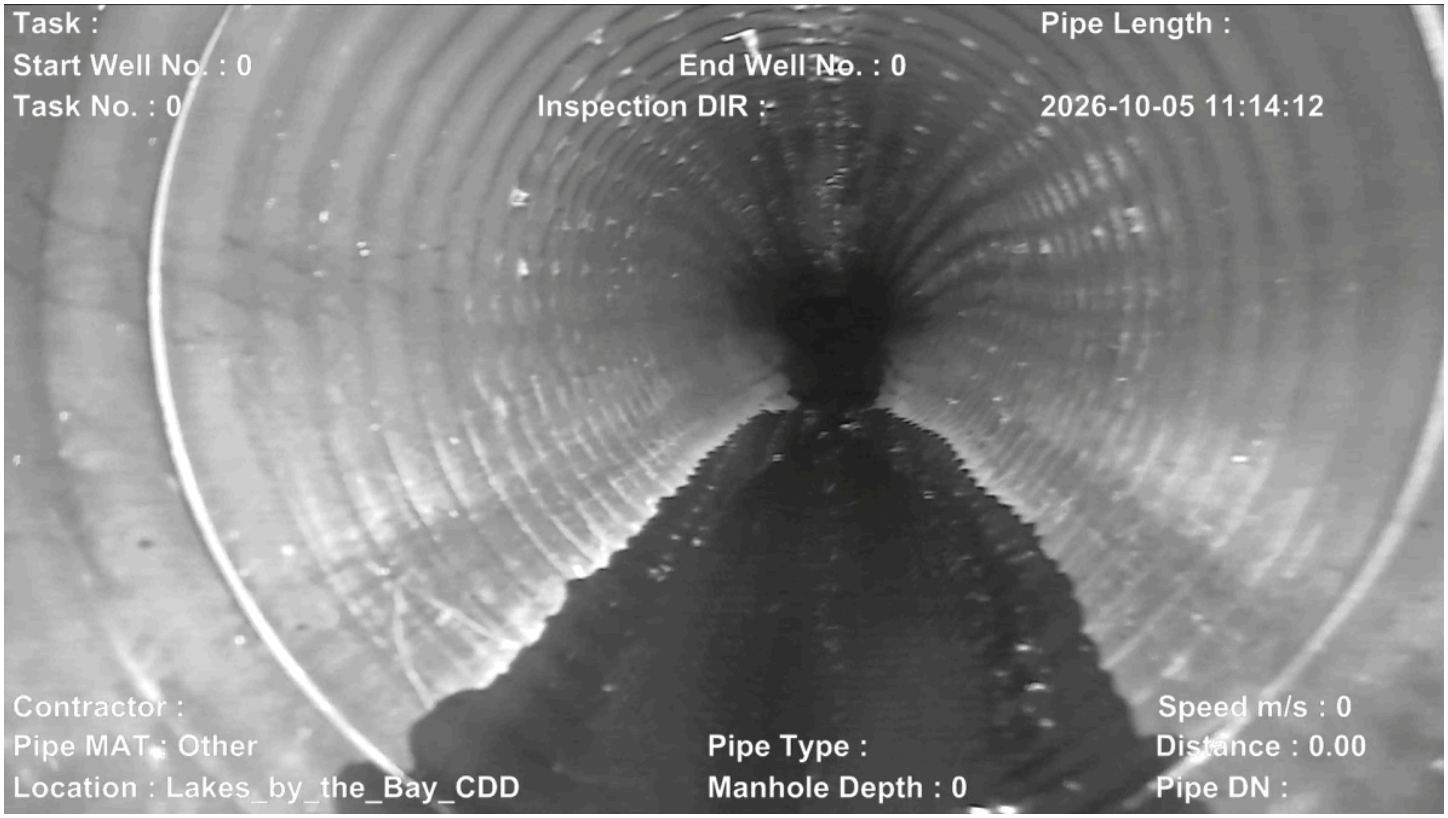




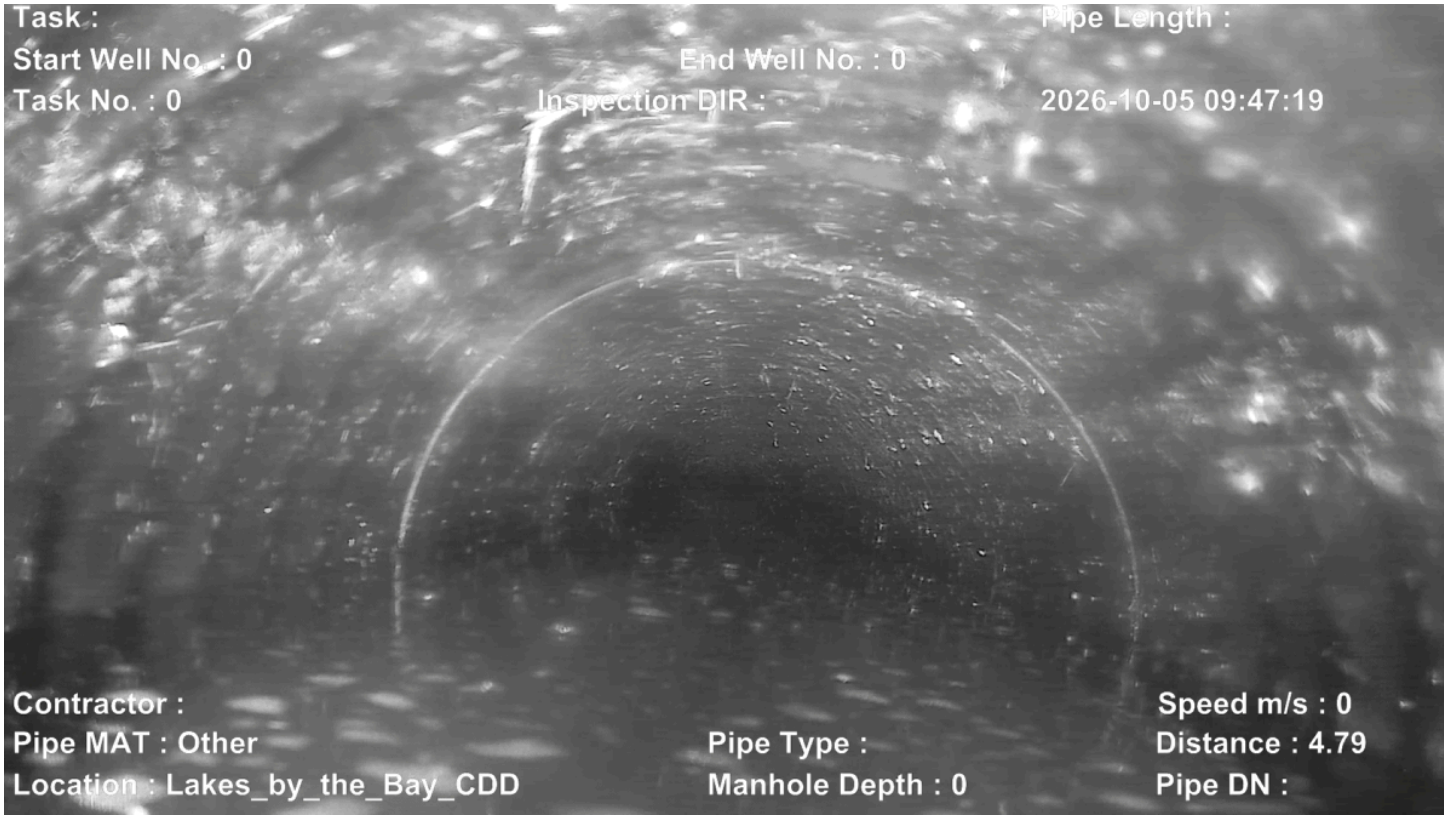
Outfall



Pipeline 9



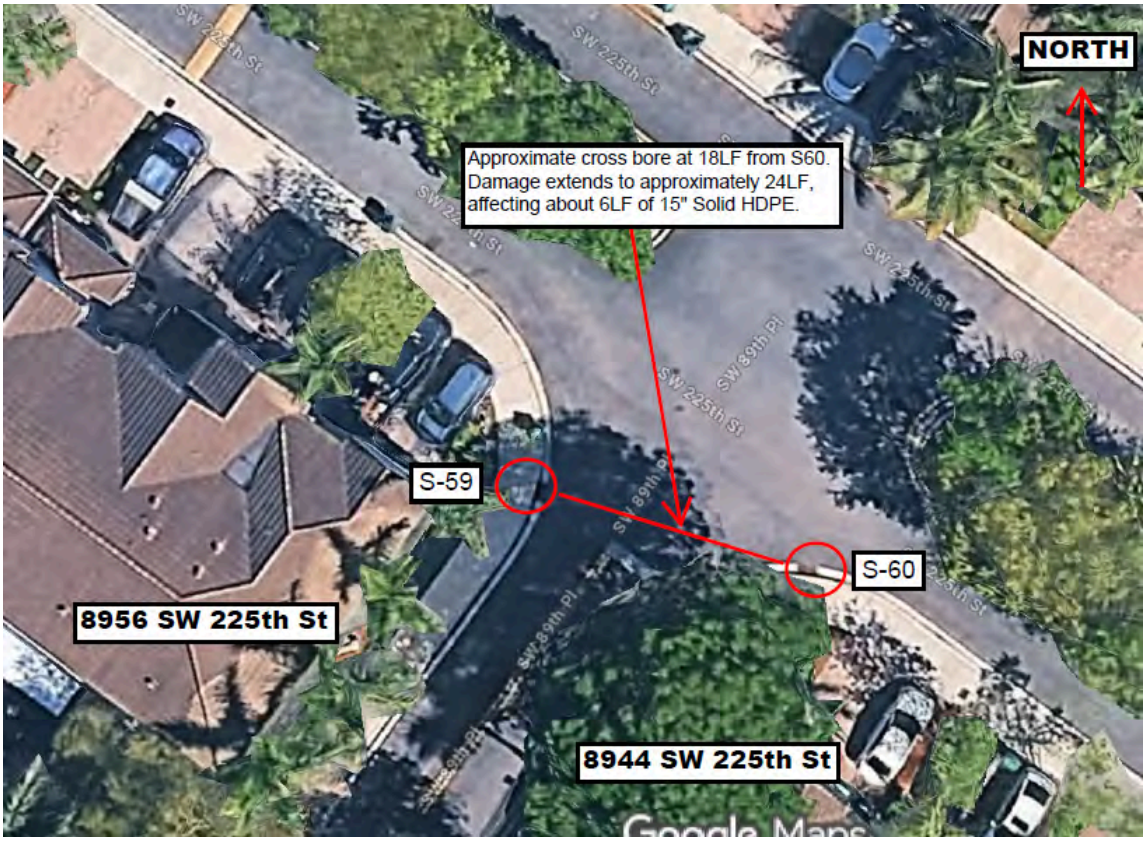
Pipeline 6



Pipeline 1 - Sag

SITE: Lakes by the Bay South CDD
SCOPE: Jetting and CCTV Inspection
SERVICE DATE: August 29, 2026
ADDRESS: 8944 SW 225th St, Cutler Bay, FL 33190

Site Plan



Project Overview and General Findings

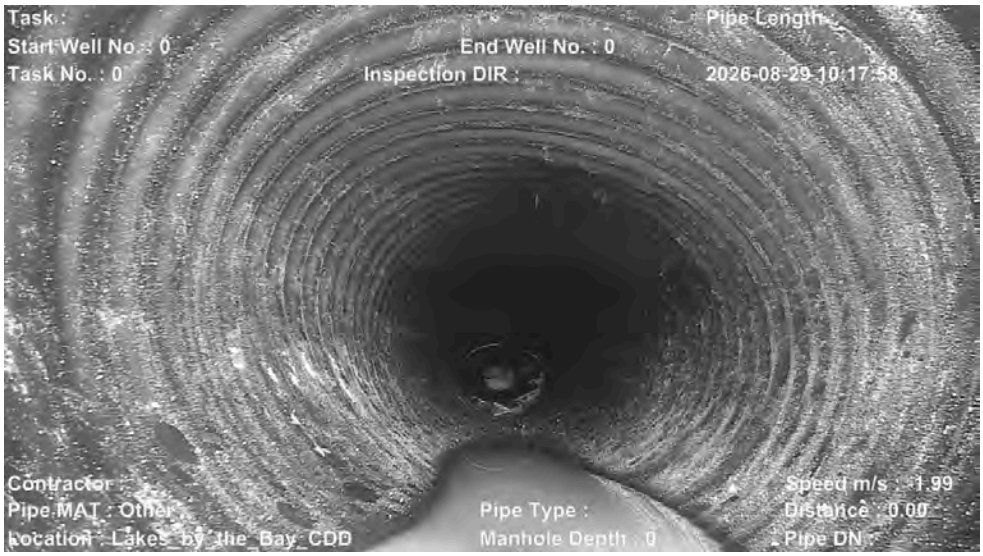
During routine drainage inspection for the Lakes by the Bay South CDD by Raptor Vac, a possible sinkhole was noted near 8944 SW 225 Street at The Cove. As such, jetting and CCTV were commended for this pipeline stretch in order to further investigate.

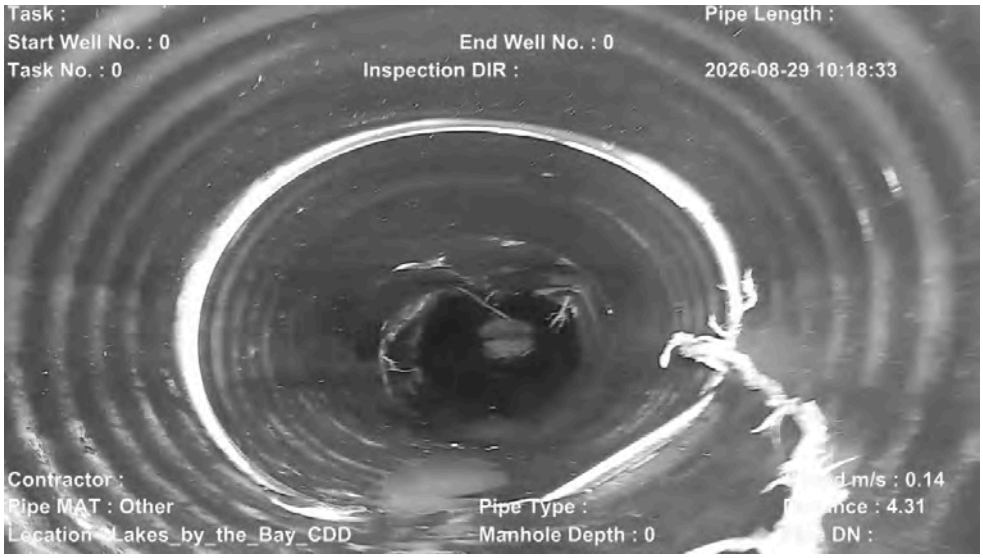
The service was conducted on Aug 29, 2026. The pipeline, measuring 15” in diameter was fully jetted and inspected. The CCTV crawler entered from S-60 structure heading to S-59, damage was encountered between approximately 18LF and 24LF.

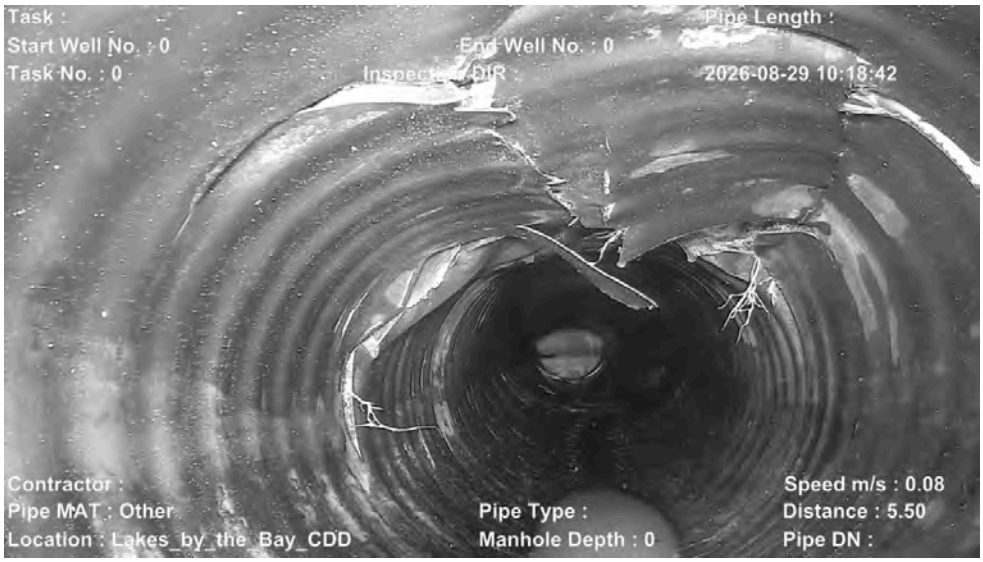
Please see additional information in the following page.

S-59 to S-60 CCTV Inspection

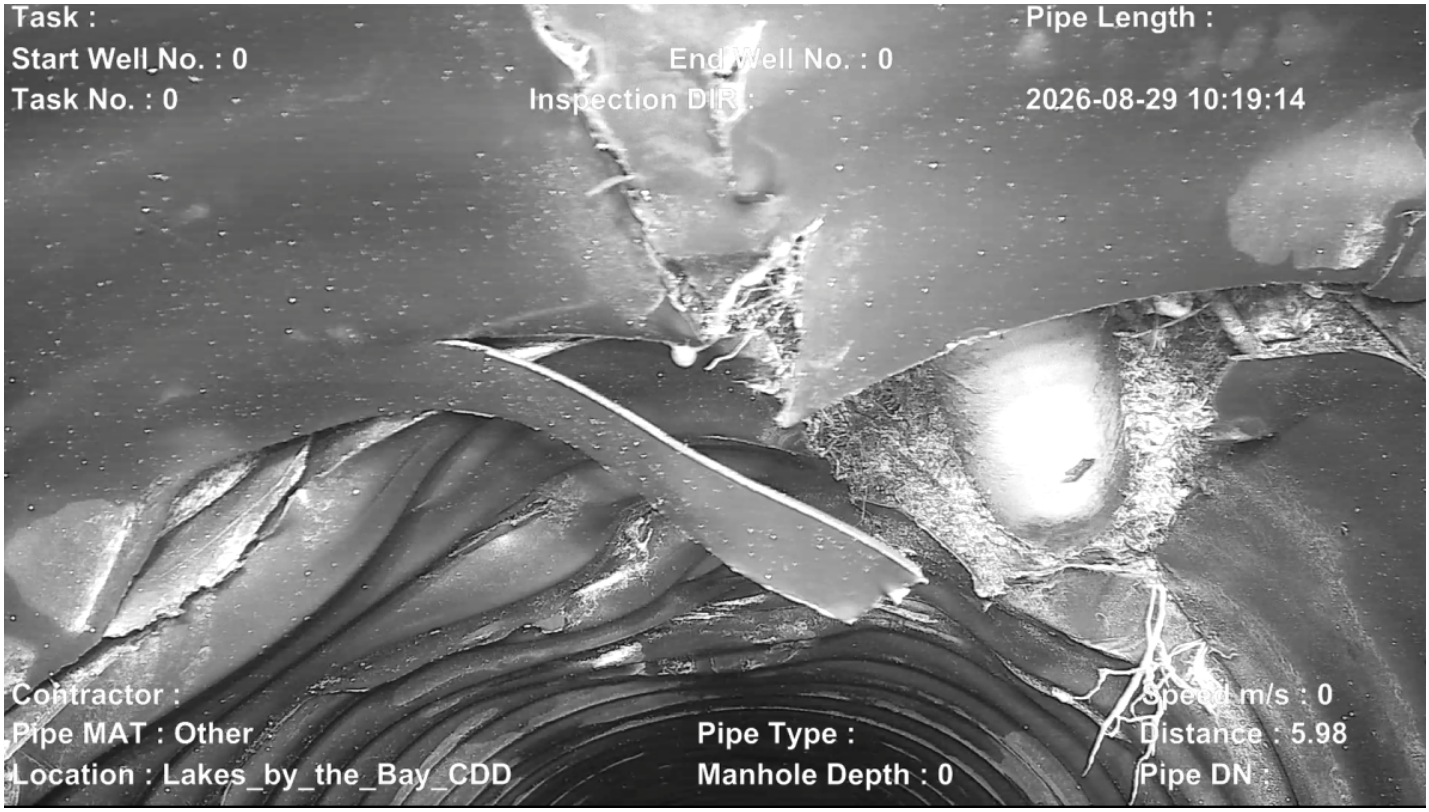
Pipeline was entered from S-60 heading to S-59. Damage caused by a utility cross bore was encountered from approximately 18LF to 24LF. The pipe wall is compromised between 9 and 1 o'clock, with surrounding fill material visible through the damaged section. Roadway settlement is present above the affected area. See images below.



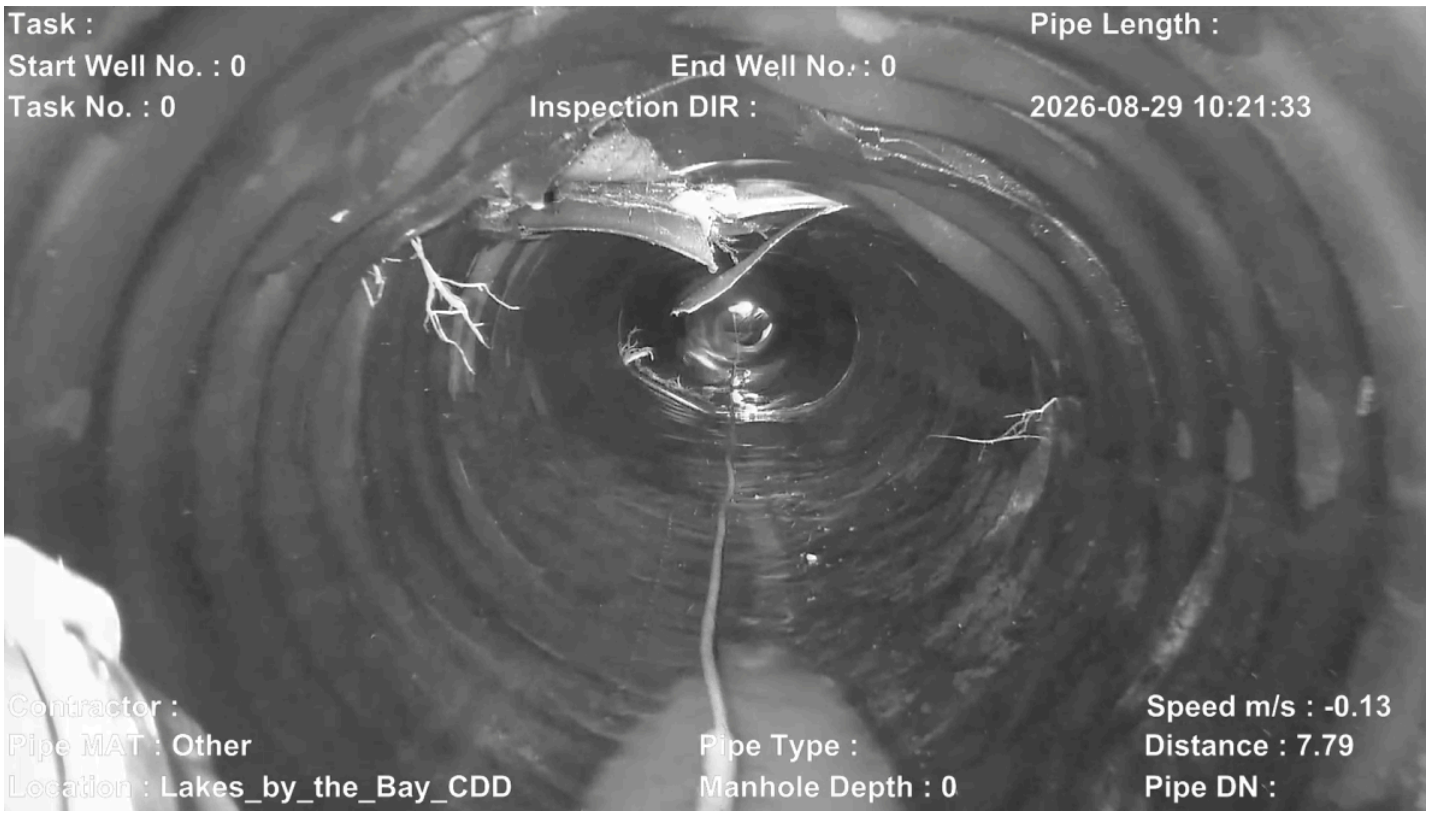




Damage at 18LF, heading towards S-59.



Crossbore and damaged wall.



Damage at around 25LF, reversing towards S-60.



Structure S-59 and road settlement.

Time-Zero Monitoring Report

Lakes by the Bay Planting Area

SFWMD Individual Environmental Resource Permit Number: 13-01828-P

Project: Lakes by the Bay South Commons
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Miami-Dade County

September 18, 2026

Prepared for:

Lakes By the Bay South CDD
c/o Angel Camacho, Alvarez Engineers
8935 NW 35 Lane, Suite 101
Doral, FL 33172

Prepared by:

1005 NE 125 Street, Suite 101
North Miami, Florida 33161
TEL: (305) 502-1954
Matt@davis-environmental.com

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Figure 2: Monitoring Stations

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Table 2: Monitoring Schedule
Table 3: Monitoring Station Results

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Appendix B: Lakes By the Bay Restoration Planting and Monitoring Plan

1.0 Background

The purpose of this Time Zero Monitoring Report is to document the treatment and plantings within the Buffer Zone Planting Area at the residential development known as Lakes by the Bay. The South Florida Water Management District (SFWMD) conducted an inspection of the Lakes by the Bay South project site on February 11, 2025, in coordination with representatives from the Lakes by the Bay South Community Development District. A subsequent review of District files determined that the project was not in compliance with specific conditions of the existing Environmental Resource Permit 13-01828-P (ERP). The inspection identified deficiencies related to the long-term protection and maintenance of the upland buffer zones and revealed that portions of the 25-foot upland buffer contained overgrown invasive vegetation requiring maintenance. Special Condition No. 21 of the ERP requires that upland buffer zones be maintained in perpetuity. Following the removal of invasive species, SFWMD required the installation of native vegetation within the buffer zone pursuant to the approved mitigation plan associated with South Florida Water Management District Individual Environmental Resource Permit No. 13-01828.



Figure 1: Project Location Map

2.0 Plantings and Maintenance Actions

Per the permitted planting plan, a total of 518 trees and 10358 shrubs were to be installed within the 6.58-acre buffer zone surrounding the development. Over the past 22 years, many changes have occurred in the buffer zone. To offset these changes, DES developed a restoration plan that was approved by SFWMD to plant a total of 161 trees and 658 shrubs/grasses to be installed within the buffer zone (Appendix B: Lakes By the Bay Restoration Planting and Monitoring Plan). Plantings were placed to supplement areas of low coverage (0-10%) as identified by Davis Environmental Solutions (DES) (Figure 1, Project Location Map). Some plant species were selected from the originally submitted Monitoring and Management Plan dated April 29, 2003, and additional species were proposed and approved to achieve enhanced native plant coverage.

The planting commenced on August 10, 2026, and was completed on August 14, 2026. Based on commercial availability, the species list was revised and approved by SFWMD, with confirmation via email. The tree species planted were green buttonwood (*Conocarpus erectus*), wild tamarind (*Lysiloma latisilquum*), mahogany (*Swietenia mahogoni*) and dahoon holly (*Ilex cassine*). The shrub species planted were myrsine (*Myrsine* cubana), cocoplum (*Chrysobalanus icaco*), wax myrtle (*Morella cenrifera*), sand cordgrass (*Spartina bakeri*), and Fakahatchee grass (*Tripsacum floridanum*). See Table 1 for the complete list of species and quantities planted. Treatment for exotic and nuisance species has been occurring quarterly.

Table 1. Planted Species within Upland Buffer

Common Name	Scientific Name	Qty	Plant Size (Typical)	Spacing (on-center)
Trees				
Buttonwood	*Conocarpus erectus*	67	7 gallon	10ft
Dahoon holly	*Ilex cassine*	54	7 gallon	10ft
Mahogany	*Swietenia mahogoni*	20	7 gallon	10ft
Wild tamarind	*Lysiloma latisiliquum*	20	7 gallon	10ft
Tree Subtotal = 161				
Shrubs / Ferns / Grasses				
Myrsine	*Myrsine cubana*	78	1 gallon	5ft
Cocoplum	*Chrysobalanus icaco*	100	1 gallon	5ft
Wax Myrtle	*Morella cenrifera*	80	1 gallon	5ft
Sand Cordgrass	*Spartina bakeri*	200	1 gallon	5ft
Fakahatchee grass	Tripsacum floridanum	200	1 gallon	5ft
Shrubs / Grasses Subtotal = 658				

3.0 Success Criteria and Monitoring Requirements

The success criteria for the supplemental planting are 80% survival of planted material and 95% coverage of native species. The buffer zone will be maintained free of exotic vegetation in perpetuity, and at no time shall exotic or nuisance vegetation be greater than 5% coverage. Vegetation management will be performed by certified herbicide applicators to maintain the areas free of exotics. Vegetation management events will be conducted quarterly and is to be in compliance by the end of the 2-year monitoring period and remain in compliance through the 3-year monitoring period.

The monitoring and reporting schedule for the Lakes by the Bay Buffer Zone Planting Area will be conducted semi-annually for the first year and annually for years two and three. Monitoring for survivorship, percent coverages, exotic control, and general observations will be conducted over a five-year period following the monitoring and reporting schedule outlined in the approved Maintenance & Monitoring Plan. See Table 2 below. Monitoring reports will be submitted within 60 days following the monitoring event.

Table 2. Monitoring Schedule

Monitoring Event	Monitoring Timeline
Time-Zero	Time Zero will occur 1-5 days after the vegetative buffer has been planted
Year 1: Semi-Annual 1	1st semi-annual event will occur 6 months after the Time Zero event
Year 1: Semi-Annual 2	2nd semi-annual event will occur 12 months after the Time Zero event
Year 2: Annual	Year 2 annual event will occur 24 months after the Time Zero event
Year 3: Annual	Year 3 annual event will occur 36 months after the Time Zero event

4.0 Monitoring Methods and Results

In accordance with the approved monitoring plan, general observations of survivorship, percent native and exotic cover, species composition, and representative site photographs are collected of the five monitoring stations and adjacent areas (Figure 2: Monitoring Stations). Annual monitoring and reporting will be conducted to determine if the plantings are meeting the success criteria.



Figure 2: Monitoring Stations

The time-zero monitoring event was conducted on August 28, 2026, to document the site conditions post-planting. Photographs of each monitoring plot and looking out from each plot were taken to document the current site conditions (Appendix A: Monitoring Photographs). At the time of the inspection, all required low concentration areas (0-10%) had been planted. These areas were recently treated for exotics. The percentage of plant survivorship, native plant recruitment/growth and percent native and exotic coverage will be monitored from this time-zero monitoring event going forward. See Table 3 for a summary of observations at each monitoring station.

Table 3. Monitoring Station Results

Monitoring Station	% Survival	Recruitment/Growth	% Exotic Coverage	% Native Coverage
1	100%	-	0%	35%
2	100%	-	0%	40%
3	100%	-	0%	20%
4	100%	-	1%	40%
5	100%	-	2%	90%

Native and exotic coverage in each monitoring station is comparable to adjacent areas. Exotic coverage in the buffer zone overall is currently below the required 5% and averages 1-2%. Exotic and nuisance vegetation maintenance will continue quarterly. Species within the first three monitoring stations were limited to planted species, the fourth station had planted species and a small patch of exotics, while the fifth station had planted species, some exotic species and some pre-existing native species. A full description of the species in each station is listed below.

Station 1: green buttonwood (*Conocarpus erectus*), myrsine (*Myrsine cubana*), wax myrtle (*Morella cenrifera*), and cocoplum (*Chrysobalanus icaco*).

Station 2: green buttonwood (*Conocarpus erectus*), wild tamarind (*Lysiloma latsiliquum*), dahoon holly *(Ilex cassine*), Fakahatchee grass (*Tripsacum floridanum*), sand cordgrass (*Spartina bakeri*), cocoplum (*Chrysobalanus icaco*), and myrsine (*Myrsine cubana*).

Station 3: dahoon holly (*Ilex cassine*), mahogany tree (*Swietenia mahagoni*), Fakahatchee grass (*Tripsacum floridanum*), wax myrtle (*Morella cenrifera*), and cocoplum (*Chrysobalanus icaco*).

Station 4: dahoon holly (*Ilex cassine*), sand cordgrass (*Spartina bakeri*), Fakahatchee grass (*Tripsacum floridanum*), cocoplum (*Chrysobalanus icaco)*, myrsine (*Myrsine cubana*), and balsam apple (*Momordica balsamina*).

Station 5: wild tamarind (*Lysiloma latsiliquum*), sand cordgrass (*Spartina bakeri*), Fakahatchee grass (*Tripsacum floridanum*), myrsine (*Myrsine cubana*), cocoplum (*Chrysobalanus icaco*), wild poinsettia (*Euphorbia heterophylla*), Spanish needle (*Bidens alba*), Johnson grass (*Sorghum halepense*) and balsam apple (*Momordica balsamina*)

The next monitoring event is scheduled for January 2027. Coverage and survivorship will continue to be monitored to determine if additional actions will be needed to meet the success criteria at the three-year mark (2029).

Appendix A: Monitoring Photographs

Monitoring Photographs	Monitoring Station 1

Page No.: 1

Date: August 28, 2026

Description: Monitoring Station 1



Monitoring Photographs	Monitoring Station 2

Page No.: 2

Date: August 28, 2026

Description: Monitoring Station 2



Monitoring Photographs	Monitoring Station 3

Page No.: 3

Date: August 28, 2026

Description: Monitoring Station 3



Monitoring Photographs	Monitoring Station 4

Page No.: 4

Date: August 28, 2026

Description: Monitoring Station 4



Monitoring Photographs	Monitoring Station 5

Page No.: 5

Date: August 28, 2026

Description: Monitoring Station 5



Representative Photographs	Buffer Zone Planting Area

Page No.: 6

Date: August 28, 2026

Description:
Representative view of the area north of station 1.



Representative Photographs	Buffer Zone Planting Area

Page No.: 7

Date: August 28, 2026

Description:
Representative view of the area west of station 2.



Representative Photographs	Buffer Zone Planting Area

Page No.: 8

Date: August 28, 2026

Description:
Representative view of the area east of station 3.



Representative Photographs	Buffer Zone Planting Area

Page No.: 9

Date: August 28, 2026

Description:
Representative view of the area west of station 4.



Representative Photographs	Buffer Zone Planting Area

Page No.: 10

Date: August 28, 2026

Description:
Representative view of the area east of station 5.



Representative Photographs	Wetland Enhancement Area

Page No.: 11

Date: August 28, 2026

Description:
Representative photo of native firebush (*Hamelia patens*) near station 3.



Appendix B: Lakes By the Bay Restoration Planting and Monitoring Plan

Restoration Planting and Monitoring Plan

Lakes by the Bay South Commons
SFWMD ERP No. 13-01828-P

Revised June 17th, 2026

Previous Submittals:
March 12, 2026
February 9, 2026

Prepared for:
Lakes By the Bay South CDD
c/o Angel Camacho, Alvarex Engineers
8935 NW 35 Land, Suite 101
Doral, FL 33172

Prepared by:

1005 NE 125 Street, Suite 101
North Miami, Florida 33161
TEL: (305) 502-1954
www.davis-environmental.com

Project Overview & Purpose

An inspection of the Lakes by the Bay South project site was conducted by the South Florida Water Management District (SFWMD) on February 11, 2025, in coordination with representatives from the Lakes by the Bay South Community Development District. A subsequent review of District files determined that the project is not currently in compliance with specific conditions of the existing Environmental Resource Permit 13-01828-P (ERP).

The inspection identified deficiencies related to the long-term protection and maintenance of the upland buffer zones and revealed that portions of the 25-foot upland buffer contained overgrown invasive vegetation requiring maintenance. Special Condition No. 21 of the ERP requires that upland buffer zones be maintained in perpetuity. Following the removal of invasive species, SFWMD is requiring the installation of native vegetation within the buffer zone pursuant to the approved mitigation plan associated with ERP Application No. 030429-2.

This planting plan has been developed to support compliance with ERP requirements by restoring native vegetation within the affected upland buffer zones, enhancing ecological function, and ensuring long-term protection of adjacent wetland resources.

This plan revision is based on comments received from the SFWMD on 3-10-2026.

Planting Plan

Planting is scheduled to begin on or before July 30th, 2026, and will be completed on or before August 15th, 2026.

The vegetated buffer between the development and the preserve area covers 6.58 acres. It is 25 feet wide in most areas and runs approximately 2 miles in length. The original permit specified the planting of approximately 518 trees and 10,358 shrubs. Over the past 22 years, many changes have occurred in the buffer zone since the original planting, due to natural or human-made influences. To offset these changes, the following planting plan will supplement areas of low coverage (0-10%) as identified by Davis Environmental Solutions (DES) vegetation survey dated December 12, 2025 (Figure 1: Vegetation Coverage Areas with 0-10% Cover). A total of 3,286 linear feet of the buffer zone was identified as having low coverage (0-10%). Some plant species were selected from the originally submitted Monitoring and Management Plan dated April 29, 2003, and additional species were proposed to achieve enhanced native plant coverage. The number of plants for the shrub and grass county was determined based on the 3,286 linear feet of low-coverage buffer zone. For trees, the SFWMD has requested that the density of planting be increased from one every 20 feet to one every 10 feet. To determine this density, we are basing it on the linear distance of the actual planting area, which is 1603 feet. For shrubs, we are using the total low density area of 3286 feet.

Tree Planting Calculations:

1603 feet / 1 plant per 10 feet equals 161 Trees

Shrub Planting Calculations:
Shrubs to be planted every 5 feet between trees.
3286 feet / 1 Shrub per 5 feet equals 658 shrubs/grasses

For plant numbers and species, see Table 1: Planted Species within Upland Buffer.

While the planting numbers are based on the areas with 0-10 percent cover, the overall condition of different sections of the buffer varies greatly. The areas along the northeast and west are generally well-maintained, especially adjacent to the lakes. The areas along the southeastern and southern boundaries of the development bordering adjacent wetlands are not as well-maintained. These areas showed the greatest impact from untreated invasive exotic vegetation over time. Because of this, we propose to concentrate all planting in areas adjacent to the surrounding

wetlands, where native vegetative cover will provide the greatest benefit in limiting aggressive exotic regrowth. See Figure 2: Planting Area.

The planting configuration will be staggered. See Figure 3: Representative Planting Configuration



Figure 1: Vegetation Coverage Areas with 0-10% Cover



Figure 2: Low Coverage Areas to be Planted

Table 1: Planted Species within Upland Buffer

Common Name	Scientific Name	Qty	Plant Size (Typical)	Spacing (on-center)
Trees				
Buttonwood	*Conocarpus erectus*	58	7 gallon	10ft
Cabbage palm	*Sabal palmetto*	13	7 gallon	10ft
Paurotis palm	*Acoelorrhaphe wrightii*	0	7 gallon	10ft
Red bay	*Persea palustris*	15	7 gallon	10ft
Pond apple	*Annona glabra*	0	7 gallon	10ft
Thatch Palm	*Thrinax radiata*	5	7 gallon	10ft
Wild tamarind	*Lysiloma latisiliquum*	70	7 gallon	10ft
Tree Subtotal = 161				
Shrubs / Ferns / Grasses				
Myrsine	*Myrsine cubana*	78	1 gallon	5ft
Cocoplum	*Chrysobalanus icaco*	100	1 gallon	5ft
Wax Myrtle	*Morella cenrifera*	80	1 gallon	5ft
Sand Cordgrass	*Spartina bakeri*	200	1 gallon	5ft
Fakahatchee grass	Tripsacum floridanum	200	1 gallon	5ft
Shrubs / Grasses Subtotal = 658				

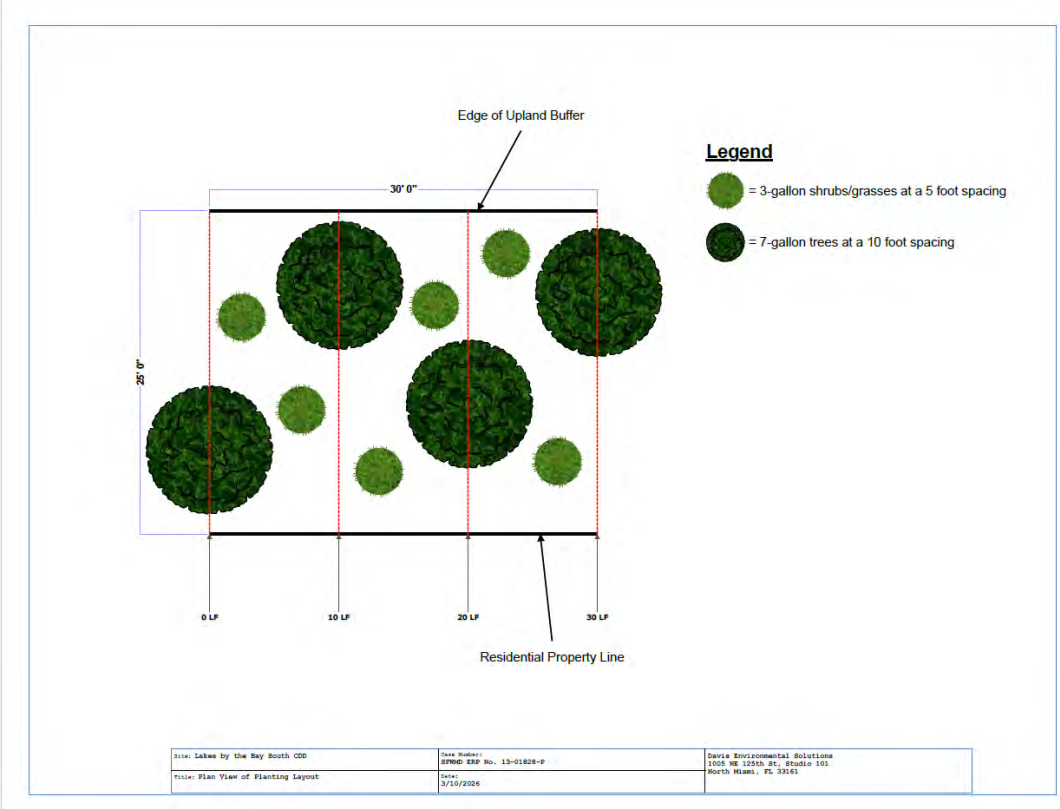


Figure 3: Representative Planting Configuration

Plant Maintenance

Watering shall be provided regularly and as needed during the plant establishment period to ensure survival and promote plant development. The plants will be watered at least three times a week during the first two months after planting, and twice a week during the next two months. Watering will be applied at the base of each plant to encourage deep root growth. The frequency of watering can be reduced based on weather conditions and as plants become established in the 25-foot buffer zone.

Mulch will be applied around all planted material in the upland buffer. The benefits of mulching include conserving moisture, moderating soil temperature, suppressing weed competition, and reducing soil erosion. Organic materials shall be used for mulching, such as shredded hardwood bark, pine needles, or wood chips. The mulch shall be two to three inches deep and kept a few inches away from plant trunks to prevent bark deterioration from moisture buildup. Mulch coverage and depth are to be inspected periodically and replenished as needed during the establishment period.

Exotic Species Maintenance

Pursuant to Special Condition No.21 of the ERP, the planting area will be maintained free of exotics in perpetuity. The exotics will be treated by a licensed herbicide applicator occurring quarterly for the first year and semi-annually for the following two (2) years. Treatments will be as needed after year three. At no time shall exotics exceed 5% coverage. In Florida, anyone supervising or using restricted-use pesticides must be a licensed applicator through the Florida Department of Agriculture & Consumer Services (FDACS). A licensed FDACS herbicide applicator will

supervise and treat the invasive/exotic trees. In the initial effort of exotic removal and treatment, standing exotic vegetation will be cut to a low stump or treated with a foliar spray.

Performance Standards

Performance measures for the proposed restoration should be based on the exotic control, maintenance, and survivability of the planted material. The goal is to re-establish the native community within the impacted areas. The success criteria are as follows:

- At least 80% survival of the trees and shrubs planted throughout the monitoring period and showing signs of normal growth based on standard growth parameters such as height and base diameter, or canopy circumference.
- Additional vegetation will be planted if 80% survival of the trees and shrubs are not achieved within one year of planting.
- Exotic vegetation cover will not exceed 5%.
- The above criteria are to be achieved by the end of the 2-year monitoring period following initial planting and will remain in compliance through the 3-year monitoring period. All Mitigation Areas will be regularly maintained during monitoring events by removing and treating exotic invasive vegetation, if necessary.
- Over time, as tree coverage increases, grass and shrub coverage may decrease naturally due to light limitation.

If the survivability requirement within the planted areas has not been met by the end of the two-year period, a supplemental planting program or other remedial measures will be discussed with SFWMD to determine how to meet the success criteria or offset any functional loss at the site.

Monitoring Requirements

Monitoring reports will be prepared by a qualified biologist with experience in wetland restoration projects. The monitoring reports will be submitted semi-annually for the first year, annually for the next two years, totaling five (5) reports over the three years. The 3-year monitoring period shall commence from the date of the Time-Zero Monitoring Report. The first semi-annual monitoring report will be submitted to DERM within six (6) months from the date of the Time-Zero Monitoring Report. See Table 2: Monitoring Schedule for the proposed restoration project. All reports will be submitted to SFWMD one month after the corresponding monitoring event.

Table 2: Monitoring Schedule

Monitoring Event	Monitoring Timeline
Time-Zero	Time Zero will occur 1-5 days after the vegetative buffer has been planted
Year 1: Semi-Annual 1	1st semi-annual event will occur 6 months after the Time Zero event
Year 1: Semi-Annual 2	2nd semi-annual event will occur 12 months after the Time Zero event
Year 2: Annual	Year 2 annual event will occur 24 months after the Time Zero event
Year 3: Annual	Year 3 annual event will occur 36 months after the Time Zero event

Monitoring Report Contents

Following the completion of the planting, the Time Zero monitoring and assessment will be reported to SFWMD. The monitoring reports will include the Time Zero conditions, current conditions of the restoration and survival of plants, five 3-meter by 3-meter monitoring plots, and photo documentation of plots and the overall site. All monitoring reports will include the following information:

- Project Name, Location, and File Number
- Identify the monitoring event and date of the monitoring event
- Percent survival of the planted material per plot, including plantings, recruitment, and regeneration of impacted buffer zone areas
- Percent cover by exotic vegetation
- Description of any maintenance activities conducted for the control of exotic plants
- Recruitment, growth, and coverage within the planted areas of the buffer zone
- Photographic logs of each monitoring plot and representative photographs of the site

Time- Zero Monitoring Objectives

The objectives for the Time-Zero (baseline) monitoring of the buffer zone restoration areas are to:

1. Document the planting event to include dates, numbers of plants, species, quantities, and overall health and size. Planted trees within the plots will be tagged for easy identification during future monitoring.
2. Establish photo stations, monitoring plots, and a reproducible technique.
3. Document monitoring methods and overall site conditions to incorporate them into a Time-Zero report for comparison to the Baseline conditions and future monitoring events, and to track the vegetation growth within the restoration area.

Adaptive Management

If unforeseen changes in site conditions occur during the monitoring period or the planting fails to meet the performance standards, the permittee will implement an adaptive management strategy. If, after three years, the native vegetation cover requirement is not met, survivorship remains a problem and additional planting is required, or if the presence of invasives continuously exceeds 5% cover within the buffer area between maintenance events, additional measures will be taken. These may include more frequent exotic maintenance, a supplemental planting program with different plants or maintenance requirements, and other remedial measures, to be discussed with the regulatory agencies to determine the best plan to meet the project's established success criteria.

DAVIS environmental SOLUTIONS

WORK AUTHORIZATION CONFIRMATION

Date: October 15, 2026

Project: Lakes by the Bay South CDD Buffer

From: Davis Environmental Solutions, LLC
1005 NE 125th St, Suite 101
North Miami, Florida 33161

To: Lakes By The Bay South CDD
c/o Angel Camacho, Alvarex Engineers
8935 NW 35 Land, Suite 101
Doral, FL 33172

RE: Proposal for additional Maintenance Associated with the "Restoration Planting and Monitoring Plan" dated June 11, 2026, and created by Davis Environmental Solutions

☐ This is to confirm that verbal authorization was given to Davis Environmental Solutions to proceed according to the terms of our proposal (or part(s) _____ only) to you dated _____ .

☒ This is to confirm authorization for Davis Environmental Solutions to provide the following services according to the general terms and conditions in previously approved proposal.

Task 1: Additional Maintenance Treatments

Following clearing and planting, the buffer areas are experiencing rapid and excessive growth of exotic vegetation that has the potential to smother native plants, both pre-existing and newly planted. The growth is likely due to many years of seed build-up that is now exposed to direct sunlight, irrigation, and rainfall. Additional monthly events will help eliminate the spread of exotic plants before they can damage native plants. These two events will allow monthly treatment up to the next quarterly treatment. The goal will be to return to quarterly treatments once the exotic growth is brought under control.

Fees for these additional services are:

☐ Estimated at _____Hourly, not to exceed $0.00 (as per attached Rate Schedule)

☐ Lump Sum at _____

☒ Expenses will be invoiced separately. See fee schedule below.

The per event costs are:

Additional Treatment	Estimated Date of Event	Method of Payment	Amount
1	11/15/2026	Lump Sum	$3,000.00
2	12/15/2026	Lump Sum	$3,000.00
Total Lump Sum			$6,000.00

Please sign this agreement and return a signed copy to us. Should you have any questions or require additional information regarding this authorization, please contact me at (305) 332-5913 or matt@davis-environmental.com.

For:	Davis Environmental Solutions, LLC.	For:	Lakes By The Bay South CDD, Client.
Signed:		Signed:	
	Matt Davis, Vice President		
Date:	10-15-2026	Date:	

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.
The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Lakes by the Bay South Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

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1. **Community Communication and Engagement**

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the fourth Tuesday of the month at 9:30 AM at Isles at Bayshore Club, 21864 SW 93 Path, Cutler Bay, FL 33190.

Meeting Dates:
October 28, 2025 – Held
November 18, 2025 – Exception - Held
December 16, 2025 – Exception -Cancelled
January 27, 2026 – Held
February 24, 2026 – Held
March 24, 2026 – Cancelled
April 28, 2026 – Held
May 26, 2026 – Held
June 23, 2026 – Held
July 28, 2026 – Held
August 25, 2026 – Held
September 22, 2026 – Held
Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections
Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.
Result: Standard achieved.

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3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

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4. Engineer's Annual Report Summary (2026)

The District Engineer reviewed the District's infrastructure and found that the roads, stormwater drainage system, stormwater-management areas, wetland buffers, landscaping, irrigation systems, and clubhouse are generally being maintained in good repair, working order, and condition. The only noted concern was that some catch-basin concrete aprons show signs of aging and cracking. The District has budgeted for these repairs and plans to retain a contractor to complete the work.
The Engineer also determined that the proposed FY 2026–2027 field operations, security gate, and clubhouse budgets are sufficient to maintain, repair, and operate the District's infrastructure during the upcoming fiscal year.
The report recommends that the District consider implementing a five-year stormwater drainage maintenance program. Under this approach, approximately 20% of the drainage

system would be serviced each year, including cleaning drainage structures, servicing baffles, replacing baffles as needed, and cleaning and inspecting pipes by CCTV. The program would cover approximately 680 drainage structures and 59,315 linear feet of pipe over five years, at an estimated total cost of $699,985. The Board may fund the work annually, as a lump-sum project, or through another schedule at its discretion.

Finally, the Engineer confirmed that the District maintains the appropriate insurance coverage, including general liability, property, inland marine, hired and non-owned automobile, employment practices liability, public officials liability, and deadly weapon protection coverage. The District has budgeted sufficient funds for the $66,294 insurance-policy renewal.

Overall Determination

The Lakes by the Bay South Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Lakes by the Bay South Community Development District

District Manager: _____ Date: _____
Print Name: _____
Lakes by the Bay South Community Development District

Juliana Duque
District Manager
GMS-SF

Memorandum

To: Lakes by the Bay South Board of Supervisors

From: District Management

Date: October 27, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Lakes by the Bay South Community Development District
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum number of board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: Where District infrastructure is present and an inspection is required, District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____
Lakes by the Bay South Community Development District

District Manager:_____ Date:_____
Print Name:_____
Lakes by the Bay South Community Development District

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
	Checks	
8/19/26	6328-6337	$43,738.71
8/26/26	6338-6348	$41,765.51
9/2/26	6349-6353	$37,341.11
9/9/26	6354-6360	$28,643.26
9/15/26	6361-6374	$204,218.24
9/23/26	6375-6387	$77,851.70
9/30/26	6388-6395	$6,125.00
10/7/26	6396-6410	$228,881.00
10/14/26	6411-6415	$15,440.94
	TOTAL	**$684,005.47**

Date	Check Numbers	Amount
	ACH	
8/31/26	800012	$859.32
9/30/26	800013	$924.94
	TOTAL	**$1,784.26**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00219	5/31/26	579656	202605	320-57200-46000			*	918.30		
			SUPPLIES 05/26								
							AIRSTRON, INC-DADE			918.30	006328
8/19/26	00128	8/10/26	9403	202607	310-51300-31100			*	3,855.82		
			SVCS 06/01-07/31/26								
							ALVAREZ ENGINEERS, INC.			3,855.82	006329
8/19/26	00278	8/12/26	2079	202608	320-53800-46202			*	250.00		
			BEE REMOVAL 08/26								
							BEE REMOVAL EXPRESS			250.00	006330
8/19/26	00277	8/10/26	2218	202608	320-53800-46210			*	25,822.00		
			NATURAL AREA PLANTING								
							DAVIS ENVIRONMENTAL SOLUTIONS, LLC			25,822.00	006331
8/19/26	00187	8/17/26	7186-1	202608	330-53800-46000			*	384.37		
			E VISITOR ENTERANCE HIT								
		8/17/26	7196-1	202608	330-53800-46000			*	142.50		
			W RIGHT EXIT HIT 08/26								
		8/17/26	7200-1	202608	330-53800-46000			*	142.50		
			E ENTERANCE HIT 08/26								
		8/18/26	7190-1	202608	330-53800-46000			*	9,389.50		
			MONDAY PMSA 08/26								
							DML SECURITY SYSTEMS			10,058.87	006332
8/19/26	00196	8/16/26	76760479	202608	320-53800-46000			*	1,172.50		
			FINAL PAYMENT 08/26								
		8/16/26	76760487	202608	320-57200-46000			*	297.00		
			LED BULB REPLACED 08/26								
		8/16/26	76760488	202608	320-57200-46000			*	489.00		
			REPAIRS 08/26								
		8/18/26	76760489	202608	320-57200-46000			*	392.25		
			STOP SIGN REPLACED 08/26								
							FCC CARPENTRY& GENERAL PAINTING LLC			2,350.75	006333
8/19/26	00002	8/11/26	94161835	202608	310-51300-42000			*	28.51		
			DELIVERY THRU 08/06/26								
							FEDEX			28.51	006334
8/19/26	00126	8/11/26	73331	202608	320-57200-46001			*	190.00		
			MAINT 08/26								
							THE FITNESS SOLUTION, INC.			190.00	006335
8/19/26	00030	8/13/26	40144-07	202607	330-53800-43000			*	155.34		
			SVCS 07/26								
							FLORIDA POWER & LIGHT COMPANY			155.34	006336

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00191	8/17/26	49987250	202608	320-57200-51000			*	37.78		
			SUPPLIES 08/26								
		8/17/26	49996568	202608	320-57200-51000			*	10.49		
			CLOROX WIPES 08/26								
		8/17/26	49996568	202608	320-57200-52000			*	14.27		
			SOFT FEEL PENS 08/26								
		8/17/26	49996568	202608	320-57200-52000			*	28.79		
			AA BATTERIES 08/26								
		8/17/26	49996568	202608	320-57200-52000			*	17.79		
			AAA BATTERIES 08/26								
							QUILL CORPORATION			109.12	006337
8/26/26	00039	7/31/26	199987	202607	310-51300-31500			*	3,932.50		
			SVCS 07/26								
							BILLING COCHRAN PA			3,932.50	006338
8/26/26	00187	8/24/26	7223-1	202608	330-53800-46000			*	142.50		
			E BARRIER ARM HIT 08/26								
		8/24/26	7234	202608	330-53800-34501			*	11,500.00		
			MONITORING 08/26								
		8/24/26	7235	202608	320-57200-34500			*	1,225.00		
			SVCS AGREE 08/26								
		8/24/26	7236	202608	330-53800-34504			*	995.00		
			GYM/ROAD VIDEO 08/26								
		8/24/26	7237	202608	320-57200-34504			*	720.00		
			MONITORING 08/26								
							DML SECURITY SYSTEMS			14,582.50	006339
8/26/26	00196	8/20/26	76760490	202608	320-57200-46000			*	282.25		
			STOP SIGN REPLACEMNT 8/26								
		8/24/26	76760491	202608	320-57200-46000			*	271.65		
			RESTROOM FAUCET REPLACED								
							FCC CARPENTRY& GENERAL PAINTING LLC			553.90	006340
8/26/26	00030	8/18/26	072026	202607	330-53800-43000			*	210.92		
			SVCS 07/26								
		8/18/26	072026	202607	320-57200-43000			*	3,597.80		
			SVCS 07/26								
							FLORIDA POWER & LIGHT COMPANY			3,808.72	006341
8/26/26	00055	8/24/26	01-59153	202608	320-57200-46003			*	65.00		
			SVCS 08/26								
							GLOBAL PEST CONTROL & LAWN CARE SVC			65.00	006342
8/26/26	00213	7/24/26	43531221	202607	320-57200-51000			*	341.99		
			SUPPLIES 07/26								
							GREAT AMERICAN BUSINESS PRODUCTS			341.99	006343

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/26	00186	8/26/26	082026	202608	320-57200-52000				*	82.35		
			REIMB PETTY CASH 08/26									
		8/26/26	082026	202608	320-57200-49200				*	178.90		
			REIMB PETTY CASH 08/26									
								JENNIFER LORA			261.25	006344
8/26/26	00193	8/24/26	1594	202608	320-57200-46005				*	1,075.74		
			POOL FURNITURE WASHING									
								OLIVFLOOR REPAIR & SERVICES, CORP			1,075.74	006345
8/26/26	00139	8/20/26	6042026	202608	320-57200-46000				*	648.00		
			SVCS 08/26									
								OSNETWORK LLC			648.00	006346
8/26/26	00273	8/24/26	63	202608	320-57200-45301				*	343.91		
			PHSOPHATE TREATMNT 08/26									
		9/01/26	61	202609	320-57200-45300				*	3,500.00		
			POOL SVCS 09/26									
								PATAGONIA POOLS LLC			3,843.91	006347
8/26/26	00283	8/19/26	7009	202608	320-53800-46210				*	12,652.00		
			IRRIGATION INSTALL BAL									
								VISUALSCAPE INC.			12,652.00	006348
9/02/26	00219	8/21/26	586885	202608	320-57200-46004				*	2,172.00		
			SVCS 08/26									
		8/25/26	587192	202608	320-57200-46004				*	1,436.20		
			SVCS 08/26									
								AIRSTRON, INC-DADE			3,608.20	006349
9/02/26	00240	9/01/26	2319	202609	320-57200-46002				*	5,050.00		
			JANITORIAL SVCS 09/26									
		9/01/26	2319	202609	330-53800-46001				*	50.00		
			JANITORIAL SVCS 09/26									
								ALL PROFESSIONAL CLEANING LLC			5,100.00	006350
9/02/26	00027	9/01/26	6154	202609	320-53800-46800				*	800.00		
			LAKE MAINT 09/26									
								ECO BLUE AQUATICS SERVICES, INC.			800.00	006351
9/02/26	00016	9/01/26	20181411	202609	320-53800-34000				*	2,729.92		
			FIELD SVCS 09/26									
		9/01/26	20181412	202609	310-51300-34000				*	6,040.92		
			MGMT FEE 09/26									
		9/01/26	20181412	202609	310-51300-31300				*	458.33		
			DISSEMINATION AGENT SVCS									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	20181412 WEBSITE ADMIN 09/26	202609	310	51300-50000				*	300.00		
		9/01/26	20181412 POSTAGE&DELIVERY 09/26	202609	310	51300-42000				*	94.64		
									GOVERNMENTAL MANAGEMENT SERVICES -			9,623.81	006352
9/02/26	00157	9/01/26	31090126 LANDSCAPE MAINT 09/26	202609	320	53800-46200				*	15,500.10		
		9/01/26	33090126 LANDSCAPE MAINT 09/26	202609	320	57200-46200				*	2,709.00		
									TONY'S NURSERY & GARDEN			18,209.10	006353
9/09/26	00219	9/01/26	587906 PREVENTATIVE MAINT 09/26	202609	320	57200-46004				*	490.00		
									AIRSTRON, INC-DADE			490.00	006354
9/09/26	00093	9/02/26	29235 SECURITY 08/26	202608	320	57200-34503				*	532.50		
									DELTA FIVE SECURITY			532.50	006355
9/09/26	00002	8/25/26	94362169 DELIVERY THRU 08/19/26	202608	310	51300-42000				*	48.00		
									FEDEX			48.00	006356
9/09/26	00104	9/01/26	11176076 MGMT FEE 09/26	202609	320	57200-34200				*	25,192.00		
		9/01/26	11176076 MGMT FEE 09/26	202609	330	53800-34000				*	2,000.00		
									FIRSTSERVICE RESIDENTIAL, INC.			27,192.00	006357
9/09/26	00126	9/03/26	73688 PREVENTATIVE MAINT 09/26	202609	320	57200-46001				*	190.00		
									THE FITNESS SOLUTION, INC.			190.00	006358
9/09/26	00143	8/26/26	42848842 COPIER LEASE 08/26	202608	320	57200-42500				*	137.28		
									GREATAMERICA FINANCIAL SVCS.			137.28	006359
9/09/26	00118	9/05/26	60737676 SUPPLIES 09/26	202609	320	57200-52000				*	53.48		
									STAPLES			53.48	006360
9/15/26	00270	9/01/26	00100468 SVCS 09/26	202609	320	57200-41000				*	115.57		
									COMCAST			115.57	006361

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9/15/26	00187	8/25/26	7217-1	202608	330-53800-46000			*	30.00		
			MONDAY PMSA 08/26								
		9/08/26	7244-1	202608	330-53800-46000			*	142.50		
			W VISITOR BARRIER ARM HIT								
		9/08/26	7245-1	202608	330-53800-46000			*	478.00		
			PREVIOUS SEVERE WEATHER								
		9/08/26	7254-1	202608	330-53800-46000			*	158.75		
			POOL INCIDENT VIDEO 08/26								
		9/08/26	7259-1	202609	330-53800-46000			*	267.50		
			HOLIDAY AFTER HOURS								
		9/08/26	7267-1	202609	330-53800-46000			*	1,783.50		
			BARRIER ARM REPLENISHMNT								
		9/14/26	7279-1	202609	330-53800-46000			*	6,992.80		
			PDK CLOUD PORTAL 09/26								
							DML SECURITY SYSTEMS			9,853.05	006362
9/15/26	00196	9/09/26	76760492	202609	320-57200-46000			*	255.00		
			HEAVY DUTY SHELVES 09/26								
							FCC CARPENTRY& GENERAL PAINTING LLC			255.00	006363
9/15/26	00002	9/01/26	94458845	202608	310-51300-42000			*	83.30		
			DELIVERY THRU 08/27/26								
							FEDEX			83.30	006364
9/15/26	00213	9/08/26	43541346	202609	320-57200-51000			*	341.99		
			SUPPLIES 09/26								
							GREAT AMERICAN BUSINESS PRODUCTS			341.99	006365
9/15/26	00238	9/15/26	09152026	202609	300-20700-10000			*	94,132.08		
			TRANASFER OF TAX RECEIPTS								
							LAKES BY THE BAY SOUTH CDD			94,132.08	006366
9/15/26	00259	9/15/26	09152026	202609	300-20700-10000			*	74,712.26		
			TRANSFER OF TAX RECEIPTS								
							LAKES BY THE BAY SOUTH CDD			74,712.26	006367
9/15/26	00186	9/09/26	092026	202609	320-57200-46000			*	104.75		
			REIMB PETTY CASH 09/26								
		9/09/26	092026	202609	320-57200-49200			*	101.61		
			REIMB PETTY CASH 09/26								
		9/09/26	092026	202609	320-57200-52000			*	50.11		
			REIMB PETTY CASH 09/26								
							JENNIFER LORA			256.47	006368
9/15/26	00191	5/11/26	48882804	202605	320-57200-51000			*	41.98		
			SUPPLIES 05/26								

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		5/11/26	48893539	202605	320-57200-52000			*	70.77		
			SUPPLIES 05/26								
							QUILL CORPORATION			112.75	006369
9/15/26	00232	9/10/26	388	202609	320-53800-46801			*	12,740.00		
			STORM DRAIN MAINT 09/26								
		9/10/26	389	202609	320-53800-46801			*	3,500.00		
			STORM DRAIN MAINT 09/26								
							RAPTOR VAC-SYSTEMS INC			16,240.00	006370
9/15/26	00168	9/02/26	6153	202609	320-57200-49400			*	2,275.00		
			FAMILY GAME NIGHT 09/26								
							RECREA GROUP INC			2,275.00	006371
9/15/26	00281	9/02/26	62586910	202609	320-57200-45301			*	2,253.60		
			50% DEPOSIT 09/26								
		9/10/26	62254088	202609	320-57200-45301			*	406.95		
			KIDDIE POOL PUMP 09/26								
							REEF TROPICAL POOLS			2,660.55	006372
9/15/26	00260	9/09/26	145129	202609	320-53800-46000			*	2,750.00		
			REPLACE LIGHT FIXTURES								
							REIVIL SERVICE AND REPAIR LLC			2,750.00	006373
9/15/26	00118	9/12/26	60741768	202609	320-57200-52000			*	145.22		
			SUPPLIES 09/26								
		9/12/26	60741768	202609	320-57200-52000			*	17.99		
			SUPPLIES 09/26								
		9/12/26	60741768	202609	320-57200-51000			*	140.23		
			SUPPLIES 09/26								
		9/12/26	60741768	202609	320-57200-51000			*	126.78		
			SUPPLIES 09/26								
							STAPLES			430.22	006374
9/23/26	00128	9/08/26	9467	202608	310-51300-31100			*	364.83		
			SVCS 08/26								
							ALVAREZ ENGINEERS, INC.			364.83	006375
9/23/26	00039	8/31/26	200388	202608	310-51300-31500			*	2,612.50		
			SVCS 08/26								
							BILLING COCHRAN PA			2,612.50	006376
9/23/26	00274	9/17/26	1427	202609	300-15500-10000			*	29,812.50		
			LIGHTS 09/26								
							CV PRO LIGHTING LLC			29,812.50	006377

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9/23/26	00093	9/10/26	29330	202609	320-57200-34503				*	120.00		
			SECURITY SVCS 09/26									
								DELTA FIVE SECURITY			120.00	006378
9/23/26	00187	9/21/26	7280-1	202609	330-53800-46000				*	937.84		
			E BARRIER ARM 09/26									
		9/21/26	7282-1	202609	330-53800-46000				*	176.25		
			GEICO ACCIDENT 09/26									
		9/21/26	7295-1	202609	330-53800-46000				*	252.50		
			E VISITOR BARRIER ARM									
		9/21/26	7298-1	202609	330-53800-46000				*	879.60		
			BAI ACCESS CONTROL 09/26									
		9/21/26	7300	202609	320-57200-34504				*	720.00		
			MONITORING POOL 09/26									
		9/21/26	7301	202609	330-53800-34504				*	995.00		
			VIDEO SURVEILLANCE 09/26									
		9/21/26	7302	202609	320-57200-34500				*	1,225.00		
			POOL VIDEO 09/26									
		9/21/26	7303	202609	330-53800-34501				*	11,500.00		
			MONITORING 09/26									
								DML SECURITY SYSTEMS			16,686.19	006379
9/23/26	00196	9/16/26	76760493	202609	320-57200-46000				*	497.00		
			REMOVE CRACKED WINDOWSILL									
		9/16/26	76760494	202609	320-57200-46000				*	186.00		
			REPLACE WINDOWSILL 09/26									
		9/16/26	76760495	202609	320-57200-46000				*	492.00		
			REPAIRS 09/26									
		9/20/26	76760496	202609	320-57200-46000				*	290.00		
			REPAIRS 09/26									
								FCC CARPENTRY& GENERAL PAINTING LLC			1,465.00	006380
9/23/26	00002	9/15/26	94631302	202609	310-51300-42000				*	23.02		
			DELIVERY THRU 09/09/26									
								FEDEX			23.02	006381
9/23/26	00030	9/14/26	0926	202608	330-53800-43000				*	267.14		
			SVCS 08/26									
		9/14/26	0926	202608	320-57200-43000				*	3,156.10		
			SVCS 08/26									
								FLORIDA POWER & LIGHT COMPANY			3,423.24	006382
9/23/26	00055	9/21/26	01-59430	202609	320-57200-46003				*	65.00		
			SVCS 09/26									
								GLOBAL PEST CONTROL & LAWN CARE SVC			65.00	006383

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9/23/26	00201	9/14/26	3995	202609	300-15500-10000			*	270.00		
			FIRE ALARM 4TH QRT								
							HEXAGONAL FIRE DETECTION LLC			270.00	006384
9/23/26	00252	7/21/26	00028550	202609	300-15500-10000			*	19,363.00		
			RENEW POLICY 10/26								
							NATIONAL GENERAL INSURANCE COMPANY			19,363.00	006385
9/23/26	00273	10/01/26	65	202609	300-15500-10000			*	3,500.00		
			POOL SVCS 10/26								
							PATAGONIA POOLS LLC			3,500.00	006386
9/23/26	00118	9/19/26	60746954	202609	320-57200-52000			*	16.79		
			SUPPLIES 09/26								
		9/19/26	60746954	202609	320-57200-51000			*	129.63		
			SUPPLIES 09/26								
							STAPLES			146.42	006387
9/30/26	00002	9/22/26	94733733	202609	310-51300-42000			*	109.07		
			DELIVERY THRU 09/16/26								
							FEDEX			109.07	006388
9/30/26	00126	9/28/26	74036	202609	320-57200-46001			*	467.43		
			FOOTER 09/26								
							THE FITNESS SOLUTION, INC.			467.43	006389
9/30/26	00030	9/21/26	27426-08	202608	330-53800-43000			*	34.70		
			SVCS 08/26								
		9/21/26	37423-08	202608	330-53800-43000			*	33.40		
			SVCS 08/26								
							FLORIDA POWER & LIGHT COMPANY			68.10	006390
9/30/26	00186	9/25/26	0926	202609	320-57200-46000			*	100.00		
			DISCARDED ITEMS DISPOSAL								
		9/25/26	0926	202609	320-57200-49200			*	143.96		
			HALLOWEEN DECOR 09/26								
							JENNIFER LORA			243.96	006391
9/30/26	00273	9/28/26	67	202609	320-57200-45301			*	186.02		
			FILTER CARTDRIGE CC200								
							PATAGONIA POOLS LLC			186.02	006392
9/30/26	00260	8/25/26	145127	202608	320-53800-46000			*	750.00		
			REPAIR LANDSCAPING LIGHTN								
		8/25/26	145128	202608	320-53800-46000			*	2,650.00		
			REPLACE LIGHT FIXTURES								
							REIVIL SERVICE AND REPAIR LLC			3,400.00	006393

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9/30/26	00118	9/26/26	60753793	202609	320-57200-51000			*	16.79		
			SUPPLIES 09/26								
		9/26/26	60753793	202609	320-57200-51000			*	16.79-		
			SUPPLIES 09/26								
		9/26/26	60753793	202609	320-57200-51000			*	66.42		
			SUPPLIES 09/26								
							STAPLES			66.42	006394
9/30/26	00157	9/29/26	30092926	202608	320-53800-46206			*	1,584.00		
			FOXTAIL FERNS 08/26								
							TONY'S NURSERY & GARDEN			1,584.00	006395
10/07/26	00219	10/01/26	590833	202610	320-57200-46004			*	490.00		
			MAINT 10/26								
							AIRSTRON, INC-DADE			490.00	006396
10/07/26	00265	10/06/26	00004-10	202610	320-57200-49400			*	1,575.00		
			WHIPPIED WAX CANDLE 10/26								
							MICHELLE ALIX			1,575.00	006397
10/07/26	00240	10/01/26	2330	202610	320-57200-46002			*	5,254.00		
			JANITORIAL SVCS 10/26								
		10/01/26	2330	202610	330-53800-46001			*	50.00		
			JANITORIAL SVCS 10/26								
							ALL PROFESSIONAL CLEANING LLC			5,304.00	006398
10/07/26	00187	9/22/26	7288-1	202609	330-53800-46000			*	176.25		
			POLICE REQUEST 09/26								
		9/30/26	7349-1	202609	330-53800-46000			*	267.50		
			PEDESTRIAN INCIDENT 09/26								
		9/30/26	7350-1	202609	330-53800-46000			*	267.50		
			SCHOOL BUS HIT 09/26								
		9/30/26	7351-1	202609	330-53800-46000			*	220.00		
			MAINT/SVCS AGREE 09/26								
		9/30/26	7356-1	202609	330-53800-46000			*	142.50		
			WRON WAY DRIVER 09/26								
		9/30/26	7366	202607	330-53800-46000			*	22,530.00		
			LIFT MASTER ATTIC STOCK								
							DML SECURITY SYSTEMS			23,603.75	006399
10/07/26	00027	10/01/26	6201	202610	320-53800-46800			*	800.00		
			LAKE MAINT 10/26								
							ECO BLUE AQUATICS SERVICES, INC.			800.00	006400
10/07/26	00031	9/29/26	34870	202610	310-51300-45000			*	16,631.00		
			RENEW POLICY 10/26								

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		9/29/26	34870 RENEW POLICY 10/26	202610	320	57200-45000				*	41,670.00		
									EGIS INSURANCE ADVISORS, LLC			58,301.00	006401
10/07/26	00002	9/29/26	94826884 DELIVERY THRU 09/23/26	202609	310	51300-42000				*	47.30		
									FEDEX			47.30	006402
10/07/26	00104	10/01/26	11183983 MGMT FEE 10/26	202610	320	57200-34200				*	26,280.00		
		10/01/26	11183983 MGMT FEE 10/26	202610	330	53800-34000				*	2,000.00		
									FIRSTSERVICE RESIDENTIAL, INC.			28,280.00	006403
10/07/26	00126	10/02/26	74054 PREVENTIVE MAINT 10/26	202610	320	57200-46001				*	190.00		
									THE FITNESS SOLUTION, INC.			190.00	006404
10/07/26	00262	10/01/26	0244 CONCRETE SVCS 10/26	202610	320	53800-49100				*	28,000.00		
									GARNET ENGINEERING&CONTRACTING LLC			28,000.00	006405
10/07/26	00213	10/06/26	43548081 SUPPLIES 10/26	202610	320	57200-51000				*	341.99		
									GREAT AMERICAN BUSINESS PRODUCTS			341.99	006406
10/07/26	00143	9/25/26	43102331 COPIER LEASE 09/26	202609	320	57200-42500				*	137.28		
									GREATAMERICA FINANCIAL SVCS.			137.28	006407
10/07/26	00191	9/30/26	50534723 EXT CORD 09/26	202609	320	57200-52000				*	146.58		
									QUILL CORPORATION			146.58	006408
10/07/26	00168	9/02/26	6154 HALLOWEEN CELEBRATION	202610	320	57200-49400				*	10,975.00		
		10/05/26	6166 STAR WARS MEET AND GREET	202610	320	57200-49400				*	1,100.00		
									RECREA GROUP INC			12,075.00	006409
10/07/26	00157	10/01/26	31100126 LANDSCAPE MAINT 10/26	202610	320	53800-46200				*	15,500.10		
		10/01/26	33100126 LANDSCAPE MAINT 10/26	202610	320	57200-46200				*	2,709.00		
		10/05/26	3100526 TREE TRIMMING 10/26	202610	320	53800-46203				*	45,460.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/05/26	33100526	202610	320	53800-46203				*	5,920.00		
			TREE TRIMMING 10/26										
									TONY'S NURSERY & GARDEN			69,589.10	006410
10/14/26	00219	9/28/26	590266	202609	320	57200-46004				*	333.36		
			PREVENTATIVE MAINT 09/26										
									AIRSTRON, INC-DADE			333.36	006411
10/14/26	00039	9/30/26	200920	202609	310	51300-31500				*	2,667.50		
			SVCS 09/26										
									BILLING COCHRAN PA			2,667.50	006412
10/14/26	00102	10/14/26	13-BID-8	202610	320	57200-54000				*	100.00		
			13-60-09154										
									FLORIDA DEPARTMENT OF HEALTH			100.00	006413
10/14/26	00258	10/01/26	94940	202610	310	51300-54000				*	175.00		
			ANNUAL FEE 10/26										
									FLORIDACOMMERCE			175.00	006414
10/14/26	00016	10/01/26	20181413	202610	310	51300-34000				*	6,463.83		
			MGMT FEE 10/26										
		10/01/26	20181413	202610	310	51300-31300				*	458.33		
			DISSEIMINATION AGENT SVCS										
		10/01/26	20181413	202610	310	51300-50000				*	300.00		
			WEB ADMIN 10/26										
		10/01/26	20181413	202610	310	51300-42000				*	21.84		
			POSTAGE&DELIVERY 10/26										
		10/01/26	20181414	202610	320	53800-34000				*	2,921.08		
			FIELD SVCS 10/26										
		10/08/26	20181417	202610	310	51300-31400				*	2,000.00		
			ASSESSMENT ROLL FY2027										
									GOVERNMENTAL MANAGEMENT SERVICES -			12,165.08	006415

TOTAL FOR BANK A 684,005.47

TOTAL FOR REGISTER 684,005.47

*** CHECK NOS. 800012-800013 LAKES BY THE BAY SOUTH CDD-GF
BANK Z LAKES BY BAY AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/31/26	00061	7/16/26	0463346- SVCS 08/26	202608	330	53800-41005				*	151.42		
		7/21/26	0384237- SVCS 08/26	202608	320	57200-41000				*	432.86		
		8/01/26	6535605- SVCS 08/26	202608	330	53800-41005				*	275.04		
									COMCAST - AUTOPAY			859.32	800012
9/30/26	00061	8/16/26	0463346- SVCS 09/26	202609	330	53800-41005				*	150.72		
		8/21/26	0384237- SVCS 09/26	202609	320	57200-41000				*	499.79		
		9/01/26	6535605- SVCS 09/26	202609	330	53800-41005				*	274.43		
									COMCAST - AUTOPAY			924.94	800013

TOTAL FOR BANK Z 1,784.26

TOTAL FOR REGISTER 1,784.26

Lakes by the Bay South

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Lakes by the Bay South

Community Development District

Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 45,022	$ -	$ 45,022
Petty Cash	654	-	654
Due from General Fund	-	1,604	1,604
Investments:			
State Board of Administration - Surplus	213,328	-	213,328
State Board of Administration - Field Reserves	235,070	-	235,070
State Board of Administration - Clubhouse Reserves	255,970	-	255,970
BankUnited Money Market	1,085,306	-	1,085,306
Series 2022			
Interest	-	33	33
Revenue	-	534,598	534,598
Sinking	-	72	72
Series 2024			
Revenue	-	332,280	332,280
Deposits-Electric	6,000	-	6,000
Total Assets	**$ 1,894,938**	**$ 868,588**	**$ 2,763,526**
Liabilities:			
Accounts Payable	$ 26,936	$ -	$ 26,936
Due to Debt Service	1,604	-	1,604
Total Liabilities	**$ 28,540**	**$ -**	**$ 28,540**
Fund Balance:			
Nonspendable:			
Deposits	$ 6,000	$ -	$ 6,000
Restricted for:			
Debt Service	-	868,588	868,588
Unassigned	1,807,453	-	1,807,453
Total Fund Balances	**$ 1,866,398**	**$ 868,588**	**$ 2,734,986**
Total Liabilities & Fund Balance	**$ 1,894,938**	**$ 868,588**	**$ 2,763,526**

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,794,376	$ 1,794,376	$ 1,809,374	$ 14,998
Interest Income	75,000	75,000	83,256	8,256
Clubhouse Income	30,000	30,000	34,314	4,314
Other Income	-	-	45,303	45,303
Total Revenues	**$ 1,899,376**	**$ 1,899,376**	**$ 1,972,247**	**$ 72,871**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 9,200	$ 2,800
FICA Taxes	918	- 918	704	214
Engineering	16,000	16,000	10,562	5,438
Attorney	47,000	47,000	31,920	15,080
Annual Audit	4,300	4,300	4,300	-
Assessment Roll Administration	2,000	2,000	2,000	-
Arbitrage Calculation	1,200	1,200	550	650
Dissemination Agent	5,500	5,500	5,500	0
Trustee Fees	7,500	7,500	4,000	3,500
Management Fees	72,491	72,491	72,491	0
Website Maintenance	3,600	3,600	3,600	-
Postage and Delivery	1,500	1,500	3,558	(2,058)
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	750	517	233
Legal Advertising	1,500	1,500	456	1,044
Other Current Charges	1,000	1,000	1,226	(226)
Office Supplies	-	-	186	(186)
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 194,352**	**$ 194,352**	**$ 166,413**	**$ 27,939**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 32,759	$ 32,759	$ 32,759	$ 0
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	11,940	11,940	-
General Maintenance	23,084	23,084	22,333	751
Landscape Maintenance	186,001	186,001	186,001	(0)
Landscape - Extra to Contract	50,000	50,000	28,747	21,253
SFWMD Buffer Area Maintenance	-	-	111,450	(111,450)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	129,951	(69,951)
Lake Maintenance	9,600	9,600	9,754	(154)
Contingency	20,000	20,000	-	20,000
Pressure Washing	20,000	20,000	16,225	3,775
Culvert Cleaning/Inspection	20,000	20,000	88,105	(68,105)
Holiday Decorations	38,276	38,276	32,193	6,083
Cleaning Reserve Area	48,280	48,280	86,761	(38,481)
Subtotal Field Expenditures	**$ 542,940**	**$ 542,940**	**$ 784,021**	**$ (241,081)**

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Security Gate Service Expenditures				
Security (DML)	$ 138,000	$ 138,000	$ 138,000	$ -
Security-Roving Guard	10,000	10,000	-	10,000
Enhanced Security	15,000	15,000	-	15,000
Transponders	8,500	8,500	-	8,500
Management Fees	24,000	24,000	24,000	-
Gate Access System Repairs and Maintenance	46,000	46,000	73,098	(27,098)
Guardhouse Repairs and Maintenance	5,000	5,000	2,585	2,415
Electric	4,000	4,000	3,283	717
Water	1,500	1,500	291	1,209
Internet Service	5,000	5,000	5,046	(46)
Janitorial Services	600	600	600	-
Subtotal Security Gate Service Expenditures	**$ 257,600**	**$ 257,600**	**$ 246,903**	**$ 10,697**
Clubhouse Expenditures				
Alarm Monitoring	$ 1,200	$ 1,200	$ 1,105	$ 95
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	23,340	23,340	-
Security - Roving Guard	8,000	8,000	2,610	5,390
Air Conditioning Maint Contract and Repairs	10,000	10,000	18,858	(8,858)
Fitness Equipment Maintenance and Repairs	8,000	8,000	7,572	428
Electric	42,000	42,000	32,574	9,426
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	60,600	60,600	-
Janitorial Supplies	6,000	6,000	7,154	(1,154)
Landscape Maintenance	32,508	32,508	32,508	-
Landscape Replacement	10,000	10,000	-	10,000
Office Equipment Maintenance	2,000	2,000	1,658	342
Management Fees	302,304	302,304	302,304	-
Office Supplies/Clubhouse Supplies	7,500	7,500	4,560	2,940
Pest Control	1,000	1,000	780	220
Pool and Spa Maintenance	39,000	39,000	42,000	(3,000)
Pool Repairs	20,000	20,000	46,984	(26,984)
Repairs and Maintenance	60,000	60,000	31,053	28,947
Special Events	60,000	60,000	76,558	(16,558)
Cable/Internet	6,300	6,300	6,339	(39)
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	25,000	27,666	(2,666)
Window Cleaning/Pressure Cleaning	3,500	3,500	3,128	372
Holiday Decorations	31,724	31,724	28,449	3,275
Contingency	10,000	10,000	59,500	(49,500)
Capital Reserves	60,000	60,000	-	60,000
Subtotal Clubhouse Expenditures	**$ 904,483**	**$ 904,483**	**$ 888,326**	**$ 16,157**
Total Operations and Maintenance	**$ 1,705,023**	**$ 1,705,023**	**$ 1,919,250**	**$ (214,227)**
Total Expenditures	**$ 1,899,376**	**$ 1,899,376**	**$ 2,085,663**	**$ (186,288)**
Excess (Deficiency) of Revenues over Expenditures	**$ 0**	**$ 0**	**$ (113,417)**	**$ (113,417)**
Fund Balance - Beginning			**$ 1,979,815**	
Fund Balance - Ending			**$ 1,866,398**	

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 September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,382,295	$ 1,382,295	$ 1,393,849	$ 11,554
Interest Income	-	-	27,380	27,380
Total Revenues	**$ 1,382,295**	**$ 1,382,295**	**$ 1,421,229**	**$ 38,934**
Expenditures:				
Interest - 11/1	$ 331,447	$ 331,447	$ 331,447	$ -
Interest - 5/1	331,447	331,447	331,447	-
Principal - 5/1	731,000	731,000	731,000	-
Total Expenditures	**$ 1,393,893**	**$ 1,393,893**	**$ 1,393,893**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (11,598)	$ (11,598)	$ 27,336	$ 38,934
Net Change in Fund Balance	**$ (11,598)**	**$ (11,598)**	**$ 27,336**	**$ 38,934**
Fund Balance - Beginning			**$ 508,260**	
Fund Balance - Ending			**$ 535,596**	

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 September 30, 2026

	Adopted Budget	Prorated Budget Through 09/30/26	Actual Through 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,097,122	$ 1,097,122	$ 1,106,292	$ 9,170
Interest Income	1,000	1,000	19,499	18,499
Total Revenues	**$ 1,098,122**	**$ 1,098,122**	**$ 1,125,791**	**$ 27,669**
Expenditures:				
Interest - 11/1	$ 197,500	$ 197,500	$ 197,500	$ -
Interest - 5/1	197,500	197,500	197,500	-
Principal - 5/1	710,000	710,000	710,000	-
Total Expenditures	**$ 1,105,000**	**$ 1,105,000**	**$ 1,105,000**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (6,878)	$ (6,878)	$ 20,791	$ 27,669
Net Change in Fund Balance	**$ (6,878)**	**$ (6,878)**	**$ 20,791**	**$ 27,669**
Fund Balance - Beginning			**$ 312,199**	
Fund Balance - Ending			**$ 332,990**	

Lakes by the Bay South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 243,763	$ 1,341,608	$ 52,375	$ 21,895	$ 26,378	$ 58,815	$ 18,555	$ 43,928	$ 896	$ -	$ 1,161	$ 1,809,374
Interest Income	5,897	4,722	5,643	8,475	7,618	8,444	7,772	7,647	7,118	7,264	6,749	5,906	83,256
Clubhouse Income	-	14,690	-	-	5,006	715	-	3,125	6,743	-	1,370	2,665	34,314
Other Income	1,200	600	-	-	1,894	30,178	-	858	1,973	-	8,600	-	45,303
Total Revenues	**$ 7,097**	**$ 263,775**	**$ 1,347,250**	**$ 60,850**	**$ 36,413**	**$ 65,715**	**$ 66,588**	**$ 30,185**	**$ 59,762**	**$ 8,159**	**$ 16,719**	**$ 9,732**	**$ 1,972,247**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ 1,800	$ -	$ 800	$ -	$ 800	$ -	$ 2,000	$ 1,000	$ -	$ 800	$ 1,000	$ 9,200
FICA Taxes	77	138	-	61	-	61	-	153	77	-	61	77	704
Engineering	2,124	-	-	-	439	506	68	405	-	2,800	4,221	-	10,562
Attorney	3,665	2,640	500	3,383	2,365	688	2,833	2,585	4,050	3,933	2,613	2,668	31,920
Annual Audit	-	-	-	-	-	4,300	-	-	-	-	-	-	4,300
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Calculation	550	-	-	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	458	458	458	458	458	458	458	458	458	458	458	458	5,500
Trustee Fees	-	-	-	-	-	-	-	2,000	-	-	2,000	-	4,000
Management Fees	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	72,491
Website Maintenance	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Postage and Delivery	177	104	79	90	115	198	171	108	209	1,848	187	274	3,558
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	4	4	-	3	3	492	6	-	517
Legal Advertising	-	-	-	-	-	-	-	456	-	-	-	-	456
Other Current Charges	100	142	55	50	50	71	136	90	117	145	113	157	1,226
Office Supplies	-	-	-	-	-	-	0	0	-	185	-	-	186
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 32,140**	**$ 11,623**	**$ 7,433**	**$ 11,183**	**$ 9,771**	**$ 13,426**	**$ 10,007**	**$ 14,599**	**$ 12,255**	**$ 16,201**	**$ 16,800**	**$ 10,975**	**$ 166,413**

Lakes by the Bay South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 2,730	$ 32,759
Remote Gym and Entrance Road Video Surveillance (DML)	995	995	995	995	995	995	995	995	995	995	995	995	11,940
General Maintenance	954	-	-	988	3,625	4,153	4,411	350	-	350	4,753	2,750	22,333
Landscape Maintenance	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	186,001
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	5,950	5,300	3,100	-	1,834	-	28,747
SFWMD Buffer Area Maintenance	-	-	3,300	-	10,200	18,402	3,300	-	3,300	21,822	51,126	-	111,450
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	71,876	-	-	-	-	-	-	-	-	-	129,951
Lake Maintenance	800	800	954	800	800	800	800	800	800	800	800	800	9,754
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	18,500	-	14,800	11,500	4,600	-	20,315	16,240	88,105
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	16,301	-	8,151	7,741	-	-	-	-	-	-	-	-	32,193
Cleaning Reserve Area	954	75,606	10,200	-	-	-	-	-	-	-	-	-	86,761
Subtotal Field Expenditures	**$ 98,460**	**$ 148,921**	**$ 117,007**	**$ 28,753**	**$ 52,350**	**$ 42,579**	**$ 48,486**	**$ 37,175**	**$ 31,025**	**$ 42,197**	**$ 98,053**	**$ 39,015**	**$ 784,021**
Security Gate Service Expenditures													
Security (DML)	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 11,500	$ 138,000
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Gate Access System Repairs and Maintenance	1,963	2,291	3,892	2,658	3,707	3,129	2,094	4,232	1,976	23,783	11,011	12,364	73,098
Guardhouse Repairs and Maintenance	-	-	-	-	-	-	2,585	-	-	-	-	-	2,585
Electric	266	277	271	207	266	275	324	327	368	366	335	-	3,283
Water	34	35	39	36	-	-	75	-	-	72	-	-	291
Internet Service	397	397	417	422	427	427	427	425	426	427	426	425	5,046
Janitorial Services	50	50	50	50	50	50	50	50	50	50	50	50	600
Subtotal Security Gate Service Expenditures	**$ 16,211**	**$ 16,550**	**$ 18,168**	**$ 16,874**	**$ 17,951**	**$ 17,381**	**$ 19,055**	**$ 18,534**	**$ 16,319**	**$ 38,198**	**$ 25,322**	**$ 26,339**	**$ 246,903**

Lakes by the Bay South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Alarm Monitoring	$ 270	$ -	$ -	$ 270	$ 25	$ -	$ 270	$ -	$ 270	$ -	$ -	$ -	$ 1,105
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	1,945	23,340
Security - Roving Guard	-	555	150	-	-	270	195	450	218	120	533	120	2,610
Air Conditioning Maint Contract and Repairs	606	1,140	490	1,344	646	3,397	1,791	1,672	490	2,359	4,098	823	18,858
Fitness Equipment Maintenance and Repairs	513	905	190	1,079	968	647	190	1,195	590	447	190	657	7,572
Electric	2,784	2,050	3,024	3,240	2,568	3,235	3,467	2,430	3,022	3,598	3,156	-	32,574
Property Insurance	50,824	-	-	-	-	-	-	-	-	-	-	-	50,824
Flood Insurance	18,760	-	-	-	-	-	-	-	-	-	-	-	18,760
Janitorial Maintenance	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	60,600
Janitorial Supplies	758	334	106	800	358	254	1,293	579	815	621	432	805	7,154
Landscape Maintenance	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	2,709	32,508
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	137	137	137	137	137	137	137	137	137	1,658
Management Fees	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	25,192	302,304
Office Supplies/Clubhouse Supplies	138	135	365	686	495	508	248	-	1,314	-	240	430	4,560
Pest Control	65	65	65	65	65	65	65	65	65	65	65	65	780
Pool and Spa Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Pool Repairs	16,048	6,625	3,576	-	3,210	-	180	5,986	7,098	-	1,414	2,847	46,984
Repairs and Maintenance	2,204	2,077	2,211	1,343	1,989	2,141	1,986	3,301	6,450	3,047	2,380	1,925	31,053
Special Events	14,141	10,979	8,915	5,547	12,020	2,749	1,259	3,950	4,300	10,424	-	2,275	76,558
Cable/Internet	417	376	652	440	433	664	548	548	548	548	548	615	6,339
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	5,992	-	-	-	-	-	-	-	27,666
Window Cleaning/Pressure Cleaning	-	-	1,076	-	489	489	-	-	-	-	1,076	-	3,128
Holiday Decorations	14,620	-	6,756	6,649	-	-	-	-	-	-	179	246	28,449
Contingency	-	31,800	-	-	-	-	-	25,200	-	2,500	-	-	59,500
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	**$ 182,356**	**$ 95,585**	**$ 67,550**	**$ 59,997**	**$ 67,790**	**$ 52,952**	**$ 50,025**	**$ 83,911**	**$ 63,712**	**$ 62,263**	**$ 52,845**	**$ 49,342**	**$ 888,326**
Total Operations & Maintenance	**$ 297,027**	**$ 261,056**	**$ 202,725**	**$ 105,624**	**$ 138,092**	**$ 112,913**	**$ 117,566**	**$ 139,620**	**$ 111,056**	**$ 142,658**	**$ 176,220**	**$ 114,695**	**$ 1,919,250**
Total Expenditures	**$ 329,167**	**$ 272,679**	**$ 210,158**	**$ 116,807**	**$ 147,863**	**$ 126,339**	**$ 127,572**	**$ 154,219**	**$ 123,311**	**$ 158,859**	**$ 193,020**	**$ 125,670**	**$ 2,085,663**
Excess (Deficiency) of Revenues over Expenditures	$ (322,070)	$ (8,903)	$ 1,137,092	$ (55,957)	$ (111,450)	$ (60,624)	$ (60,984)	$ (124,034)	$ (63,549)	$ (150,700)	$ (176,300)	$ (115,938)	$ (113,417)
Net Change in Fund Balance	**$ (322,070)**	**$ (8,903)**	**$ 1,137,092**	**$ (55,957)**	**$ (111,450)**	**$ (60,624)**	**$ (60,984)**	**$ (124,034)**	**$ (63,549)**	**$ (150,700)**	**$ (176,300)**	**$ (115,938)**	**$ (113,417)**

Lakes by the Bay South

Community Development District

Long Term Debt Report

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

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

Total Current Bonds Outstanding	**$23,677,000**

Lakes by the Bay South

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

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

ON ROLL ASSESSMENTS

							Allocation in %	41.99%	32.34%	25.67%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service*	*2024 Debt Service*	*Total*	
11/10/25	10/1/25-10/31/25	$ 16,137.17	$ 640.24	$ 154.96	$ 104.35	$ 15,446.32	$ 6,485.22	$ 4,995.88	$ 3,965.21	$ 15,446.31	
11/17/25	11/1/25-11/10/25	254,383.66	10,175.32	2,442.09	-	241,766.25	101,506.92	78,195.71	62,063.62	241,766.25	
11/25/25	6/1/25-10/31/25	41,552.96	1,996.20	395.57	-	39,161.19	16,442.05	12,666.11	10,053.04	39,161.20	
11/28/25	11/11/25-11/20/25	299,046.96	11,961.83	2,870.85	-	284,214.28	119,328.96	91,924.90	72,960.42	284,214.28	
12/05/25	11/21/25-11/30/25	3,138,063.58	125,518.87	30,125.45	83.04	2,982,502.30	1,252,220.35	964,646.20	765,635.75	2,982,502.30	
12/24/25	12/1/25-12/15/25	223,360.55	8,309.51	2,150.50	-	212,900.54	89,387.49	68,859.53	54,653.53	212,900.55	
01/09/26	12/16/25-12/31/25	125,389.77	3,653.38	1,218.07	70.74	120,589.06	50,629.99	39,002.75	30,956.32	120,589.06	
01/26/26	INTEREST	-	-	-	4,155.39	4,155.39	1,744.66	1,344.00	1,066.73	4,155.39	
02/11/26	1/1/26-1/31/26	53,730.39	1,115.09	526.78	60.53	52,149.05	21,895.07	16,866.84	13,387.14	52,149.05	
03/11/26	2/1/26-2/28/26	64,112.38	703.98	634.61	52.43	62,826.22	26,377.94	20,320.21	16,128.07	62,826.22	
04/17/26	3/1/26-3/31/26	141,071.02	69.64	1,410.00	-	139,591.38	58,608.23	45,148.76	35,834.39	139,591.38	
04/24/26	INTEREST	-	-	-	493.54	493.54	207.22	159.63	126.70	493.55	
5/15/26	4/1/26-4/30/26	$44,002.03	$0.00	$440.00	$631.75	44,193.78	18,555.01	14,293.82	11,344.95	44,193.78	
06/12/26	5/1/26-5/31/26	18,989.58	-	189.90	564.00	19,363.68	8,129.95	6,262.90	4,970.83	19,363.68	
06/26/26	6/14/26-6/15/26	81,351.92	-	813.54	4,724.36	85,262.74	35,798.04	27,576.97	21,887.73	85,262.74	
07/22/26	6/1/26-6/30/26	$2,092.15	$0.00	$20.92	$62.13	2,133.36	895.70	690.00	547.65	2,133.35	
09/25/26	8/1/26-8/31/26	1,086.30	-	21.45	1,059.14	2,123.99	891.77	686.97	545.25	2,123.99	
10/02/26	INTEREST	-	-	-	641.57	641.57	269.37	207.51	164.70	641.58	
	TOTAL	**$ 4,504,370.42**	**$ 164,144.06**	**$ 43,414.69**	**$ 12,702.97**	**$ 4,309,514.64**	**$ 1,809,373.94**	**$ 1,393,848.69**	**$ 1,106,292.03**	**$ 4,309,514.66**	

100.13%	**Percent Collected**
$ (5,640.20)	**Balance Remaining to Collect**