



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



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District Manager
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Lakes by the Bay South Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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 – Exception - Cancelled

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.

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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.

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.

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

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District Manager
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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: Michele R. Harris
Print Name: Michele R. Harris
Lakes by the Bay South Community Development

Date: 2026-10-28

DocuSigned by:

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

Date: 2026-10-29

Juliana Duque
District Manager
GMS-SF

Certificate Of Completion

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District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

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63215D558947430...

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Michele R. Harris

mrhulse61@gmail.com

Ms.

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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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

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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	10/28/2026 8:35:24 AM
Completed	Security Checked	10/29/2026 6:32:52 AM
Payment Events	Status	Timestamps